

±2,915 SF OFFICE | SUBLEASE

5140 AVENIDA ENCINAS, CARLSBAD, CA 92008

PACIFIC
OCEAN

CARLSBAD BLVD

AGUA
HEDIONDA

CANNON RD

AVENIDA ENCINAS



TIM GOSSELIN, CCIM
(760) 822-3730
DRE Lic # 01495432



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- Excellent freeway access via Cannon Rd. or Palomar Airport Rd.
- 4/1,000 USF parking ratio
- Highly visible frontage location
- Prominent building signage available
- Interior layout includes lobby/reception, six private offices, conference room (16 seats), kitchenette, and two private bathrooms.
- Furniture Available

SUBLEASE TERMS

Lease Expiration: 3/31/28

Sublease Rate: \$1.40 PSF + Utilities

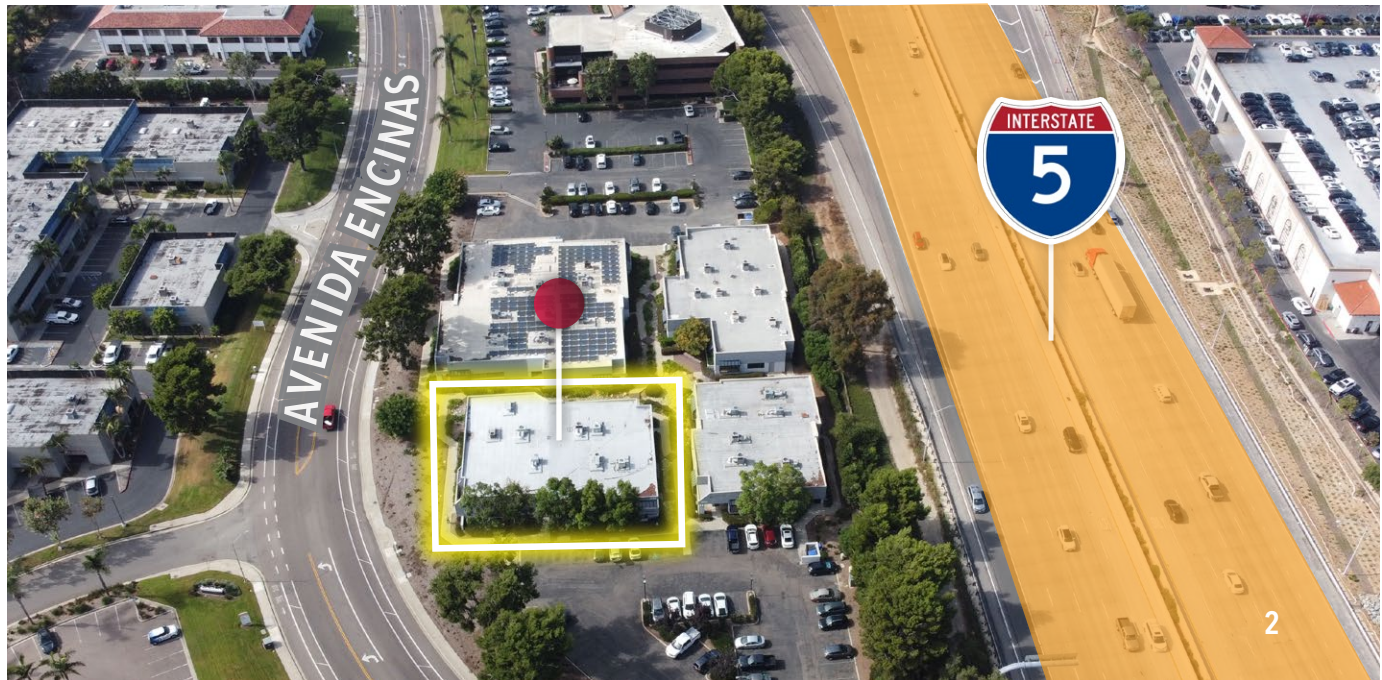


CITY OF CARLSBAD ZONING

PERMITTED USES

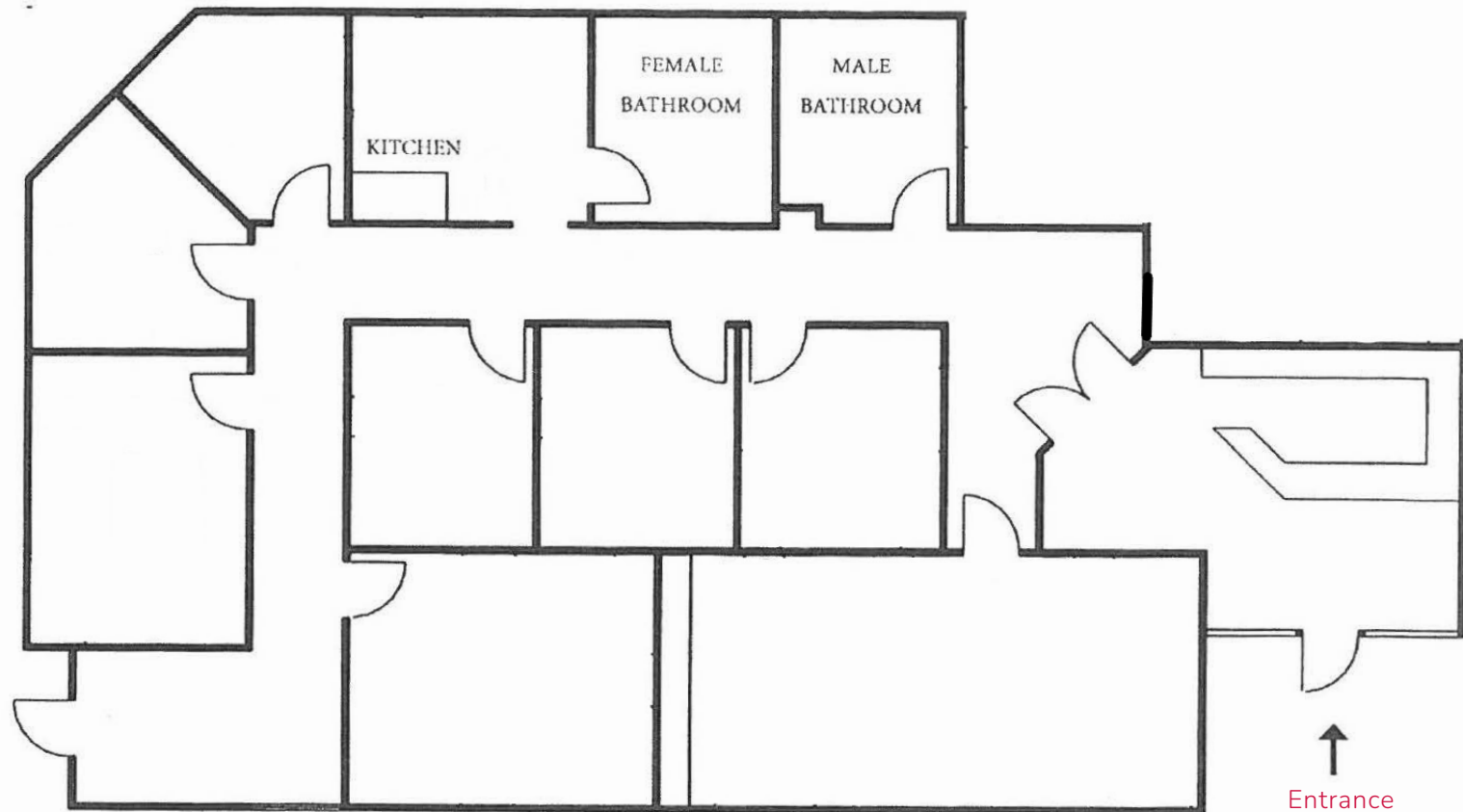


MAP



FLOOR PLAN

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Reception



Office



Office



Conference Room



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