



Encinitas Medical Condo For Lease

4407 Manchester Ave, Encinitas, CA 92024



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Encinitas Medical Condo For Lease

\$35.40 /SF/YR

Property Description

Prime Professional Office/Medical Condo for Lease – Encinitas

Opportunities like this are rarely available! This spacious corner unit in the highly desirable Encinitas Rancho Professional Park offers exceptional versatility and is ideal for a wide range of uses—including medical, dental, physical therapy, wellness practices...

- Flexible layout- can be divided into two independent spaces
- Convenient elevator access with abundant parking available
- Prime location at the gateway to Encinitas and Rancho Santa Fe
- Includes 3 large rooms, a kitchenette, and a reception area
- Rent includes water, sewer, and trash service



Rental Rate:	\$35.40 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	960 SF
Year Built:	1983
Walk Score ®:	45 (Car-Dependent)
Rental Rate Mo:	\$2.95 /SF/MO

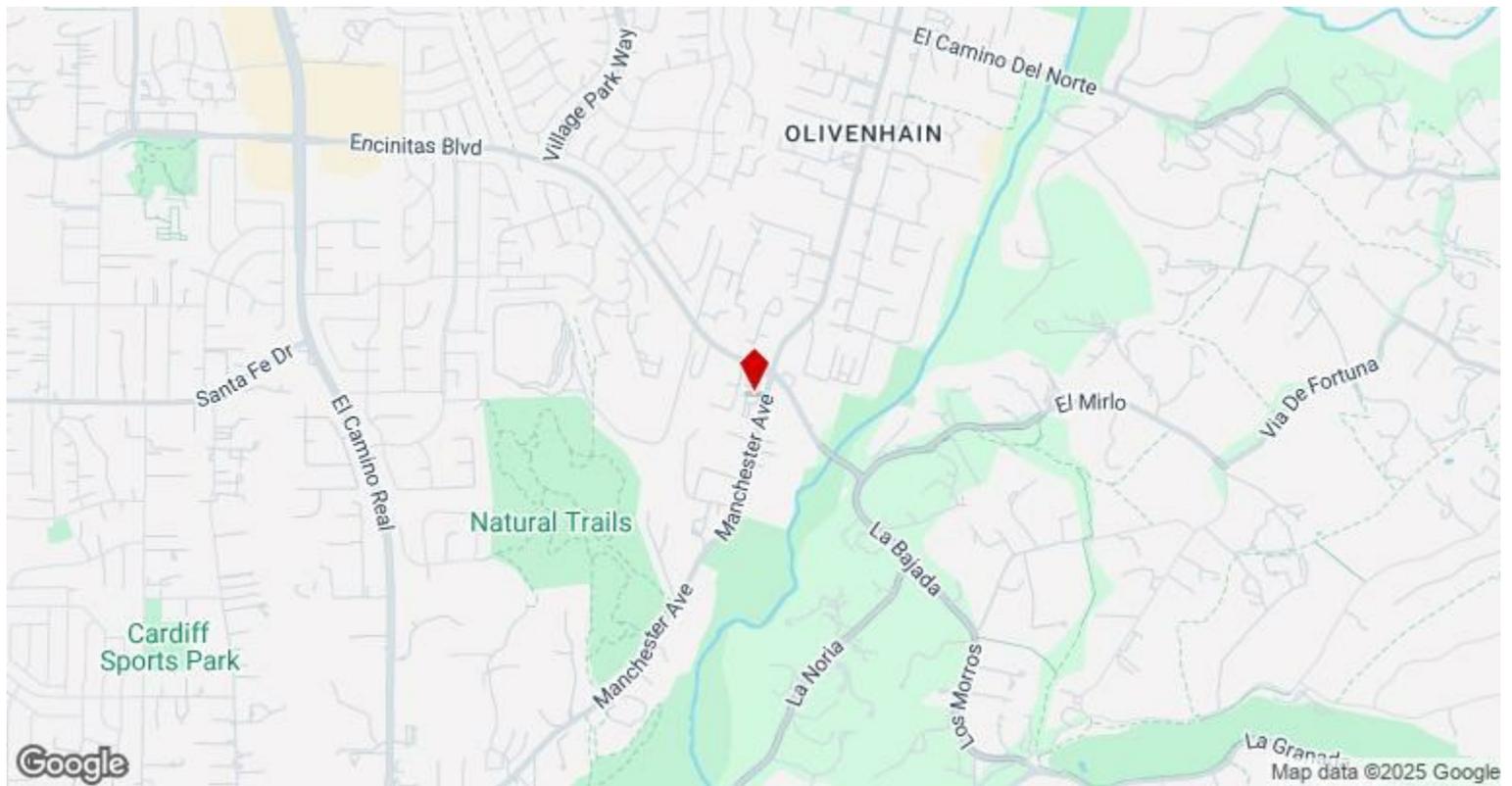
2nd Floor Ste 207

1

Space Available	960 SF
Rental Rate	\$35.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Brown, Linda T Mfcc	-	
Centrepoint, Inc.	-	
Computer Problem Solvers	-	
Dr. Wendy Kentigan MD	-	
Encinitas Family Dentistry	-	
Guitar Sounds	-	
Karen Turner-schlegel	-	
North County Mental Health	-	
Si Golf Group	-	
Time Ad Sales	-	



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Property Description (English)

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Opportunities like this are rarely available! This spacious corner unit in the highly desirable Encinitas Rancho Professional Park offers exceptional versatility and is ideal for a wide range of uses—including medical, dental, physical therapy, wellness practices (yoga, pilates), or professional offices such as real estate, legal, or CPA firms.

The suite is bright and welcoming, with abundant natural light streaming through numerous windows, creating a calm and productive environment. Elevator access ensures easy entry, while the private setting offers a quiet atmosphere perfect for clients and staff alike.

Property Highlights:

Flexible floor plan suited for medical or professional use

Corner unit with excellent natural light and privacy

Ample parking available for clients and employees

Rent includes water, sewer, and trash for added value

Well-maintained grounds with lush landscaping and mature trees

Professional management & HOA services including exterior janitorial, common area restrooms, and parking maintenance

Conveniently located at the gateway between Encinitas and Rancho Santa Fe, this professional park brings together a community of established businesses in a welcoming, park-like setting.

