

MULTI-TENANT INDUSTRIAL AND OFFICE SUITES AVAILABLE

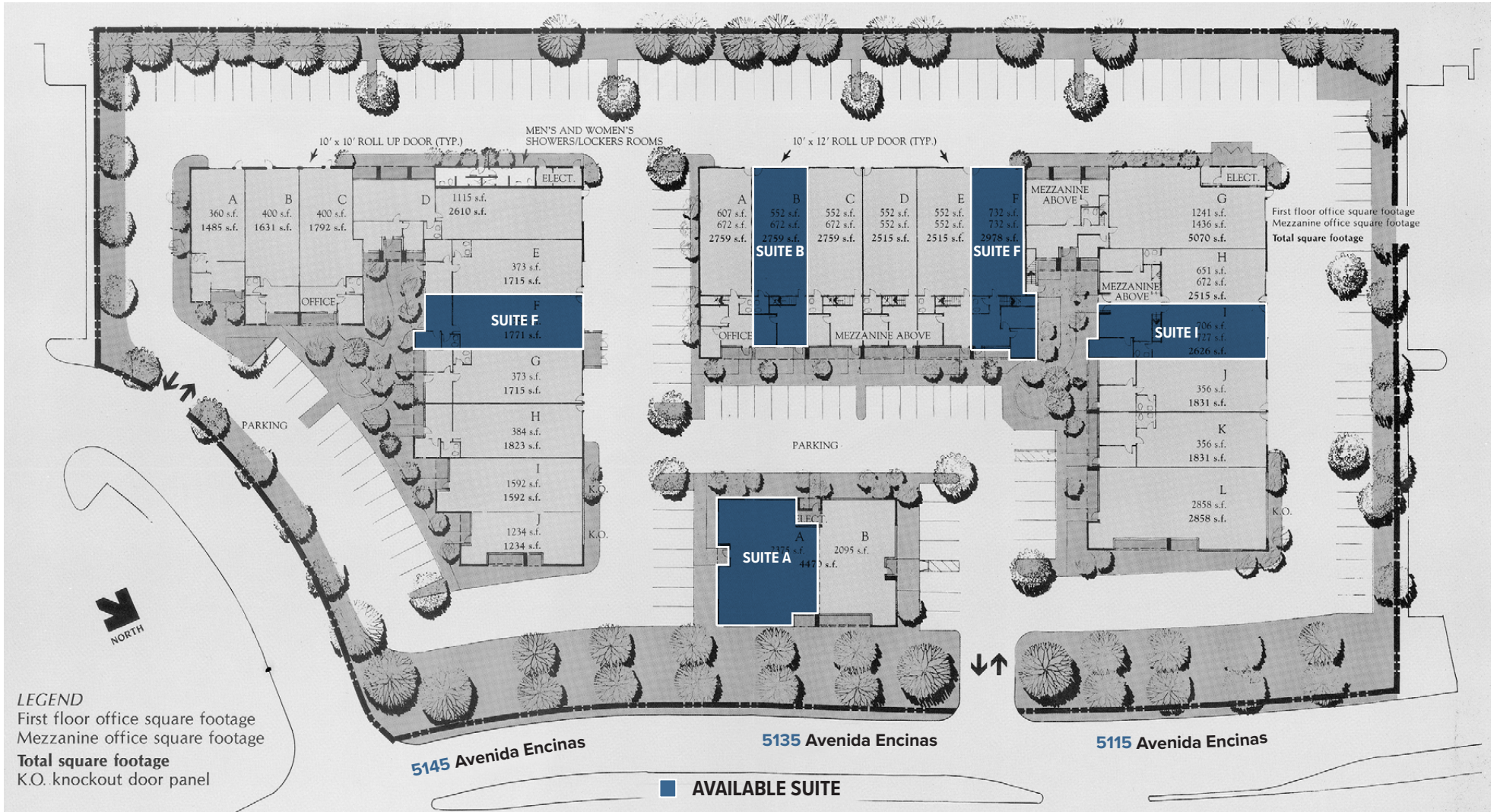
# PACIFICA BUSINESS CENTER

5115-5135-5145 Avenida Encinas  
Carlsbad, CA 92008

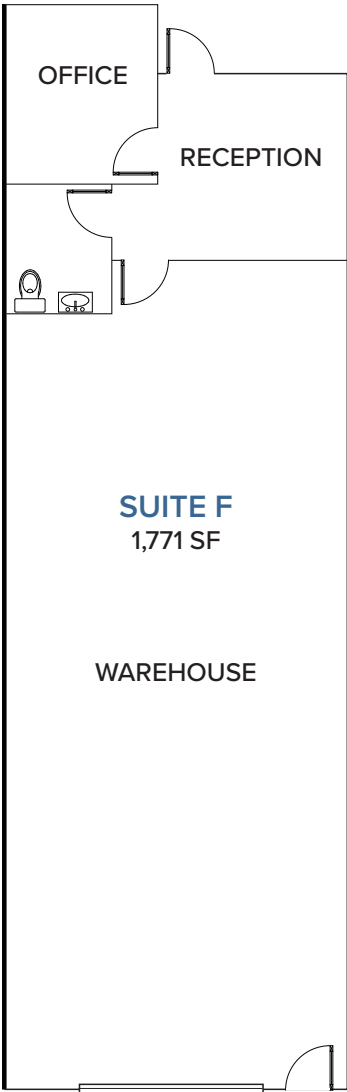


## PROPERTY HIGHLIGHTS

- Nice interior office improvements
- Excellent warehouse clear height
- Exterior finish of heavy sandblasted concrete panels
- Fully sprinklered (5115 and 5145)
- Excellent I-5 access and identity
- Close proximity to restaurants and services
- West of I-5

