

For Lease: Multi-Tenant Office & Industrial Business Center

PACIFIC POINT BUSINESS CENTER

5825–5875 Avenida Encinas | Carlsbad, CA 92008



PALOMAR
COMMERCIAL
BUSINESS REAL ESTATE SERVICES



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

For more information, please contact:

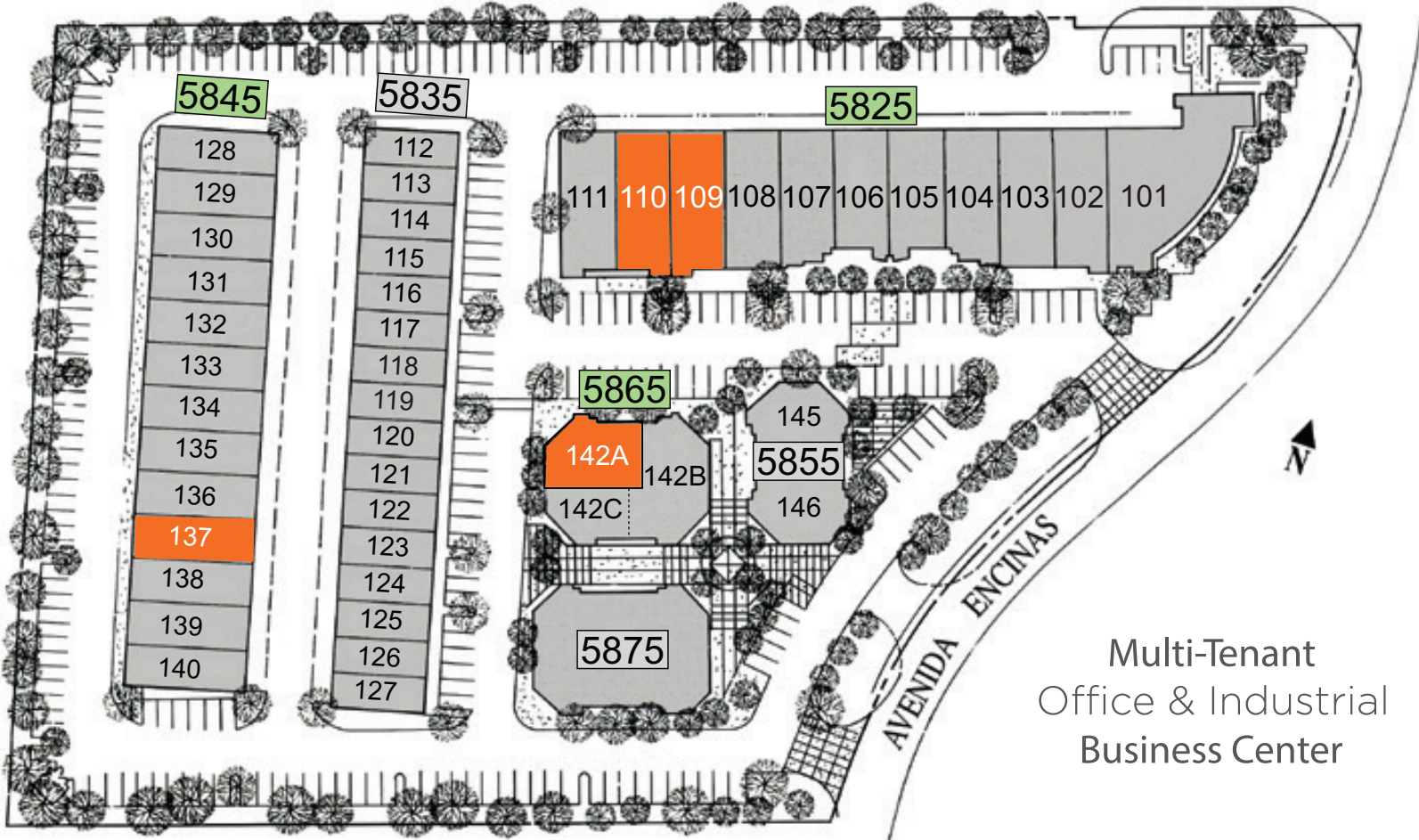
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SITE PLAN

Available Units



Multi-Tenant
Office & Industrial
Business Center

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

BLDG	SUITE	SF	OFFICE	RENT (PSF)	AVAILABLE
5825	109	2,420	Reception, 1 private office, restroom and showroom	\$2.35 PSF + CAM	NOW
5825	110	2,420	Reception, 2 offices, restroom and warehouse	\$2.35 PSF + CAM	NOW
5845	137	1,595	Reception, 2 offices, restroom, kitchen and warehouse	\$2.35 PSF + CAM	NOW
5865	142A	1,991	Reception, 4 offices, pen areas, work room and common restroom	\$2.45 + U	NOW

