

345 Saxony Rd

Suite 205/206, Encinitas, CA 92024



AVAILABLE IMMEDIATELY — FLEXIBLE MEDICAL OFFICE SUBLEASE / LEASE ASSIGNMENT



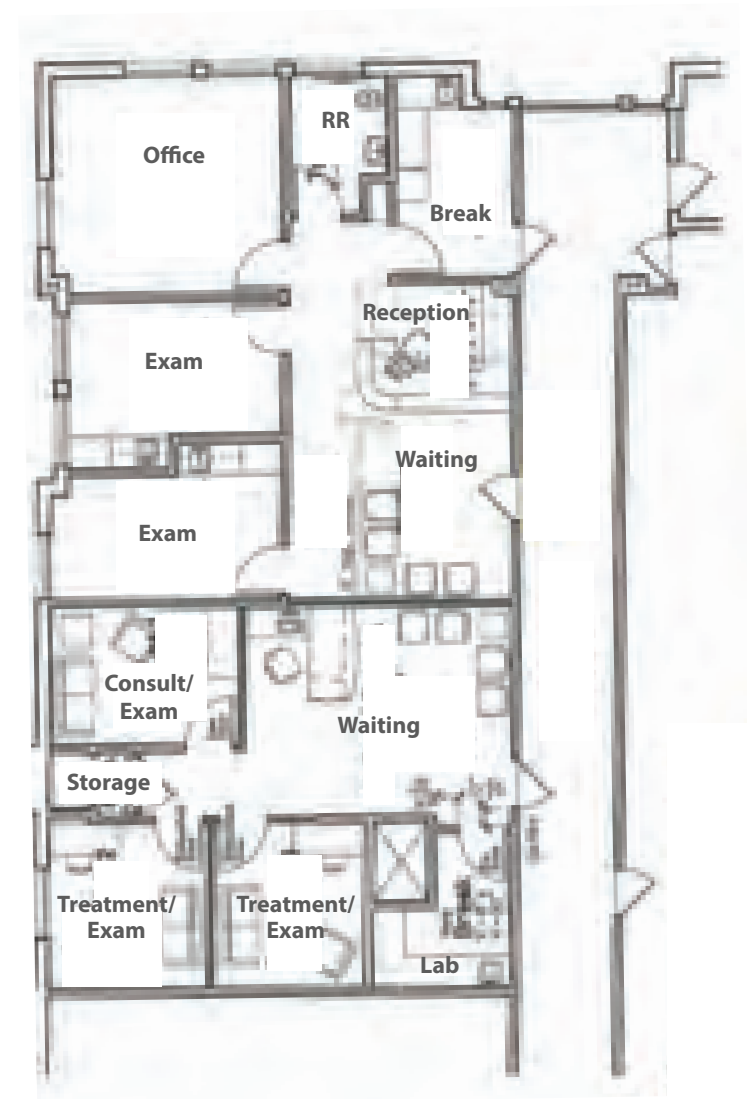
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345 SAXONY RD, SUITE 205/206

Encinitas, Ca 92024

MARKET	North Beach Cities
SUBMARKET	Vista
APN	256-340-39
ZONING	P/SP (Public / Semi-Public)
PROPERTY TYPE	Medical Office Building
CLASS	B
PREMISES	1,948 SF
BUILDOUT	Reception, Waiting Room, Dedicated Lab, 4 Exam Rooms, 2 Private Offices/Consult, Treatment Room, Kitchen/Break Area, Storage Room, Private Restroom
PARKING	Shared / Unreserved
PARKING RATIO	5 / 1,000 SF Ratio
LEASE TYPE	Modified Gross – No Nets, CAM Included, Janitorial Included, PLUS Utilities
SUBLEASE RATE	\$4.25/sf/mo
SUBLEASE RENT	\$8,279.00 per month + Utilities
UTILITIES (appx)	\$677.33 - August 2026 (\$0.35/sf/mo)
AVAILABLE	Immediate
SUBLEASE TERM	June 2028 (or longer)





SUBLEASE OPPORTUNITY

Recently renovated, approximately 1,948-square-foot medical office available at Saxony Medical Center, 345 Saxony Road in Encinitas. Suites 205 and 206 occupy a bright corner location on the second floor, with abundant natural light and ocean-facing windows.

This is an excellent opportunity for an established practice, a new practice wanting to test-drive a location before making a longer commitment, or professionals seeking individual rooms or shared medical-office space.

LOCATION

- Just off I-5 at the Encinitas Boulevard exit
- Across from the Paul Ecke YMCA
- Ample free on-site parking for staff and patients
- Elevator and ADA access
- 24/7 building access
- Medical building with Labcorp, SimonMed Imaging, and a variety of physicians, dentists, psychologists, and other healthcare professionals

Available through June 2028, or longer, inquire with Listing Broker.

OFFICE LAYOUT

The combined suites include:

- Large open reception, waiting room, and lounge
- Seven private rooms suitable for offices, exam rooms, consultation rooms, or treatment rooms
- Four purpose-built exam rooms, including rooms with sinks and cabinetry
- Dedicated laboratory/phlebotomy room with extensive cabinetry and sink
- Infusion or treatment room
- Separate secondary waiting room/lounge
- Kitchen and staff breakroom
- Recently renovated private restroom
- Dedicated storage room
- Reception and administrative work area
- Multiple built-in cabinets and substantial storage

The office was renovated and upgraded in 2024 as part of a major tenant-improvement project. Additional features include LED overhead and accent lighting, two independently controlled heating and air-conditioning systems with Nest thermostats, durable modern flooring, wall-mounted TVs, and potential building signage opportunities subject to landlord approval.

FURNISHINGS AND MEDICAL EQUIPMENT

The space may be delivered empty, or furnishings and equipment can be rented separately or negotiated as a package.

Available items may include:

- Sofas, chairs, guest seating, artwork, and decorative fountains
- Exam tables and motorized aesthetic treatment chairs
- EKG, audiometry, and pulmonary-function testing equipment
- Styku 3D body-composition system
- Ultrasound equipment
- TVs and office furnishings
- Additional medical, aesthetic, and wellness equipment

FLEXIBLE OCCUPANCY OPTIONS

The space is available immediately. A sublease can run through at least through June 2028. A longer-term lease assumption may also be considered.

RENT

Sublease Rate: \$4.25/sf/mo + Utilities

Sublease Rent: \$8,279.00 per month + Utilities

No Nets / Janitorial Included

Utilities (appx) - \$677.33 for August 2026 (\$0.35/sf/mo)





