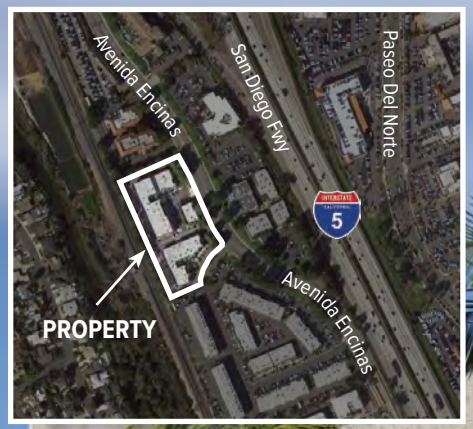
MULTI-TENANT INDUSTRIAL AND OFFICE SUITES AVAILABLE

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

PALOMAR COMMERCIAL
BUSINESS REAL ESTATE SERVICES

For more information, please contact:
David M. Steffy | 760.845.6307 | dsteffy@palomarcommercial.com | CA License 00902739

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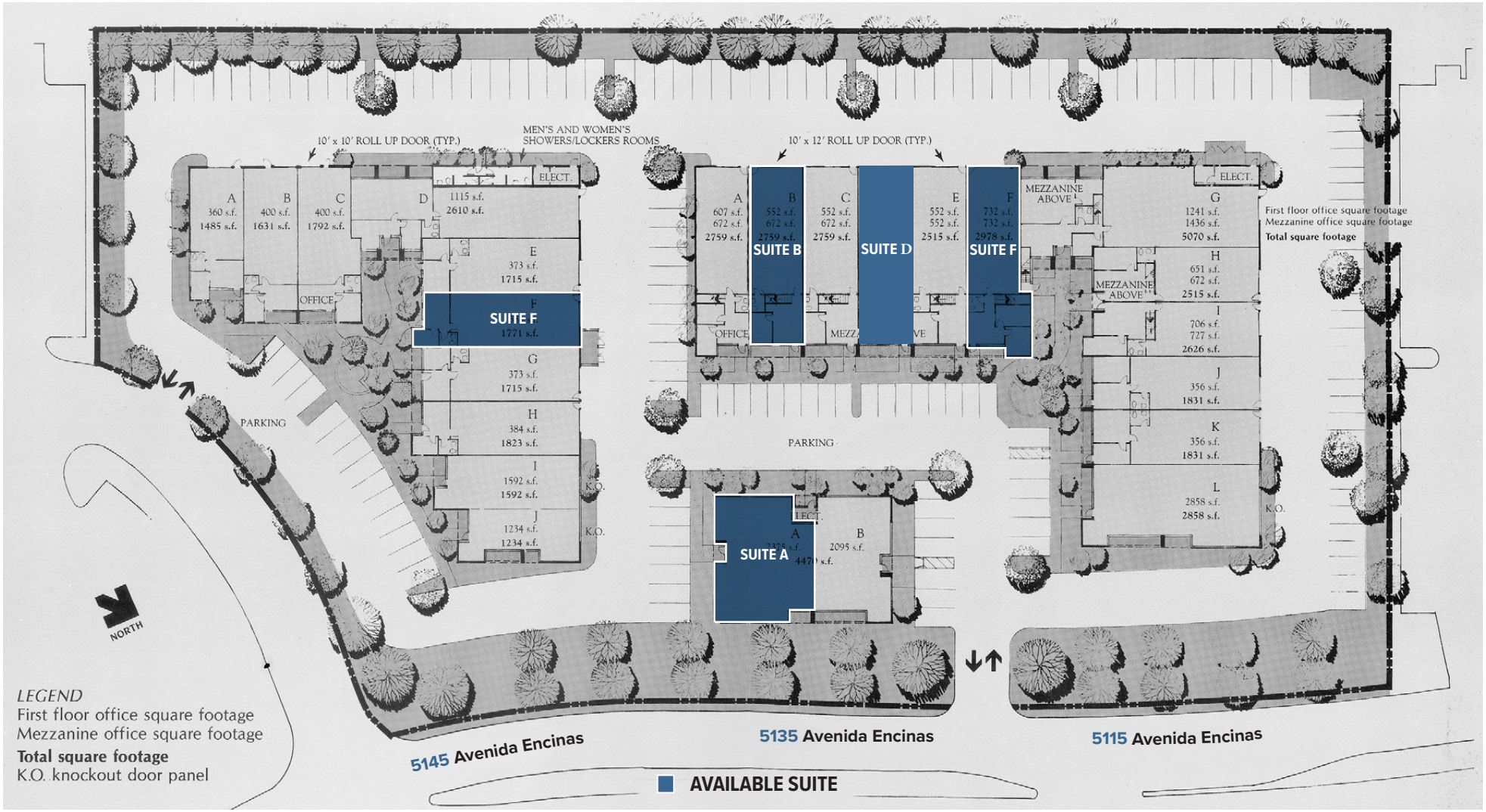
SITE PLAN | AVAILABLE SUITES



