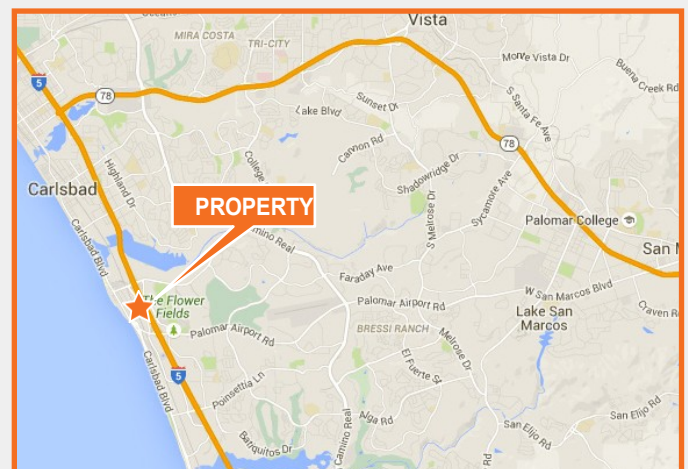


**MULTI-TENANT OFFICE &
INDUSTRIAL BUSINESS CENTER**



Property Highlights

- Small office and flex suites available
- Prominent building location
- Highly visible location just west of Interstate 5 with easy access from both Palomar Airport Road and Cannon Road
- Professionally managed & maintained business park
- Walking distance to restaurants



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SITE PLAN



Multi-Tenant
Office & Industrial
Business Center

Each unit will be charged \$0.12 per square foot per month CAM charge. Prices are subject to change without notice.

BLDG	SUITE	SF	% Office/Rest	Rent (PSF)	Monthly Rent	AVAILABLE
5825	110	2,417	25% (605 SF)	\$1.85 + CAM	\$4,471	Now
5845	135	1,595	27% (428 SF)	\$1.85 + CAM	\$2,955	11/1/2020
5855	BLDG	4,700	100%	\$2.49–\$2.55 + U	\$11,705 + U	Now
5865	142A	1,991	100%	\$2.55 + U	\$5,077 + U	Now

