

\$100 Visa Gift Card for Submitting Qualified LOI\*



# PACIFIC COAST

INDUSTRIAL CENTER

**FLASH FALL SALE\*\*** 

- 12 months of half rent
- Minimum 5 year lease term

**SINGLE-STORY BUILDINGS**

- Year 1 promo rate: \$1.40 NNN

**BUILDINGS 5315 & 5355 ONLY**

- Year 1 promo rate: \$1.27 NNN



5205 – 5375 AVENIDA ENCINAS, CARLSBAD, CA 92008

FOR LEASE - Multi-Tenant Flex Availabilities

\*Qualified LOI is defined as submitting a letter of intent and completed tenant credit application and submitting financials with LOI.



\*\*The 12 months half rent Fall Promotion will extend to the first 5 leases signed (or until 11/30/25, whichever occurs first). The Year 1 Promo rates will only be honored for a lease term 5 years or longer. No free rent will be considered with the half rent Summer Promotion. Year 2 rent will be \$2.90/sf and \$2.64/sf, respectively. Ownership reserves the right to adjust the Fall Promotion based on qualified lease terms.

# PROPERTY HIGHLIGHTS



## PRIME COASTAL LOCATION

- Short Walk to Beach
- Immediate Freeway & Coaster Access
- Walking Distance to Retail Shops/Restaurants



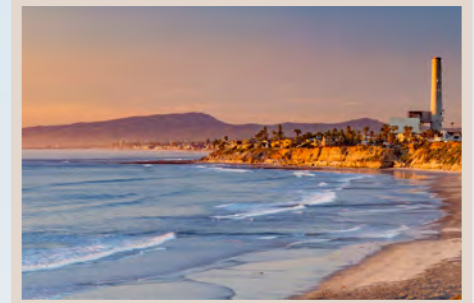
## AMENITIES

- Tenant Lounge & Conference Center
- Fitness Center/Yoga Studio
- Shower & Locker Facilities
- Outdoor Seating & Collaborative Area
- 24/7 Monitored Security Cameras