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	Rec, 7 offices, open area, kitchen, restroom, warehouse 100% hvac	$2.15	$.20 PSF	NOW
5115	D	2,515	1,200	Reception, 1 office open area, restroom, warehouse	$2.15	$.20 PSF	NOW

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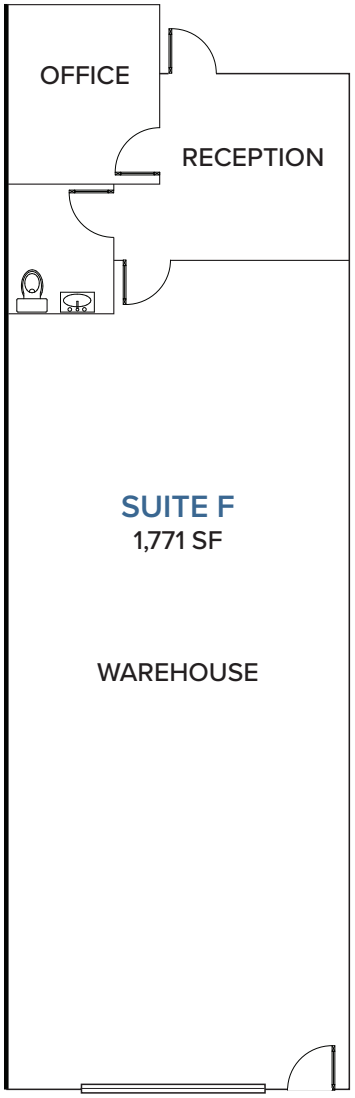
5145 AVENIDA ENCINAS | SUITE F



5145 AVENIDA ENCINAS

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

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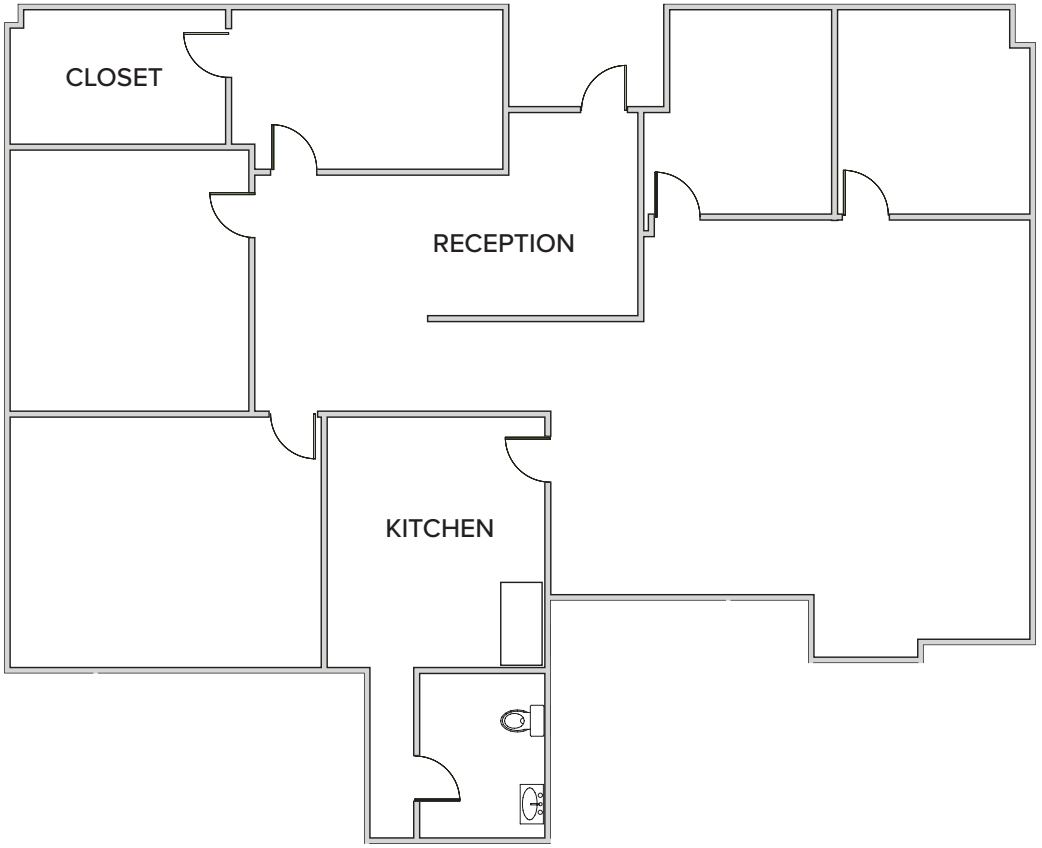

