

Freestanding Office Building for Lease

# PACIFIC POINT BUSINESS CENTER

5855 Avenida Encinas | Carlsbad, CA 92008



**PALOMAR**  
COMMERCIAL  
BUSINESS REAL ESTATE SERVICES

**2 MONTHS  
FREE RENT**  
FOR *EVERY* YEAR OF  
THE LEASE TERM!

## PROPERTY HIGHLIGHTS

- 4,700 RSF
- Freestanding Office Building
- Major Street Frontage on Avenida Encinas
- Single story walk-up suite entry
- Walking distance to multiple restaurants
- West of I-5 with access from both Cannon and Palomar Airport Road
- New refurbishments starting soon
- Warm shell allows for custom creative interior improvements
- Building is Divisible
- Lease rate: \$2.49-\$2.55 +U

For more information, please contact:

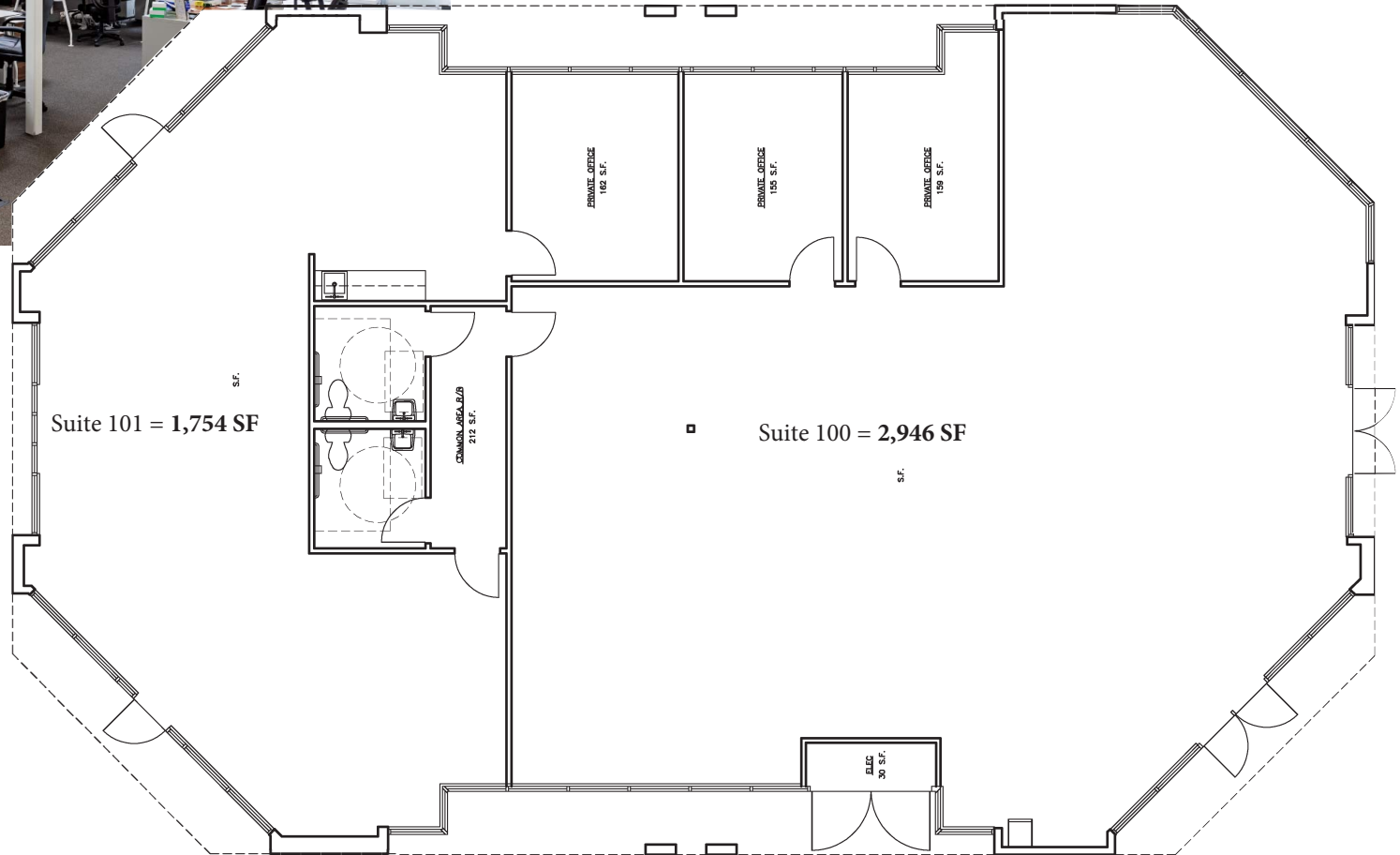
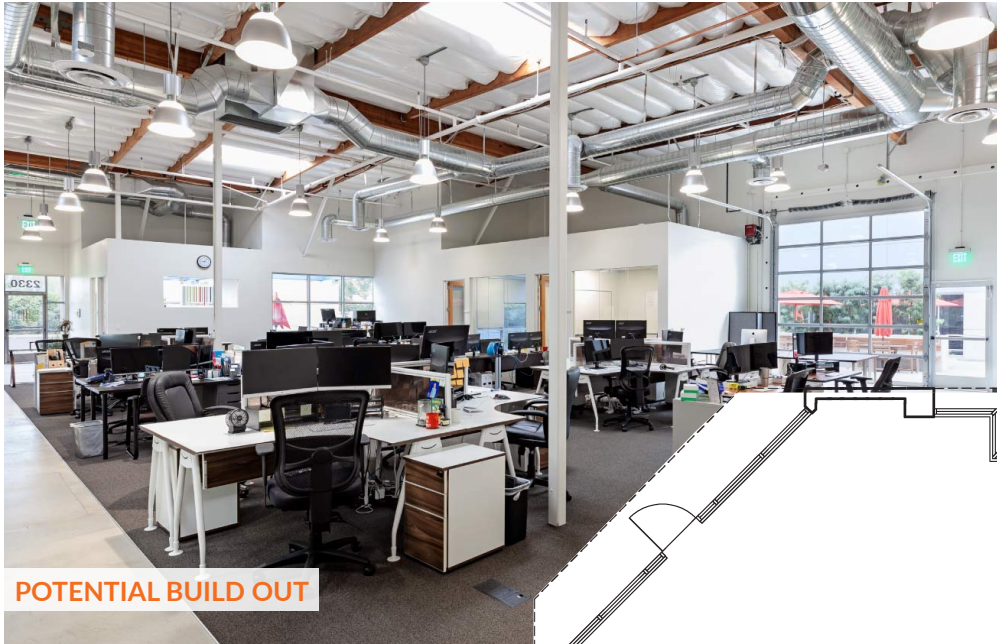
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## FLOOR PLAN

4,700 RSF (Building is Divisible)  
Lease rate: \$2.49-\$2.55 + U



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AERIAL VIEW



McCLELLAN-PALOMAR AIRPORT



SAN DIEGO FWY

5855

AVENIDA ENCINAS

SAN DIEGO FWY

AVENIDA ENCINAS

PALOMAR AIRPORT RD

CARLSBAD BLVD

CARLSBAD BLVD