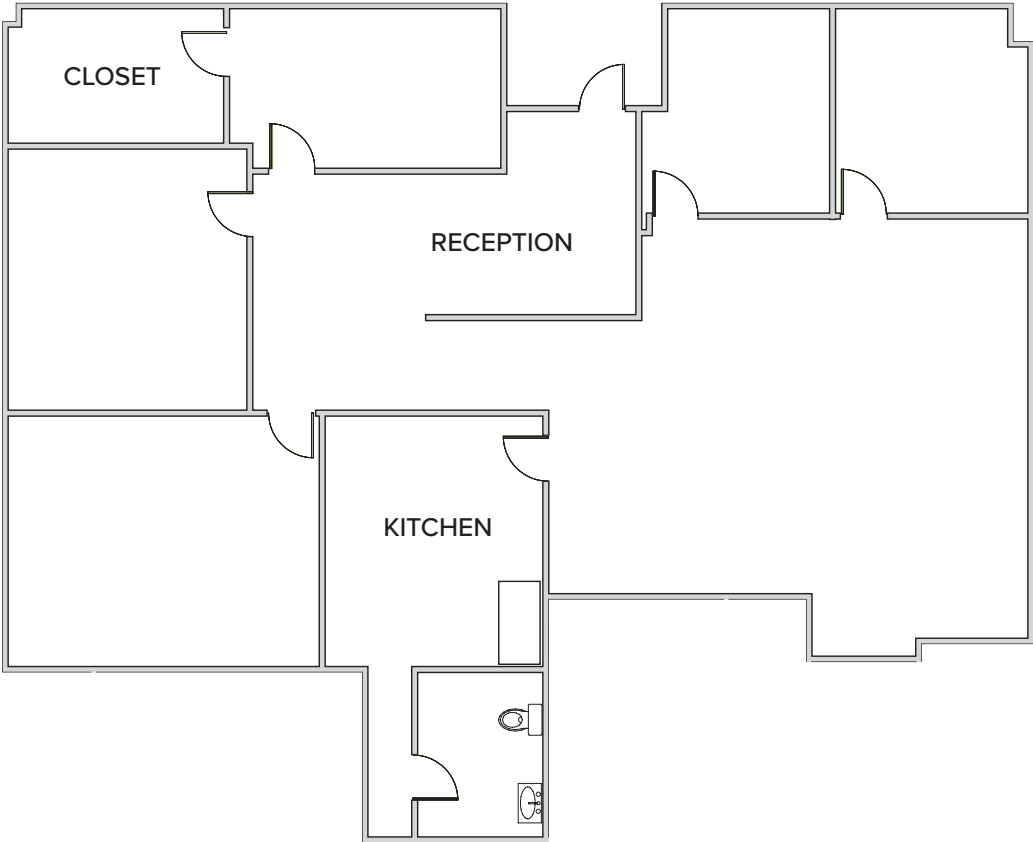


BLDG	SUITE	SF	OFFICE SF	DETAILS	RENT (PSF)	CAM	AVAIL
5145	F	1,771	384	Reception, 1 office, 1 restroom, warehouse	\$2.15	\$ .20 PSF	NOW
5135	A	2,000	2,000	100% office	\$2.45	\$ .20 PSF	NOW
5115	B	2,759	1,224	Reception 3 offices, open area office, restroom, warehouse	\$2.15	\$ .20 PSF	NOW
5115	F	3,438	1,500	Reception, 7 offices, open area, kitchen, restroom, warehouse	\$2.15	\$ .20 PSF	NOW
5115	I	2,626	1,200	Reception, 1 office open area, restroom, warehouse	\$2.15	\$ .20 PSF	NOW