5135 AVENIDA ENCINAS

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

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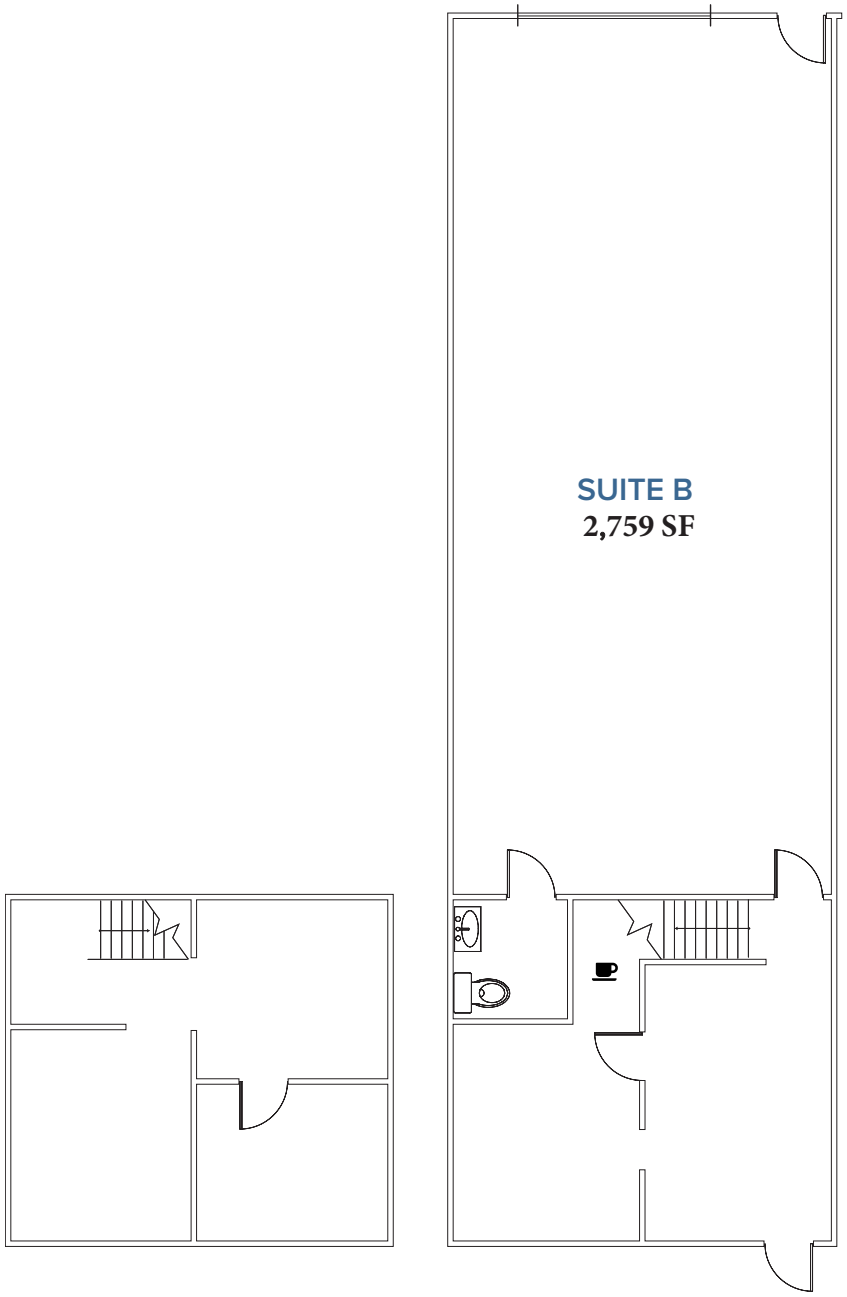
5115 AVENIDA ENCINAS | SUITE B