## ADDITIONAL FEATURES

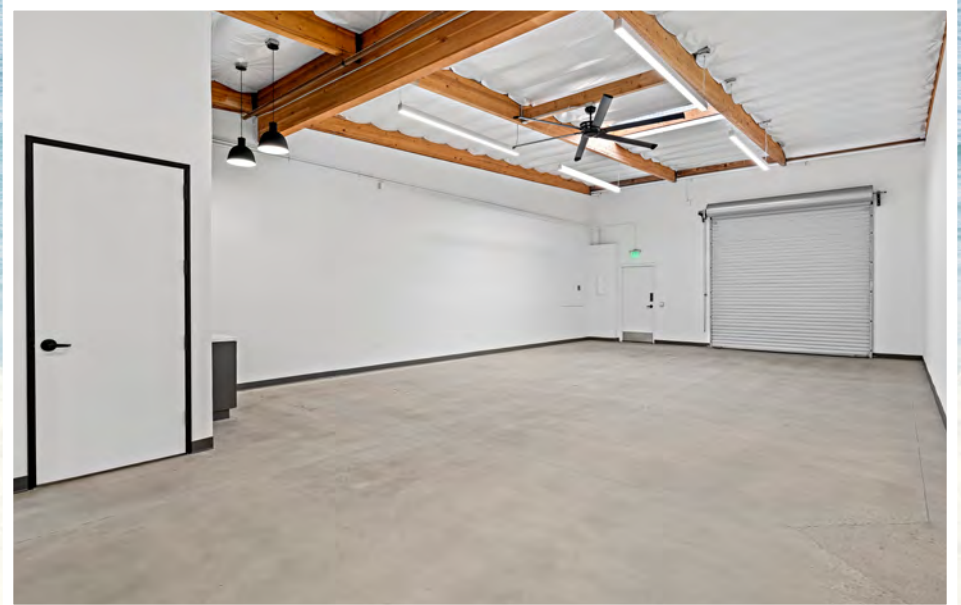
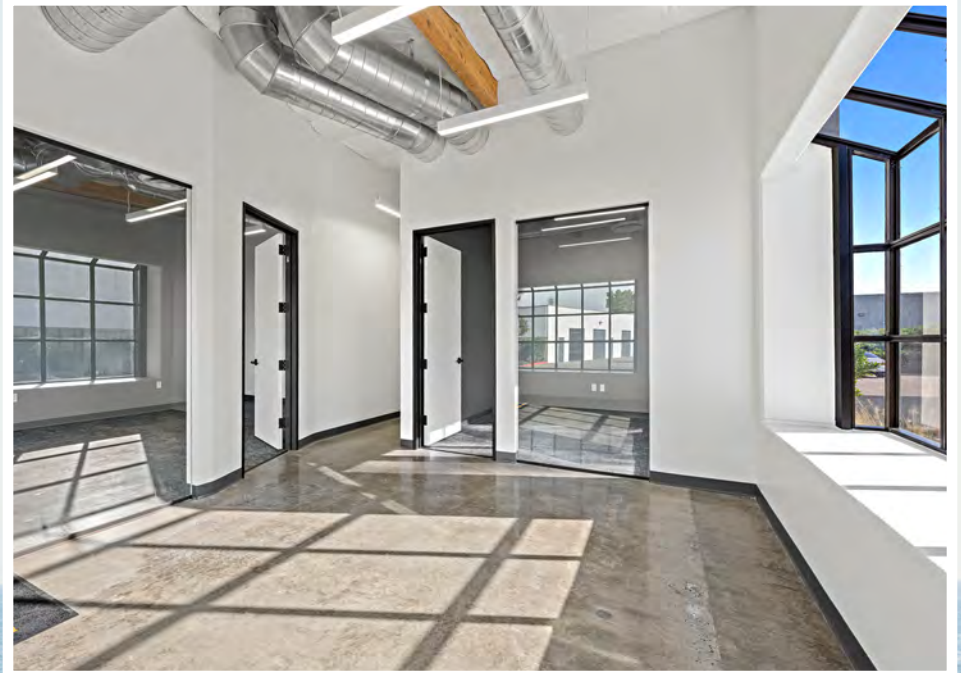
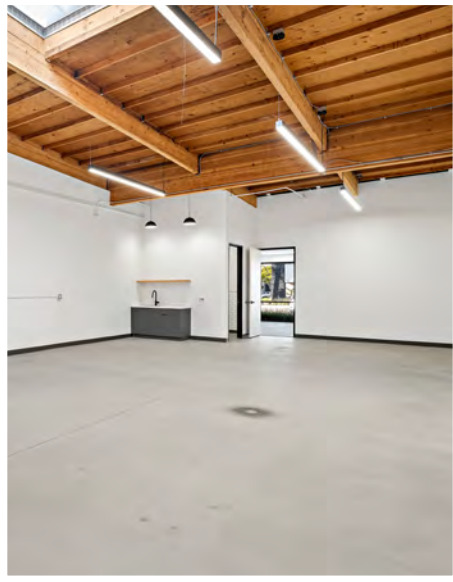
- High End “Creative Office” Finishes
- Glass Roll Up Doors
- 3.0/1,000 Parking
- Abundant Glass Line