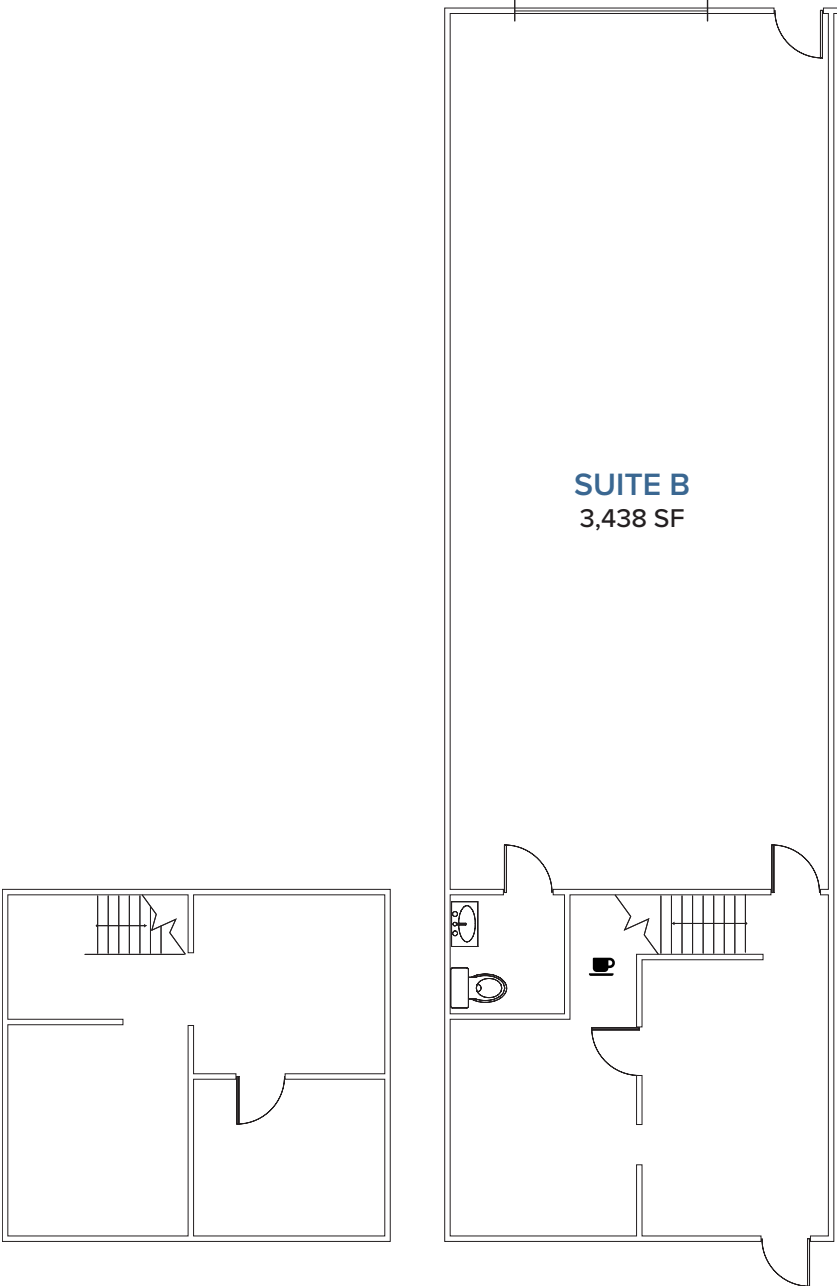
**5145 AVENIDA ENCINAS**

SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
<b>F</b>	1,771	384	Reception, 1 office, 1 restroom, warehouse	\$2.15	\$ .20 PSF	NOW