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

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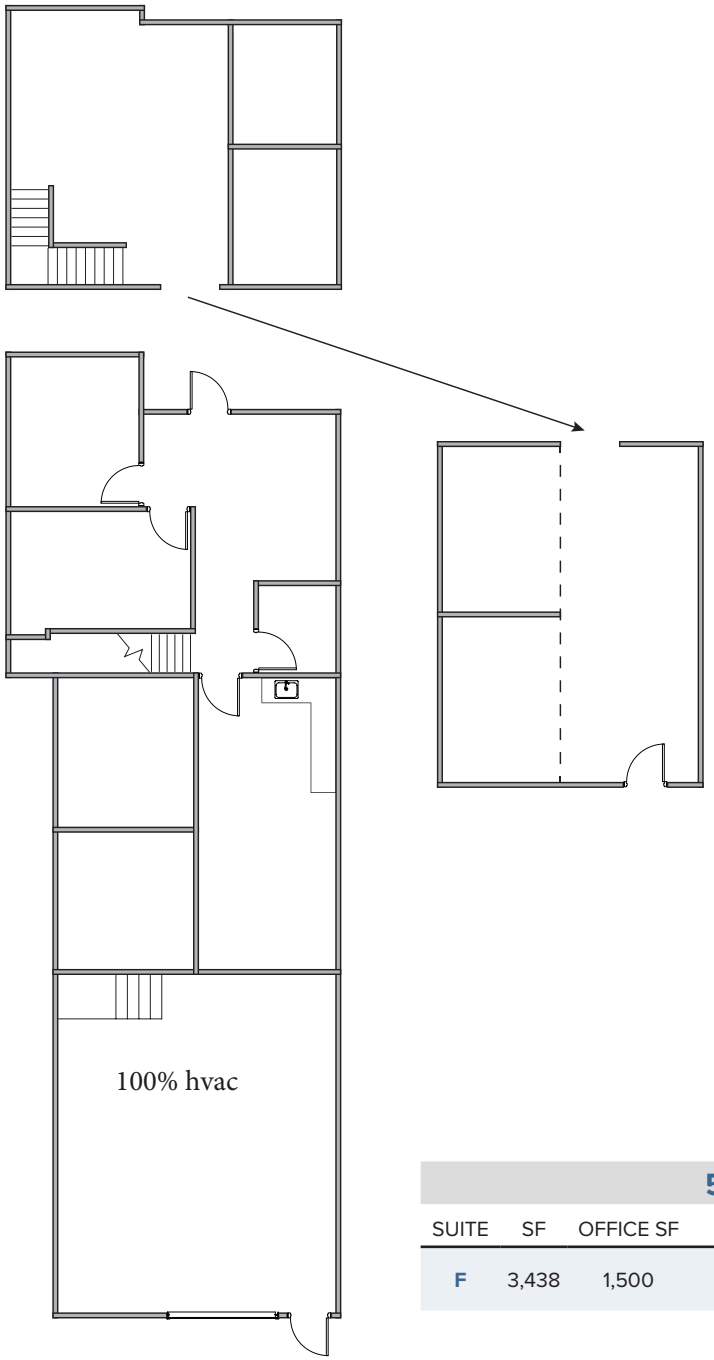
5115 AVENIDA ENCINAS | SUITE F