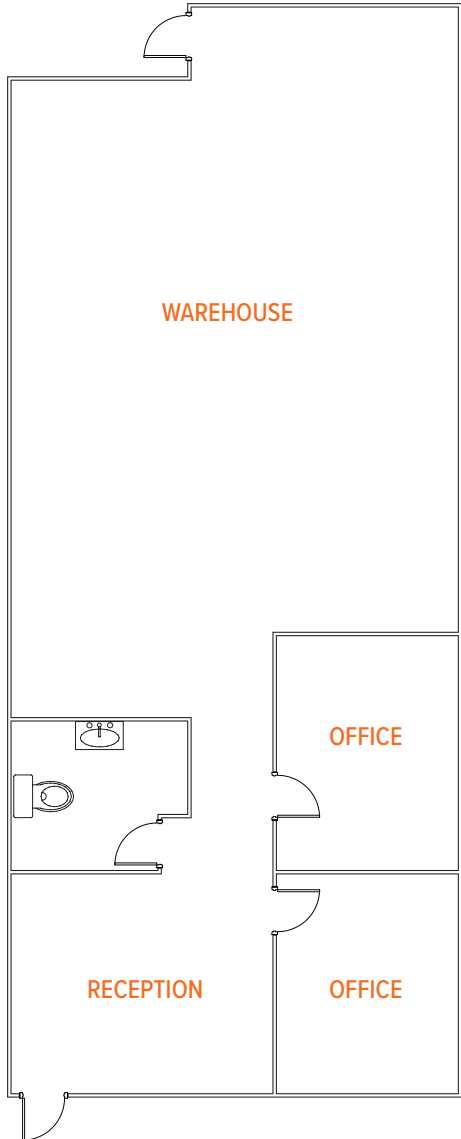
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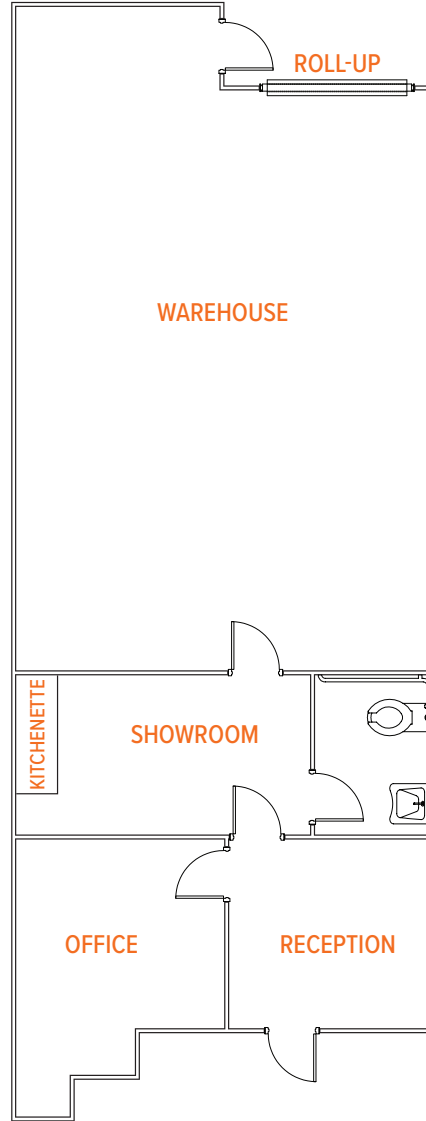
5825 Avenida Encinas | Suite 110

Approx. 2,420 SF



5825 Avenida Encinas | Suite 109

Approx. 2,420 SF



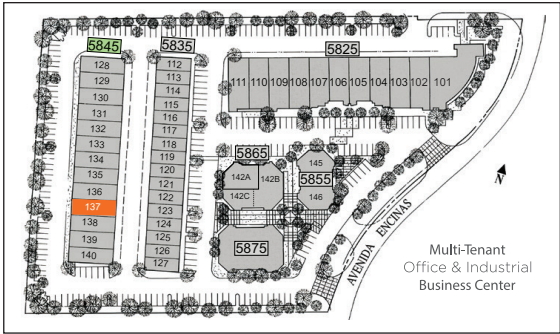
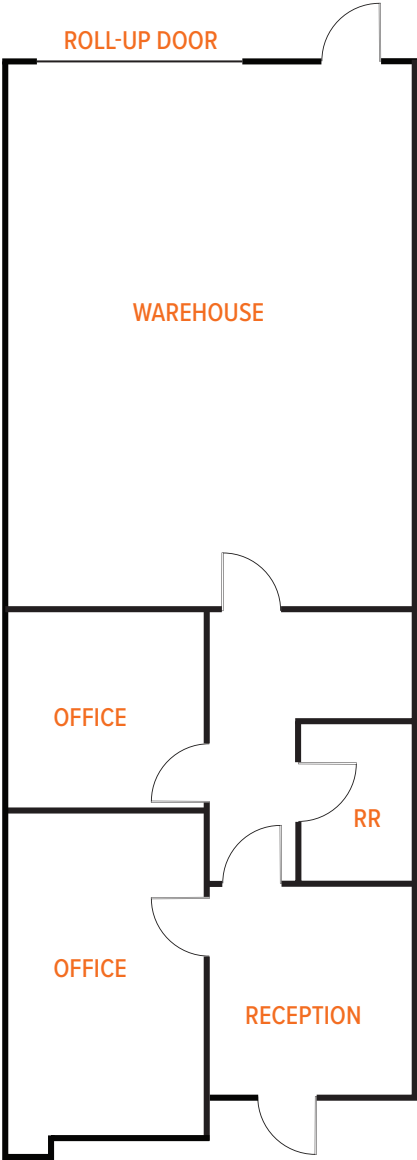
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5845 Avenida Encinas | Suite 137