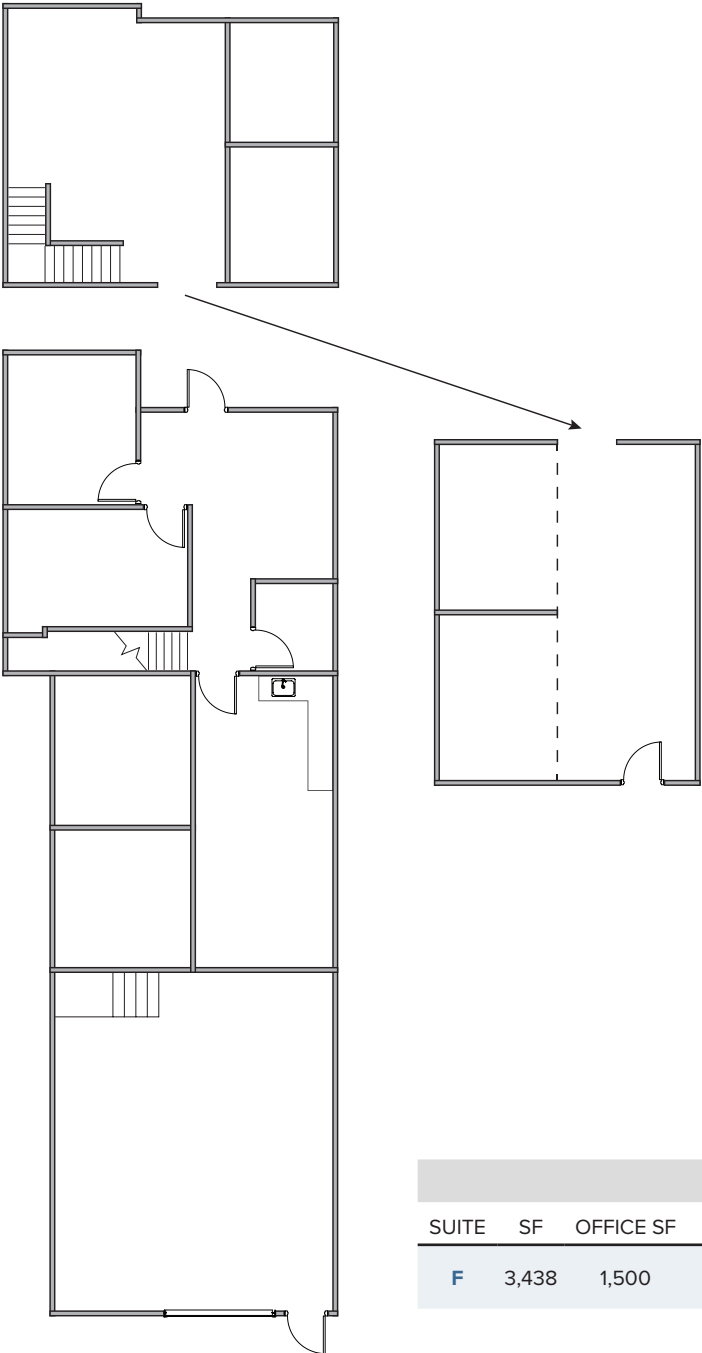
**5135 AVENIDA ENCINAS**

SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
A	2,000	2,000	100% office	\$2.45	\$ .20 PSF	NOW