# PACIFIC COAST

INDUSTRIAL CENTER





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INDUSTRIAL CENTER



# R&D/FLEX AVAILABILITIES

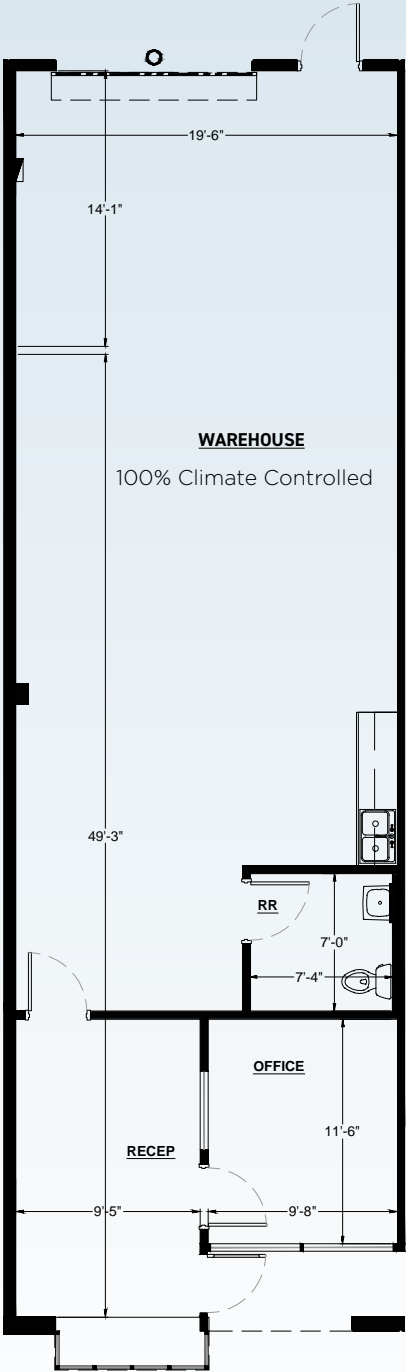
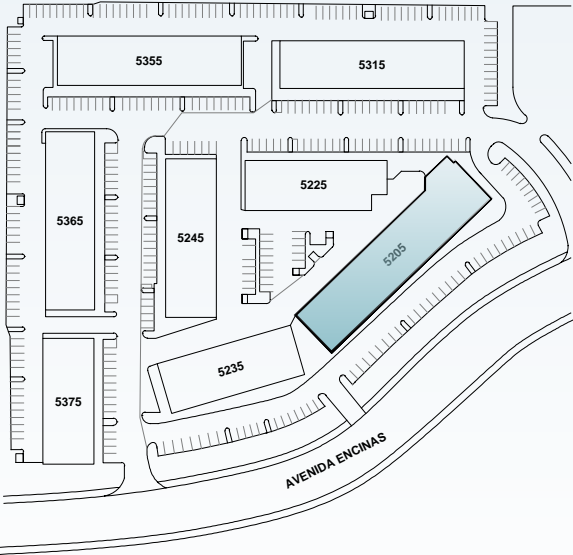
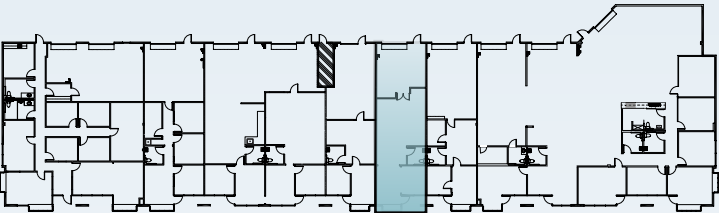
BUILDING #	STE	SQ. FT.	FLOOR PLAN	ASKING LEASE RATE
5205	G	1,382 SF	<a href="#">VIEW PLAN</a>	\$2.79/SF NNN
5245	C	1,362 SF	<a href="#">VIEW PLAN</a>	\$2.79/SF NNN
5315	130	3,740 SF	<a href="#">VIEW PLAN</a>	\$2.54/SF NNN
5315	140	1,718 SF	<a href="#">VIEW PLAN</a>	\$2.54/SF NNN
5355	105	1,447 SF	<a href="#">VIEW PLAN</a>	\$2.54/SF NNN
5355	106	1,443 SF	<a href="#">VIEW PLAN</a>	\$2.54/SF NNN
5355	105/106	2,890 SF	<a href="#">VIEW PLAN</a>	\$2.54/SF NNN
5355	109	1,748 SF	<a href="#">VIEW PLAN</a>	\$2.54/SF NNN
5365	C	1,639 SF	<a href="#">VIEW PLAN</a>	\$2.79/SF NNN
5375	C/D	3,175 SF	<a href="#">VIEW PLAN</a>	\$2.79/SF NNN