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

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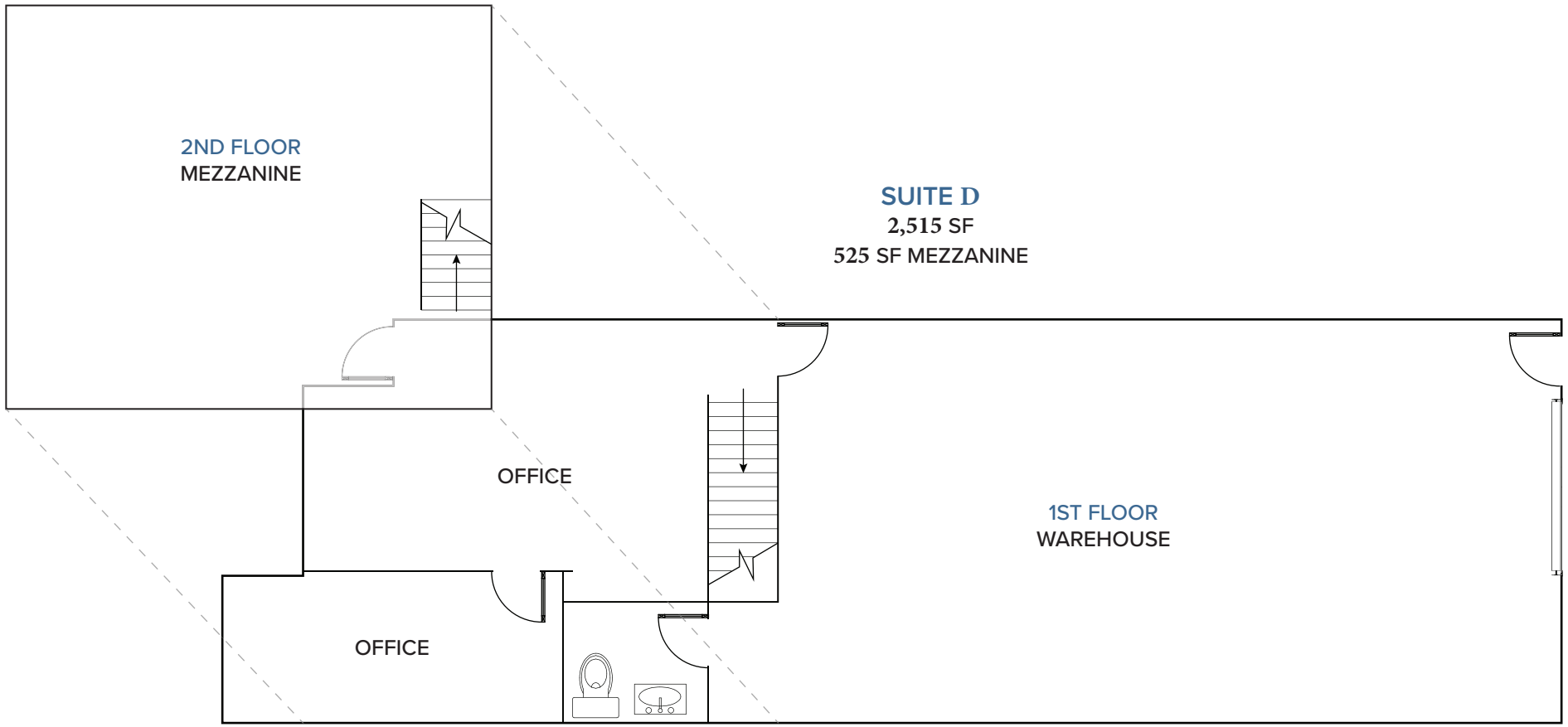
5115 AVENIDA ENCINAS | SUITE D



5115 AVENIDA ENCINAS

SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
D	2,515	1,200	Reception, 1 office, 1 restroom, warehouse	$2.15	$.20 PSF	NOW

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