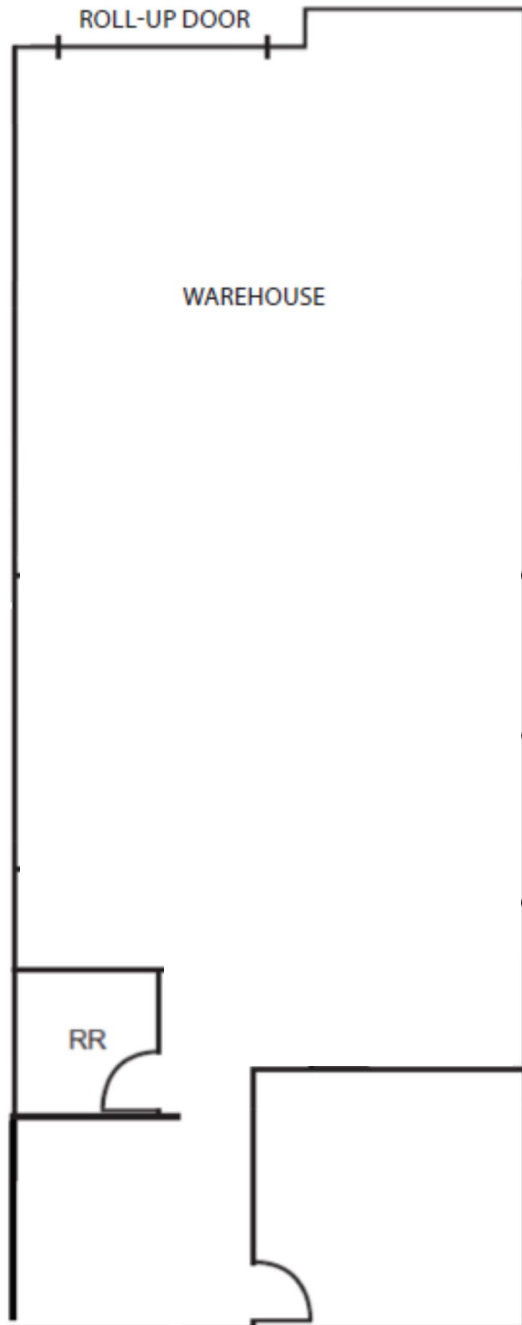
PACIFIC POINT BUSINESS CENTER

5825–5875 Avenida Encinas | Carlsbad, CA 92008



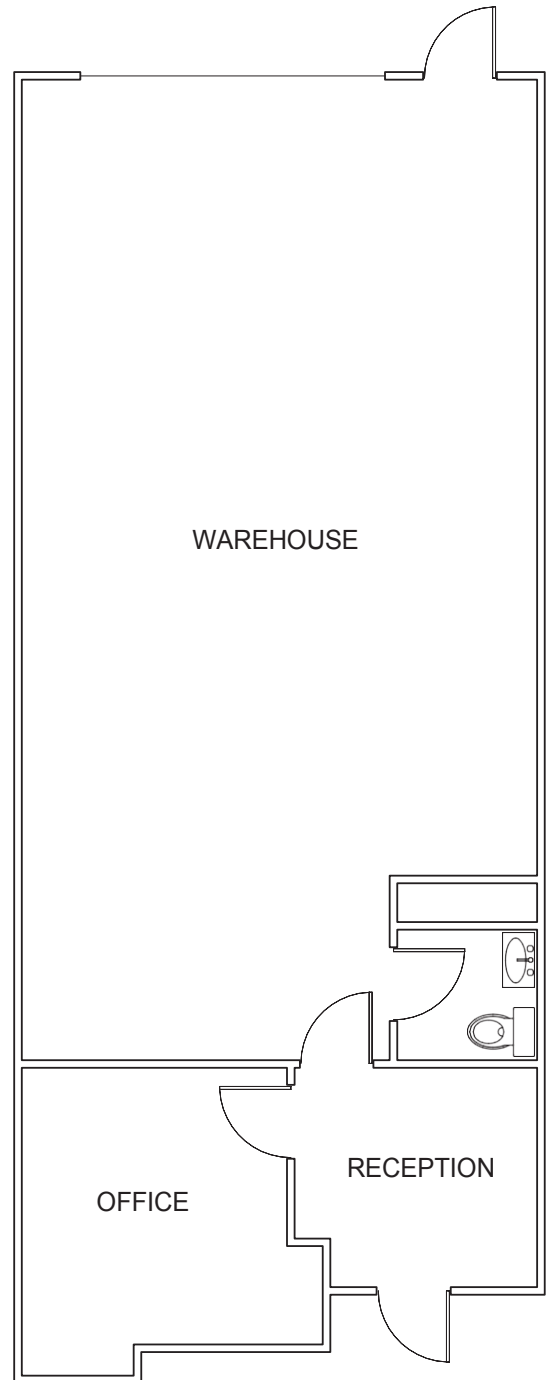
5825 Avenida Encinas | Suite 110

2,417 SF | \$1.85/SF + CAM
25% office (1,812 SF warehouse)



5845 Avenida Encinas | Suite 135

1,595 SF | \$1.85/SF + CAM
27% office (1,164 SF warehouse)