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

# BUILDING 5205

STE G - 1,382 SF

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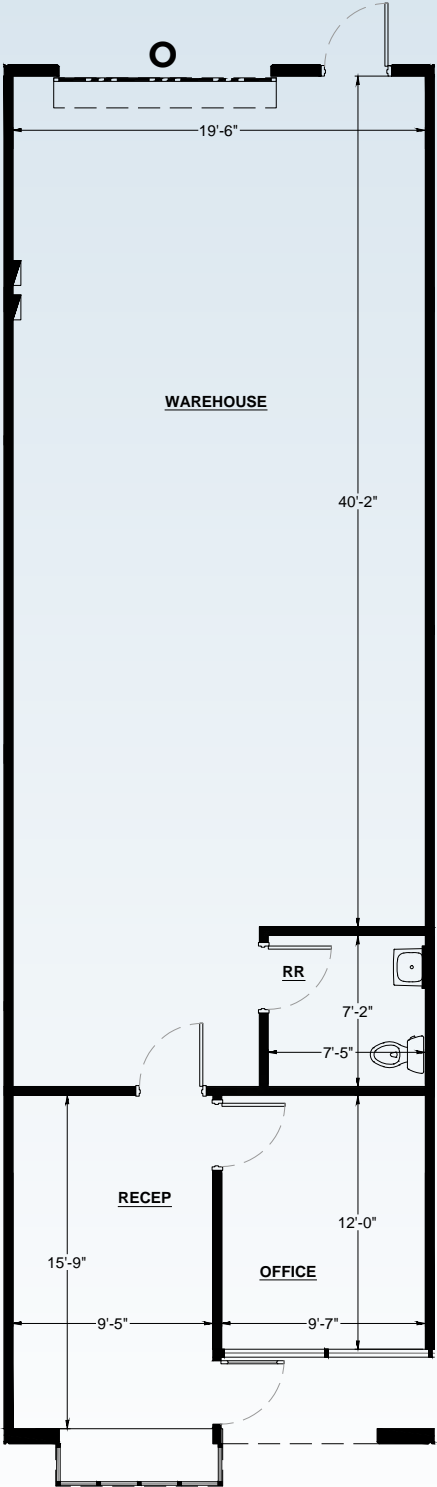
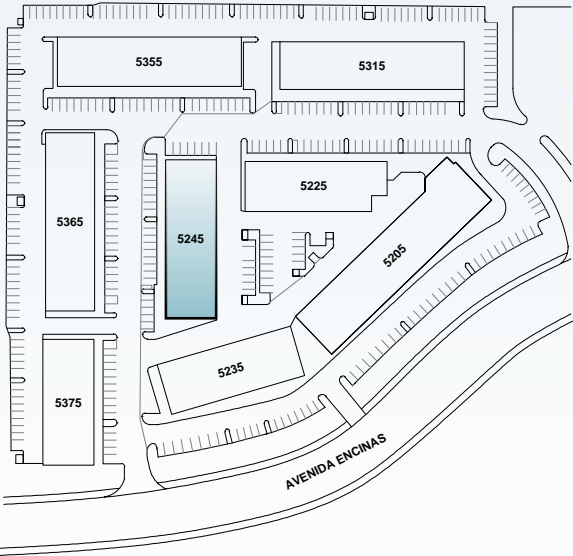
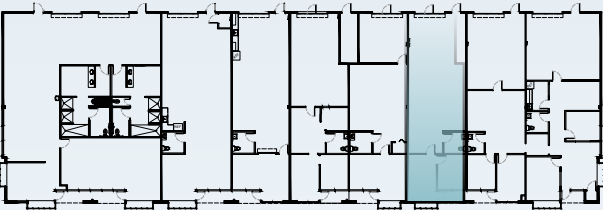