Property Photos



Property Photos



9_11473493_171424_171424-EI-109



15_11473489_171424_171424-EI-115

Property Photos



1_11473483_171424_171424-EI-101

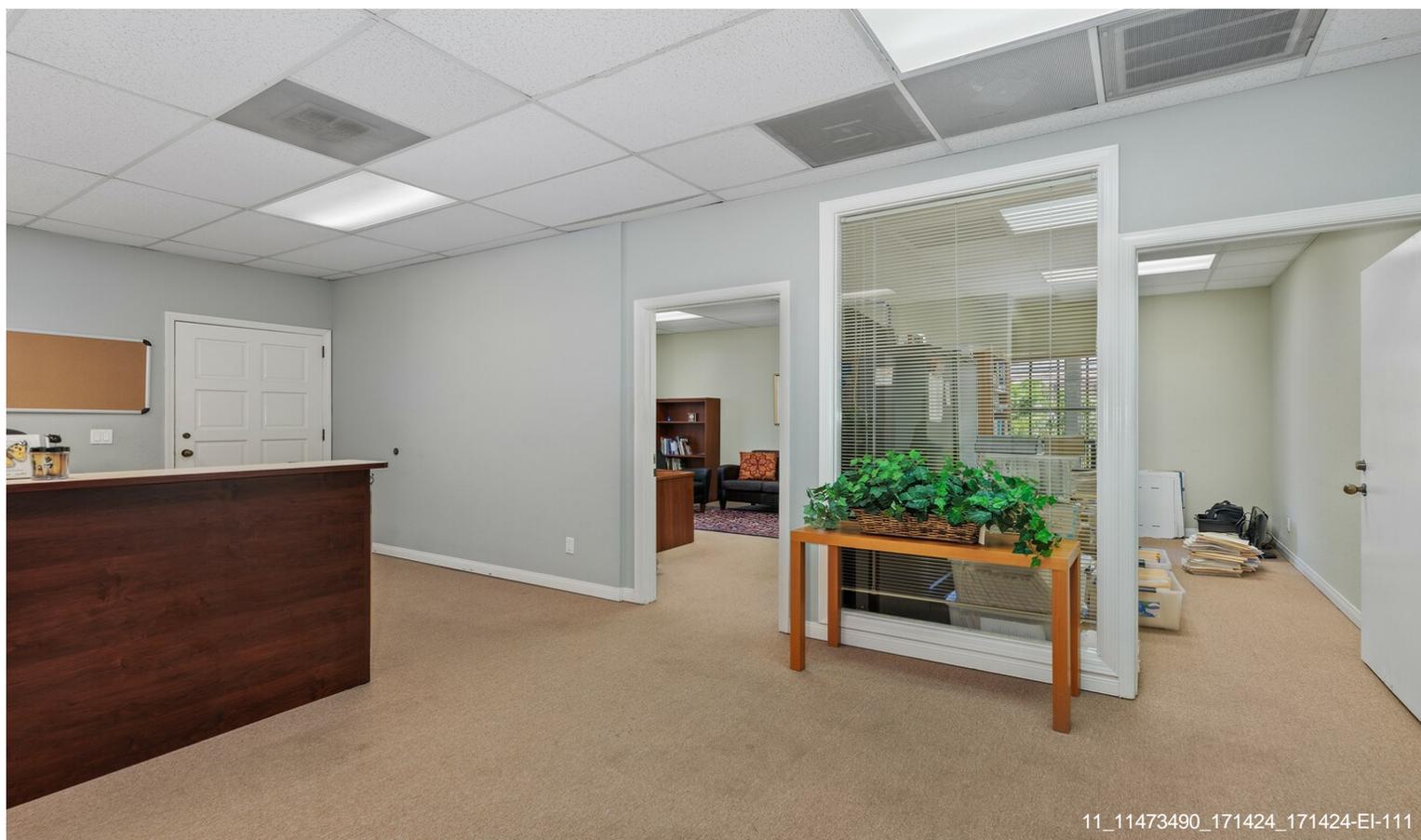


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Property Photos



