

MULTI-TENANT INDUSTRIAL AND OFFICE SUITES AVAILABLE

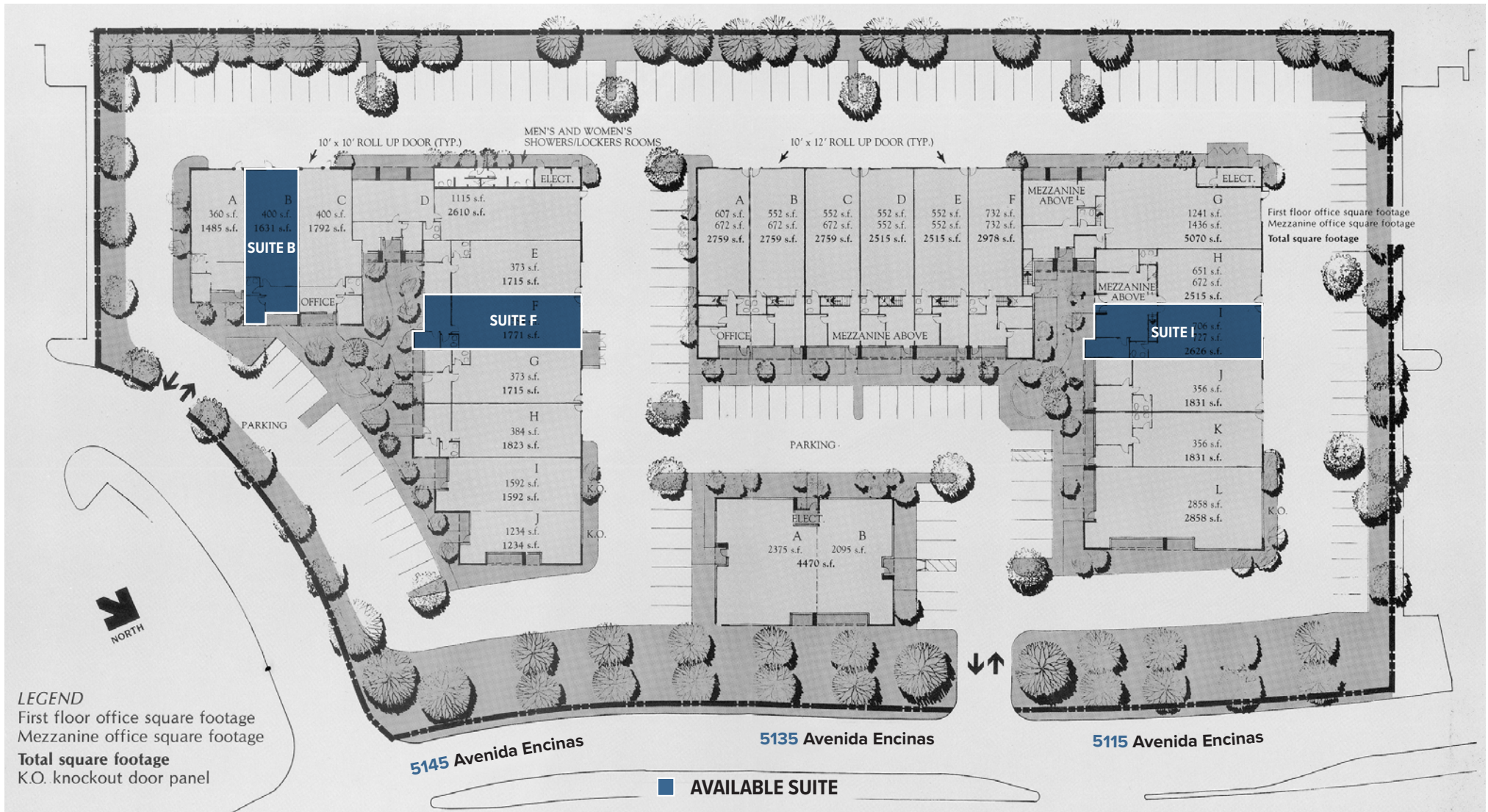
PACIFICA BUSINESS CENTER

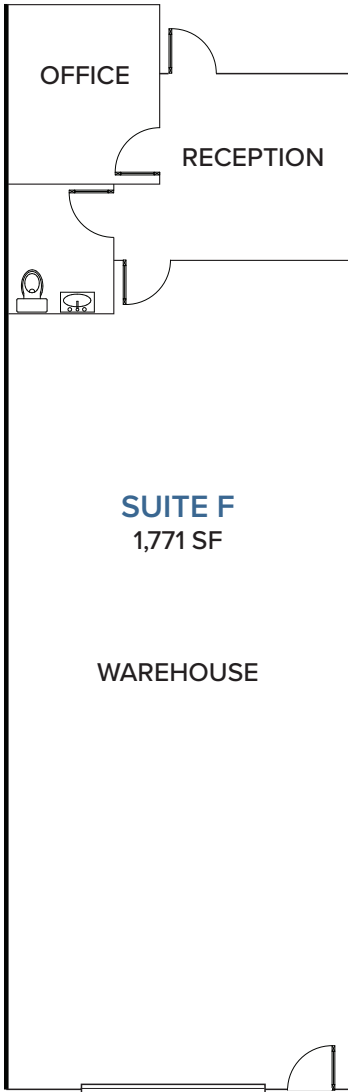
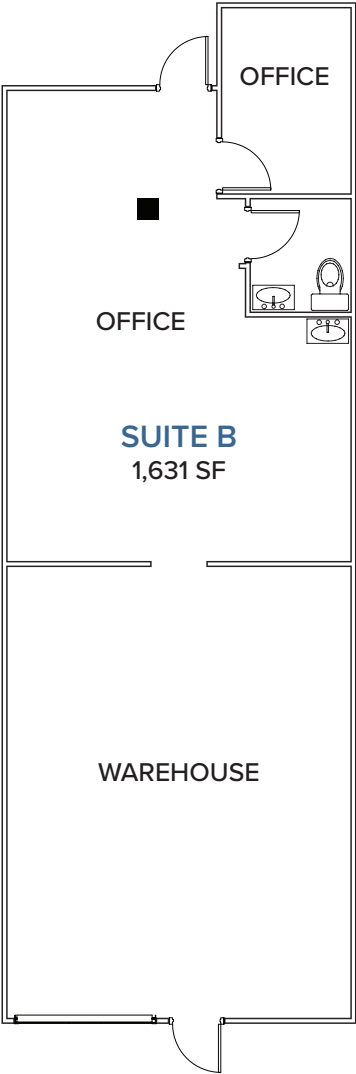
5115-5135-5145 Avenida Encinas
Carlsbad, CA 92008



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



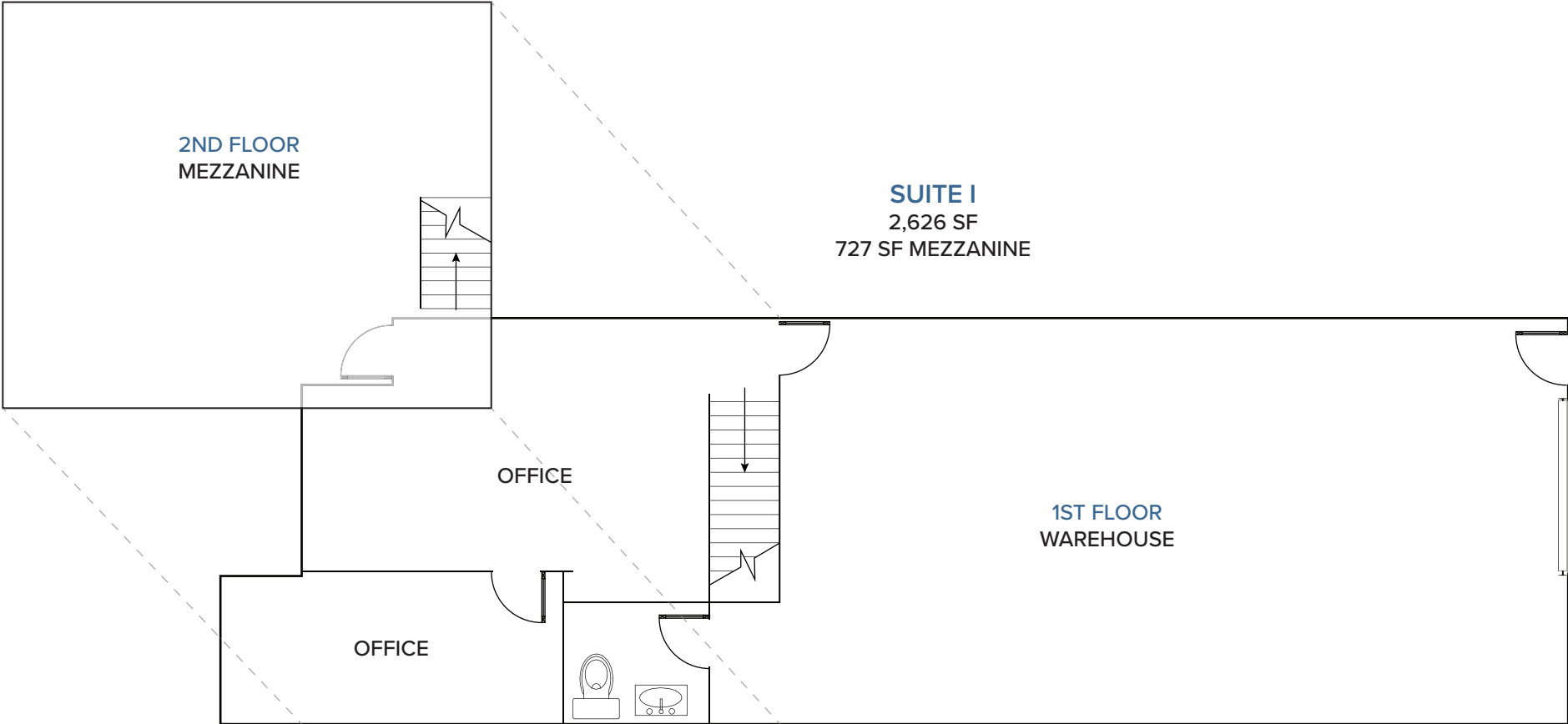


5145 AVENIDA ENCINAS

SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
B	1,631	400	Reception, 1 Office, 1 Restroom, Warehouse	\$2.15	\$0.12 PSF	NOW

5145 AVENIDA ENCINAS

SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
F	1,771	384	Reception, 1 Office, 1 Restroom, Warehouse	\$2.15	\$0.12 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	\$12 PSF	NOW