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# BUILDING 5245

STE C - 1,362 SF

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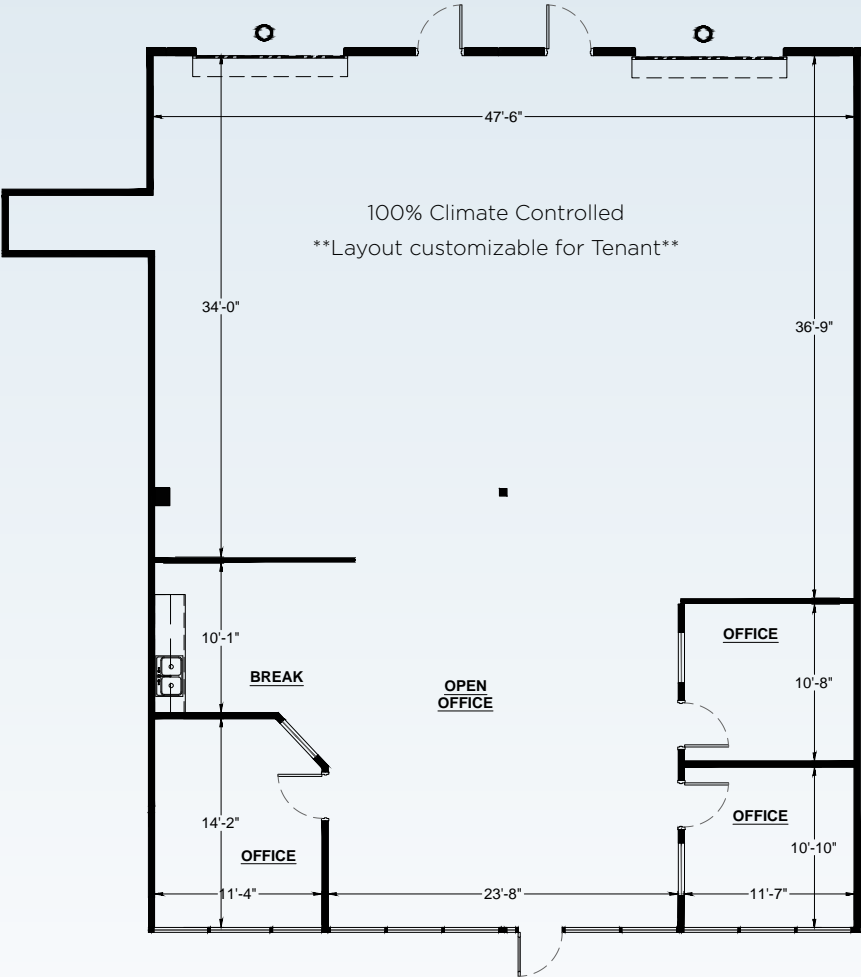
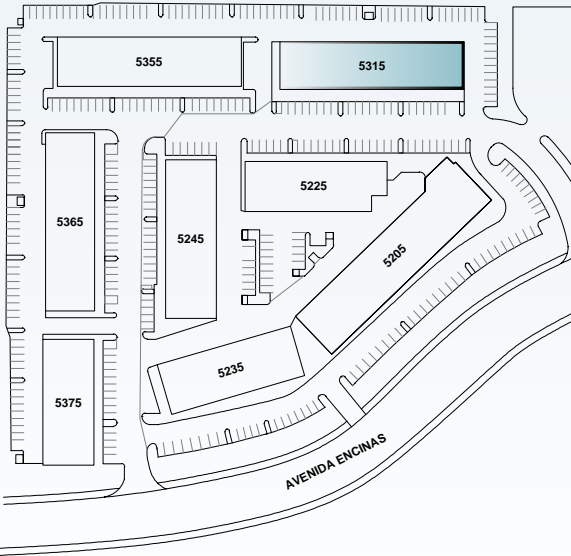
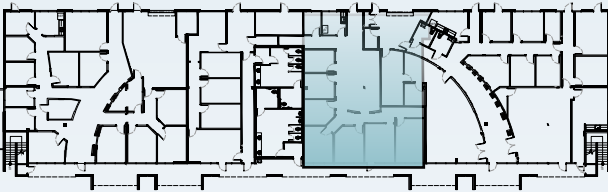
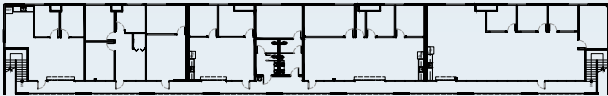