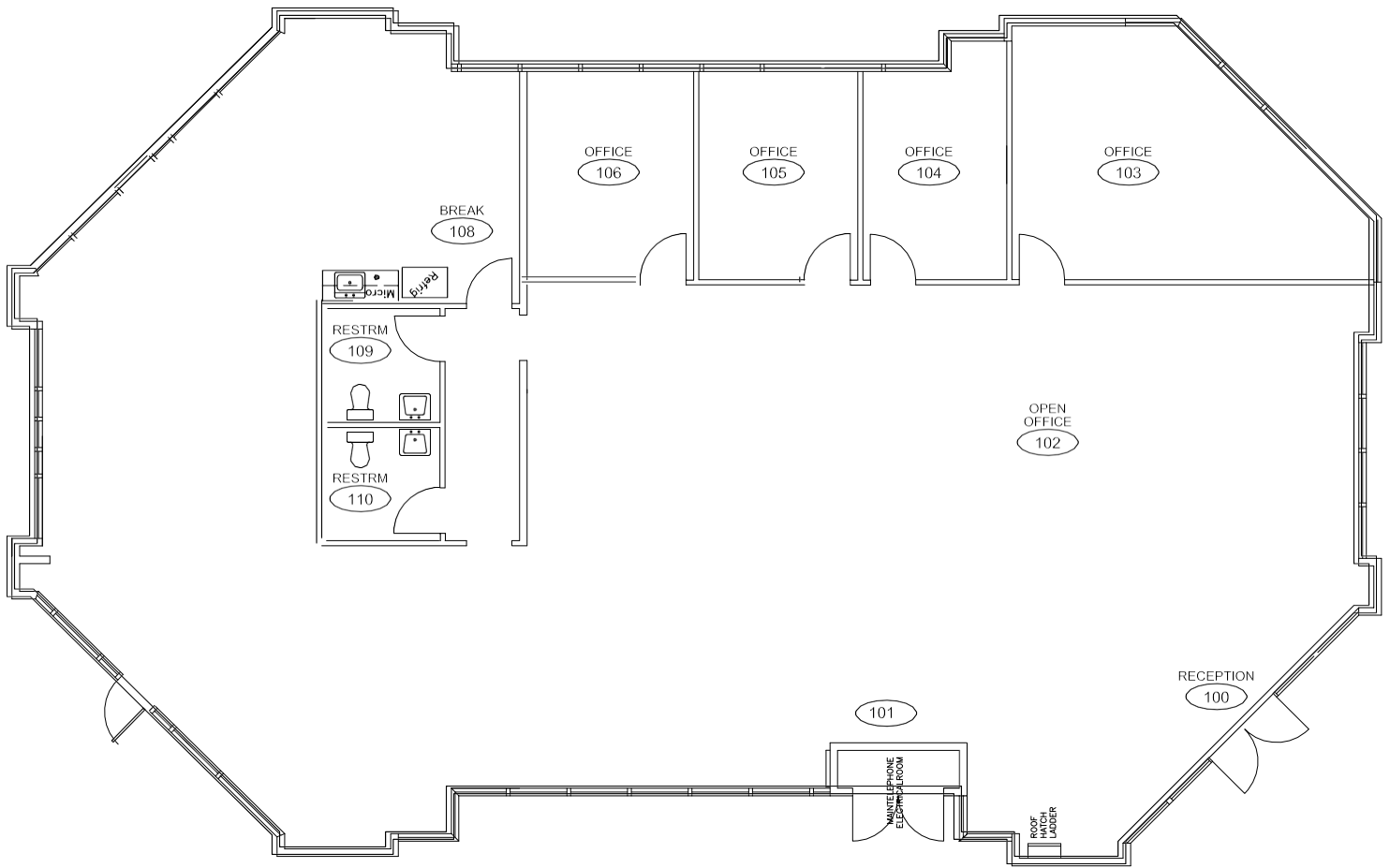
PACIFIC POINT BUSINESS CENTER

5825–5875 Avenida Encinas | Carlsbad, CA 92008



5855 Avenida Encinas
4,700 RSF (Building is Divisible)
Lease rate: \$2.49–\$2.55 +U

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



PACIFIC POINT BUSINESS CENTER

5825-5875 Avenida Encinas | Carlsbad, CA 92008



5865 Avenida Encinas | Suite 142A

1,991 SF | \$2.55 PSF + U

100% Office