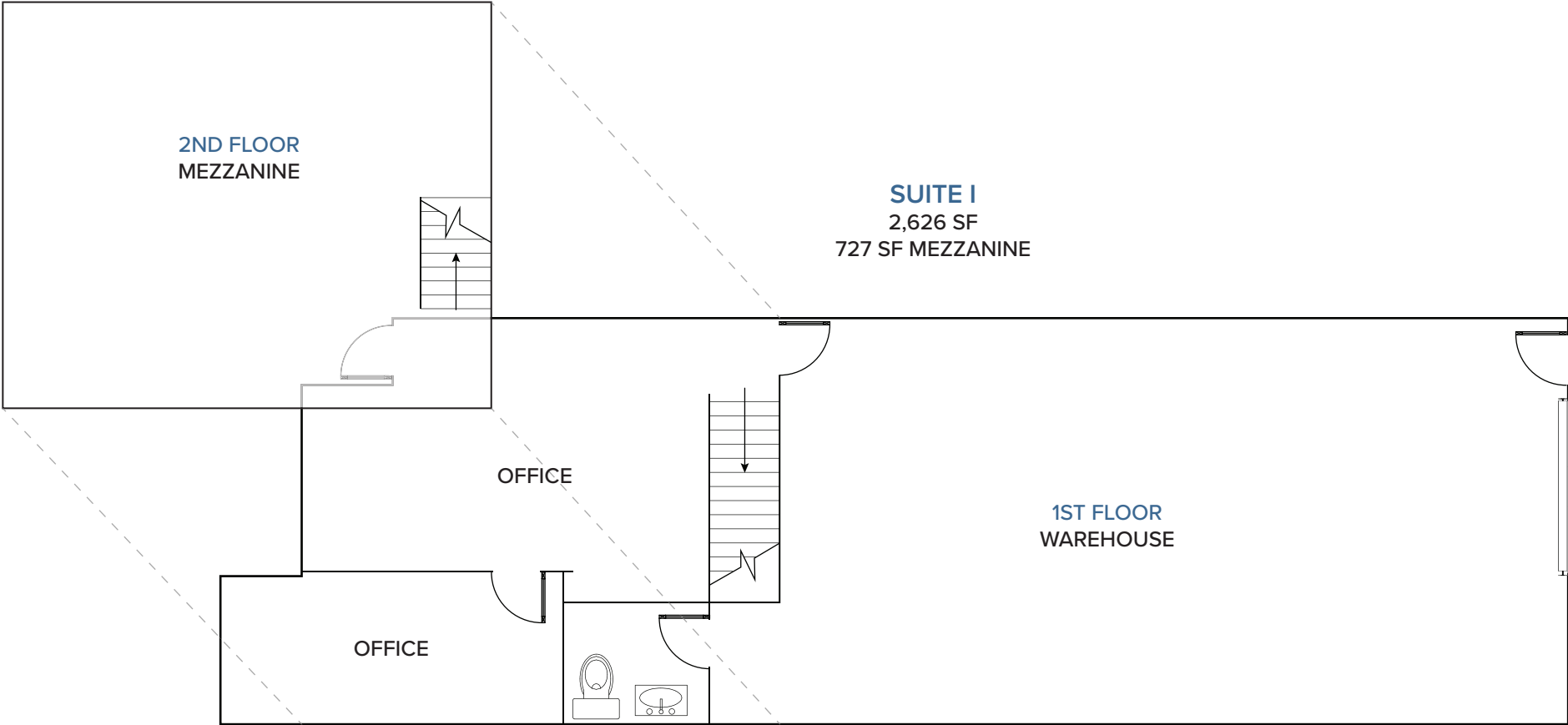


5115 AVENIDA ENCINAS						
SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
B	2,759	1,224	Reception 3 offices, open area office, 1 restroom and warehouse	\$2.15	\$.20 PSF	NOW

**SUITE F**  
3,438 SF



5115 AVENIDA ENCINAS						
SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
F	3,438	1,500	Reception, 7 offices, open area, kitchen, restroom	\$2.15	\$.20 PSF	NOW



5115 AVENIDA ENCINAS						
SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
I	2,626	1,200	Reception, 1 office, 1 restroom, warehouse	\$2.15	\$ .20 PSF	NOW