

## Latest Carlsbad Class A Office Project is Very Real

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In the latest building news from northern San Diego County, construction is under way and the steel is topped out on the third and final building at Newport National Corporation's Ventana Real office project in Carlsbad. Ventana Real is a three-building, Class A office park situated on roughly 15 acres at 2173, 2175 and 2177 Salk Ave.



Ventana Real is slated to contain a total of 218.5k sf of space in two three-story buildings and one two-story building. The development fronts El Camino Real between Faraday Ave and College Blvd.

Euro RSCG Direct Response, BBO's Galore, EISI, Brightstar and others have already signed on as tenants at Ventana Real. The existing three-story building at 2173 Salk Ave currently stands at 70 percent leased.

The largest block of contiguous space left in the three-story building is 8.8k sf. The project, which can accommodate a large diversity of tenants and varied rent structures, offers a range of spaces, from 1k sf move-in-ready spec suites to full floors (approximately 27k sf) or an entire building of approximately 79.1k sf.



Construction of the third building, located at 2175 Salk Ave, is scheduled for completion in October. The architect is McArdle Associates Architecture and includes a team consisting of: Ed McArdle, President; Andy Kjellberg, Vice President; and Kirk Moeller, Project Manager. The building is being constructed by TSA Contracting, Inc. TSA's project team includes: Jeff Osborne, Senior Project Manager; Matt Hendry, Project Manager; Tony Thomas, Superintendent; and Scarlet Karwel, Senior Project Coordinator.

Ventana Real boasts numerous amenities, including a hilltop location with panoramic views, travertine stone exteriors with floor-to-ceiling glass, resort-style bathrooms, a fully equipped exercise room with separate shower

and locker rooms, covered parking, koi ponds, a 12k sf garden patio with Wi-Fi access and an outdoor barbecue/entertainment area. Highly visible building signage and monument signage for major users is available along El Camino Real.

Grubb & Ellis|BRE Commercial's Mark Avilla, Justin Halenza and Matty Sundberg are the exclusive marketing and sales team for Ventana Real.