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# BUILDING 5315

## STE 130 - 3,740 SF

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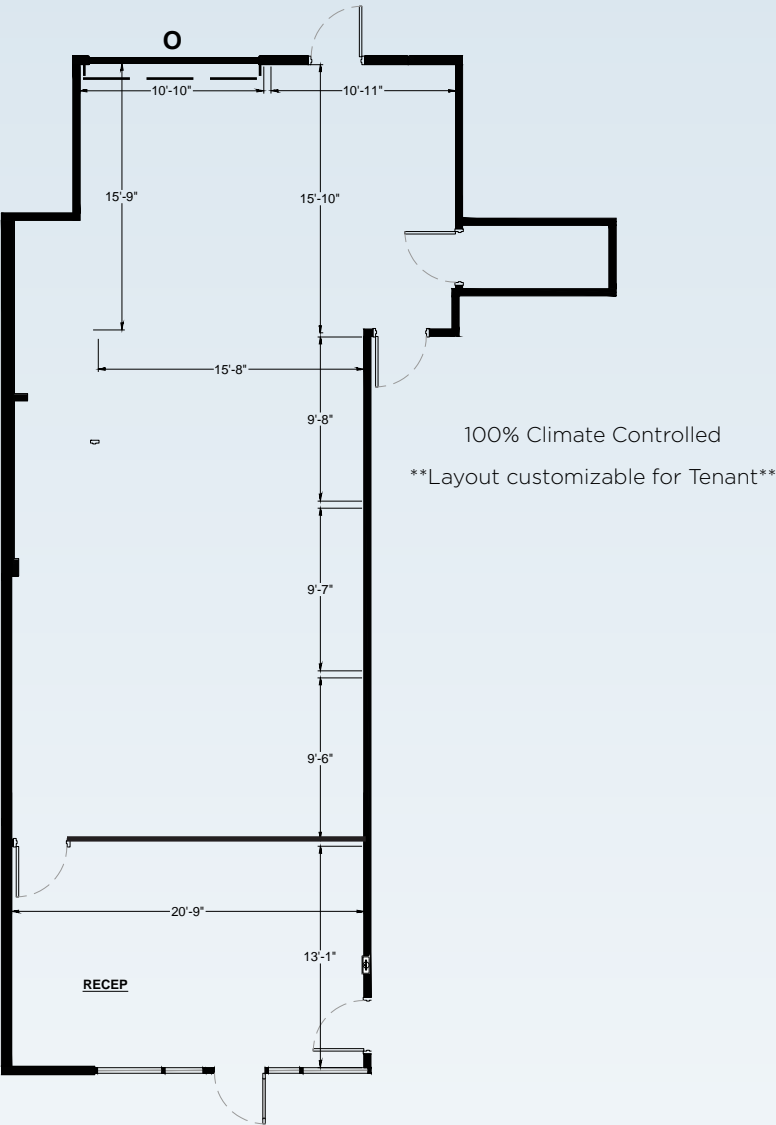
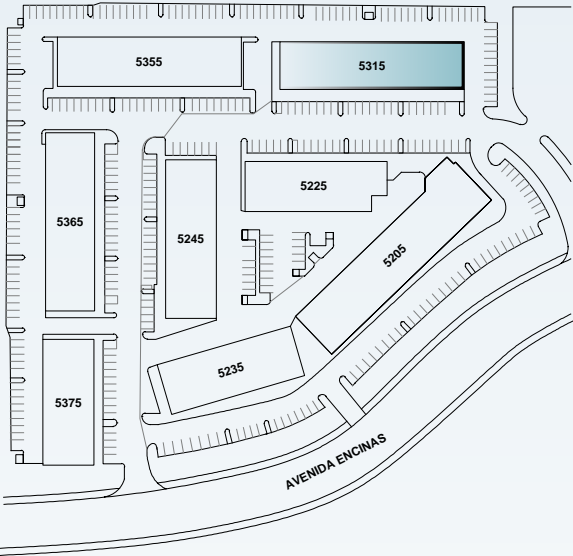