Property Photos

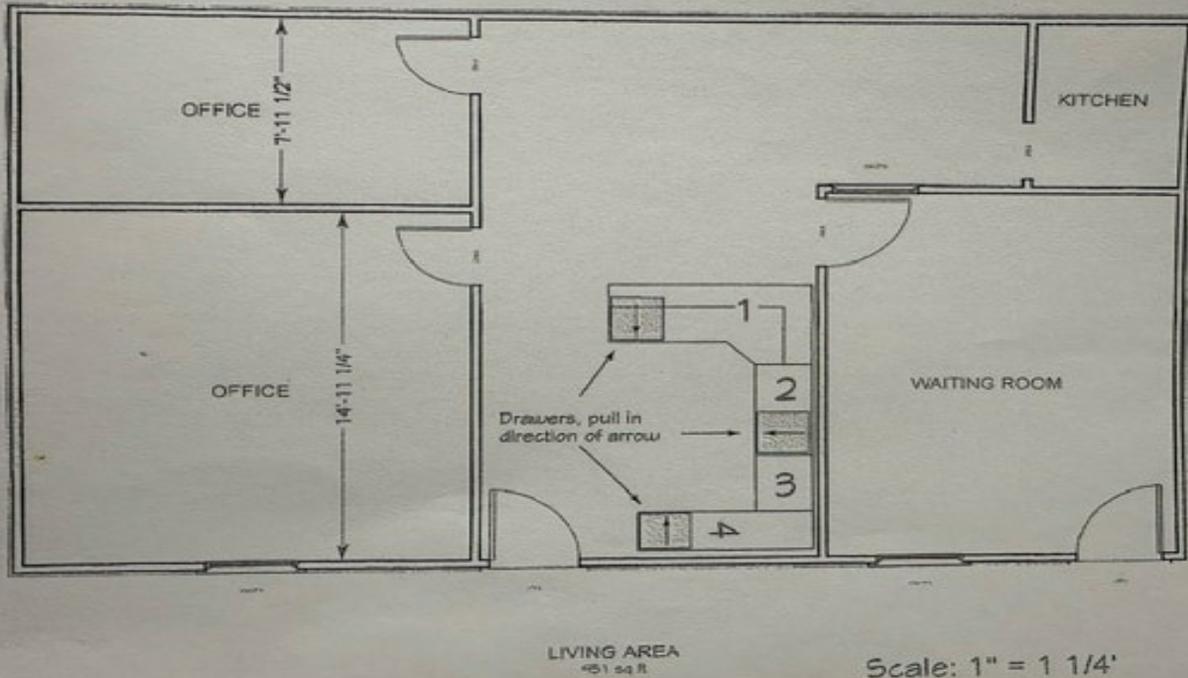


Property Photos



Property Photos

Existing



good resolution floorplan1

ENCINITAS RANCHO
PROFESSIONAL PARK
DOC 82-011121
BLK. 11, POR.

259-19
SHT. 3

NO SCALE

ENCINITAS RANCHO