Approx. 1,595 SF
40% Office (638 SF)



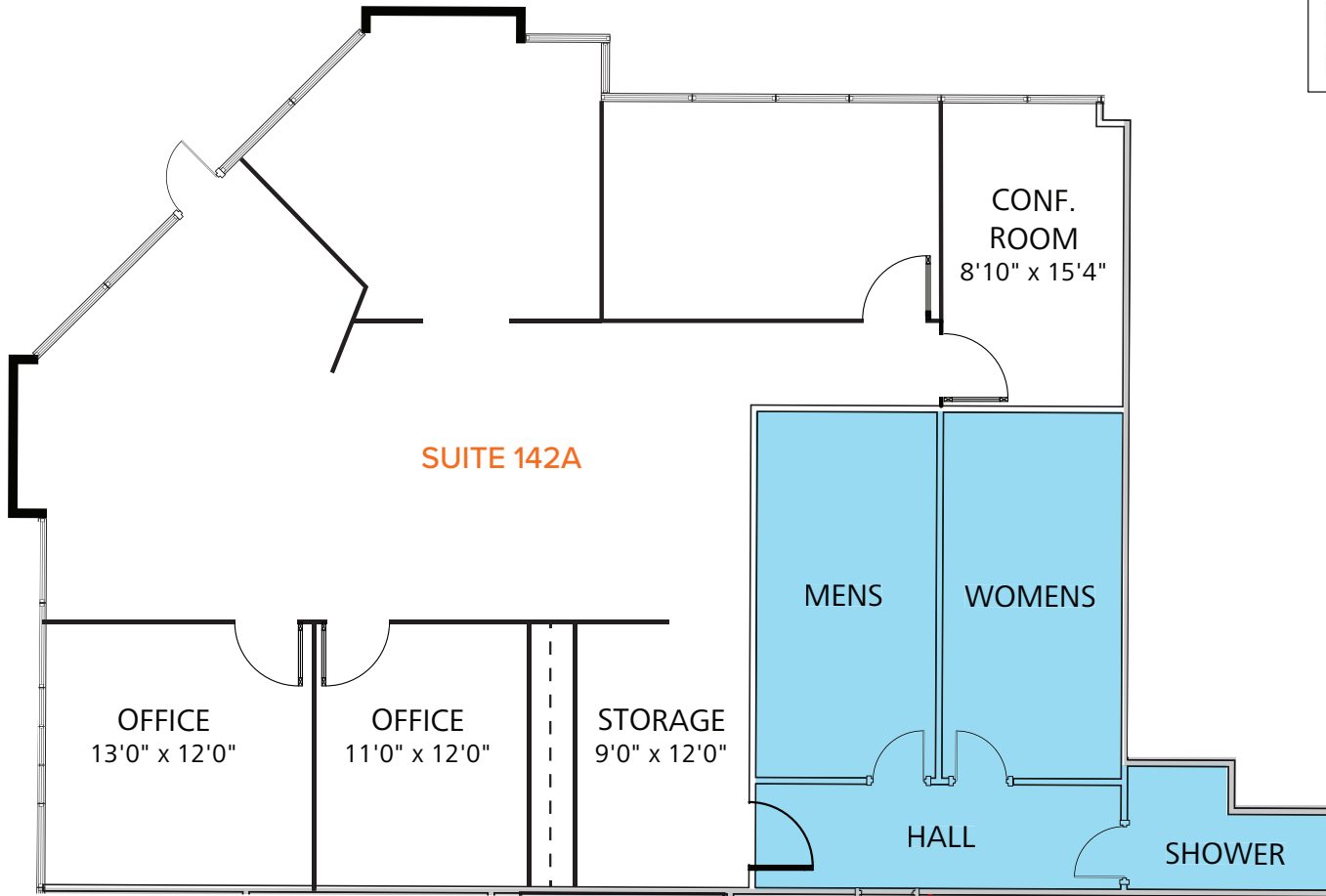
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5865 Avenida Encinas | Suite 142A

Approx. 1,991 SF



COMMON AREA

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AERIAL VIEW



McCLELLAN-PALOMAR
AIRPORT



SAN DIEGO FWY

5825-
5875

SAN DIEGO FWY

AVENIDA
ENCINAS

AVENIDA ENCINAS

PALOMAR AIRPORT RD

CARLSBAD BLVD

CARLSBAD BLVD