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# BUILDING 5315

## STE 140 - 1,718 SF

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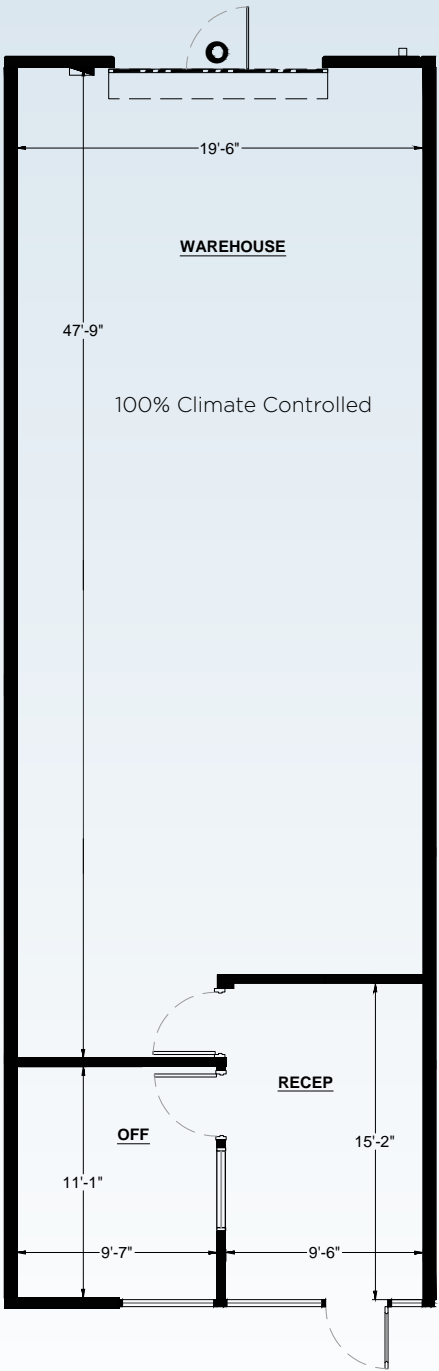
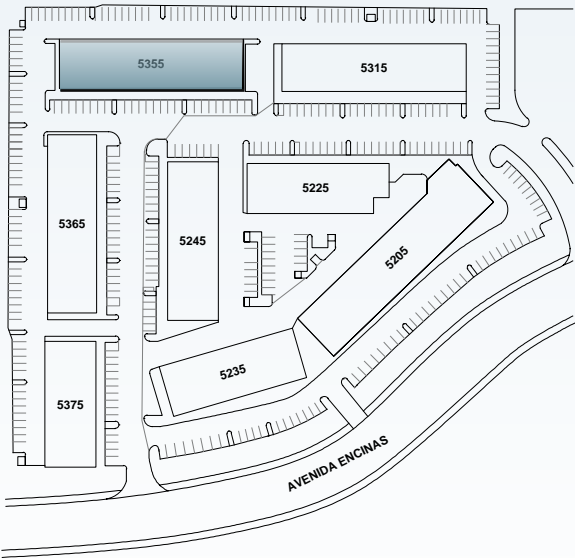
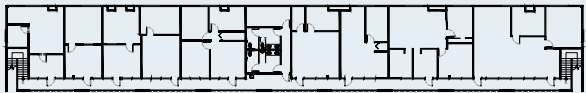


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# BUILDING 5355

## STE 105 - 1,447 SF

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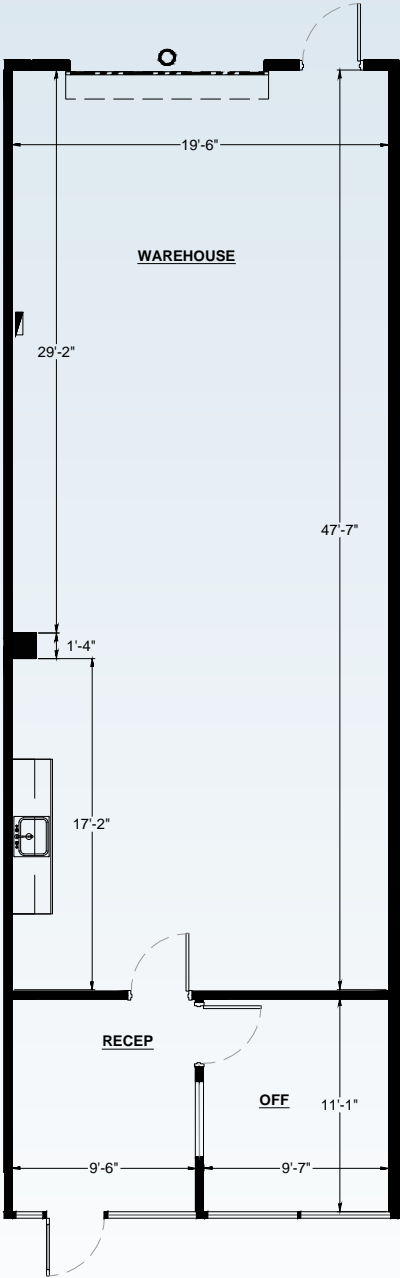
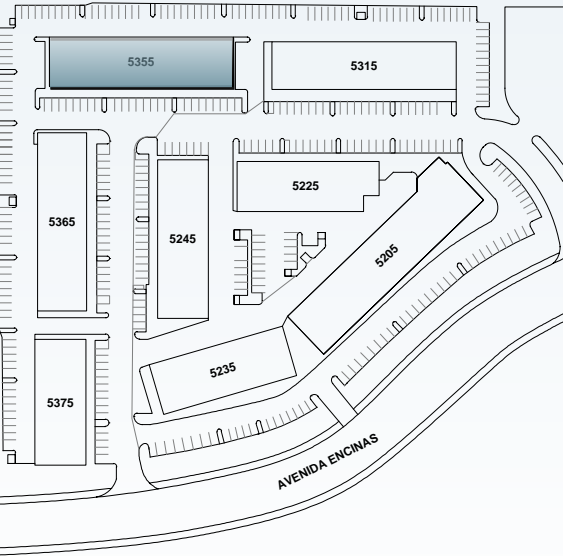


