

MULTI-TENANT INDUSTRIAL AND OFFICE SUITES AVAILABLE

PACIFICA BUSINESS CENTER

5115-5135-5145 Avenida Encinas
Carlsbad, CA 92008

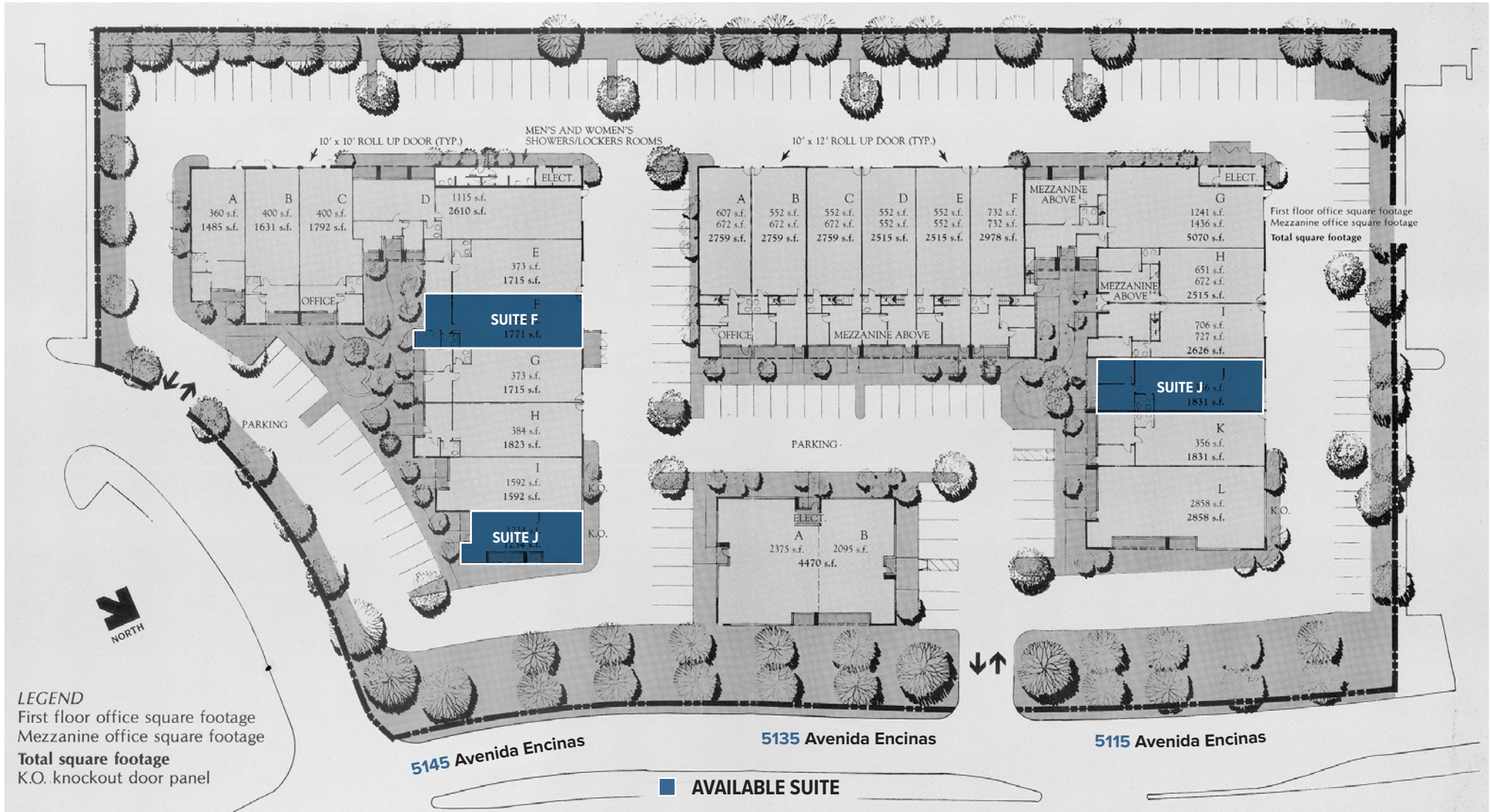


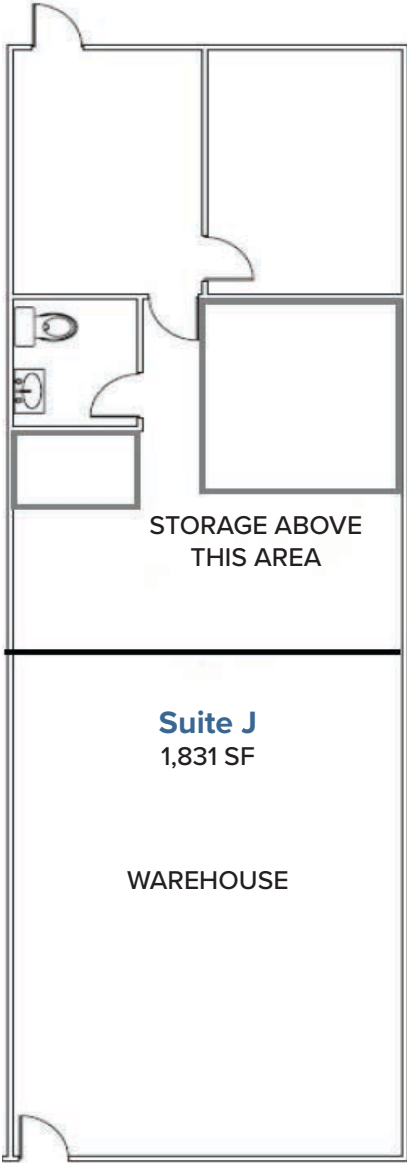
PACIFICA
BUSINESS CENTER

5145 5135 5115

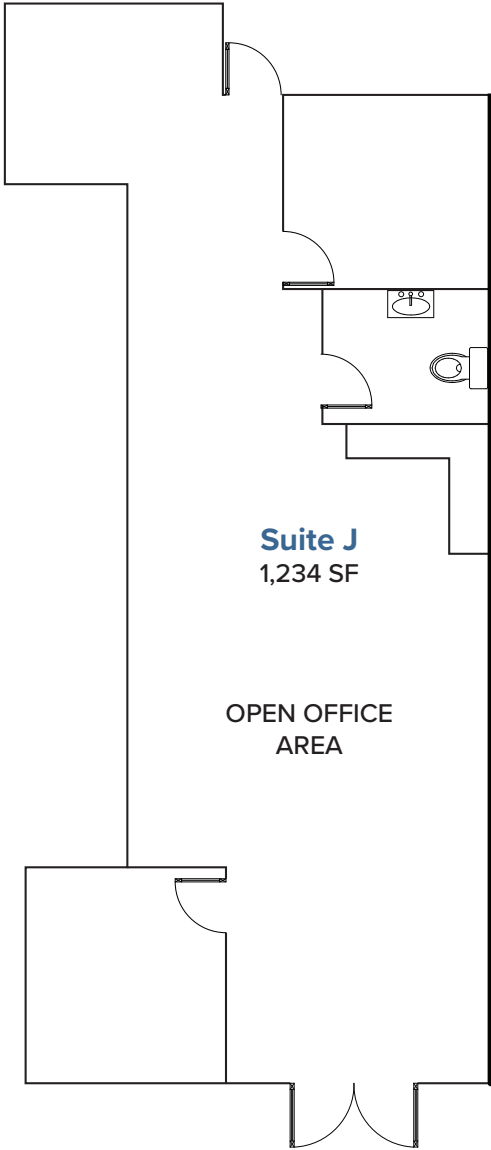
PROPERTY HIGHLIGHTS

- 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	RENT/PSF	CAM	AVAIL
5115	J	1,831	600	\$2.15	\$.12 PSF	NOW



BLDG	SUITE	SF	OFFICE SF	RENT/PSF	CAM	AVAIL
5145	F	1,771	384	\$2.15	\$12 PSF	NOW

BLDG	SUITE	SF	OFFICE SF	RENT PSF	CAM	AVAIL
5145	J	1,234	1,234	\$2.35	\$12 PSF	NOW