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# BUILDING 5355

## STE 106 - 1,443 SF

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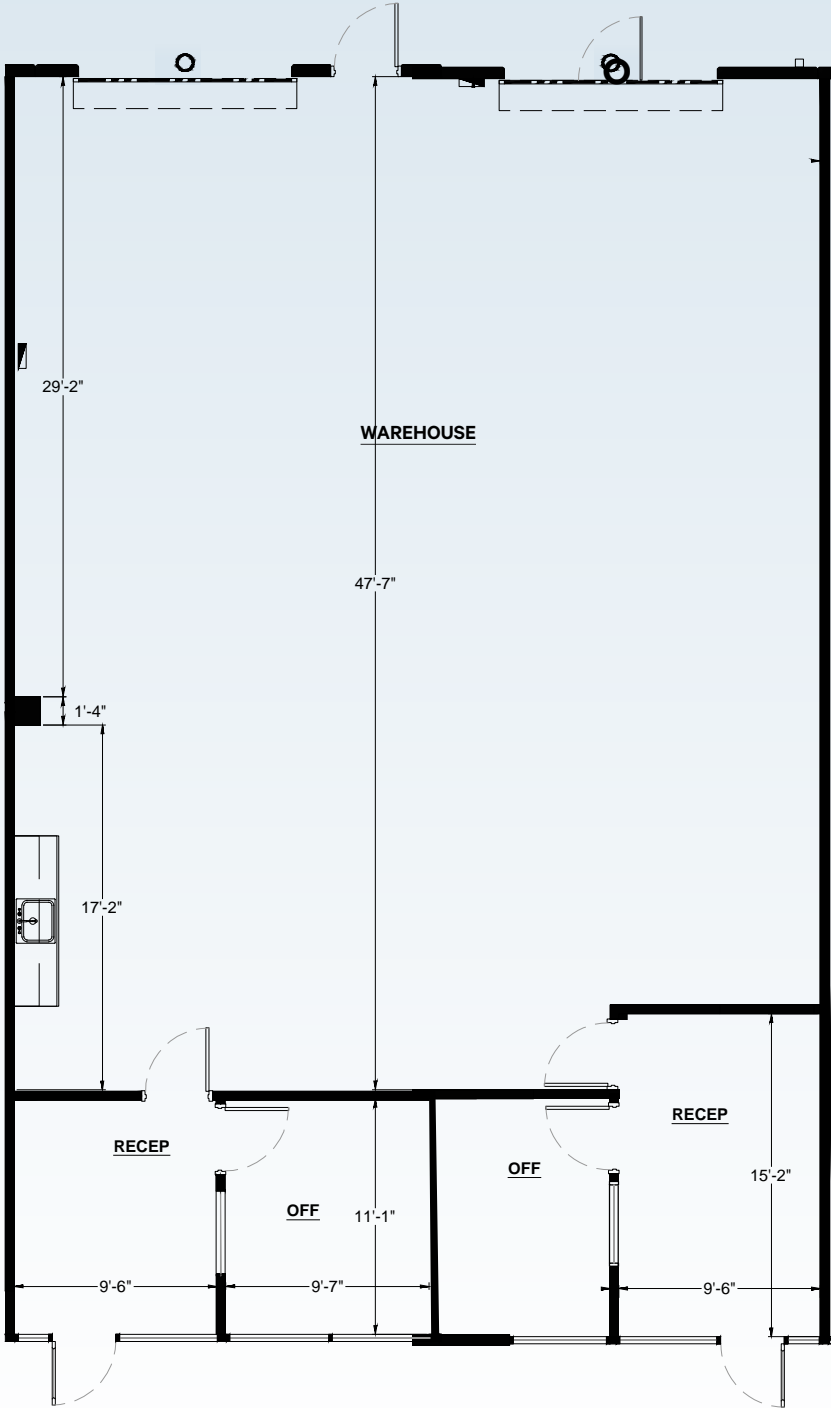
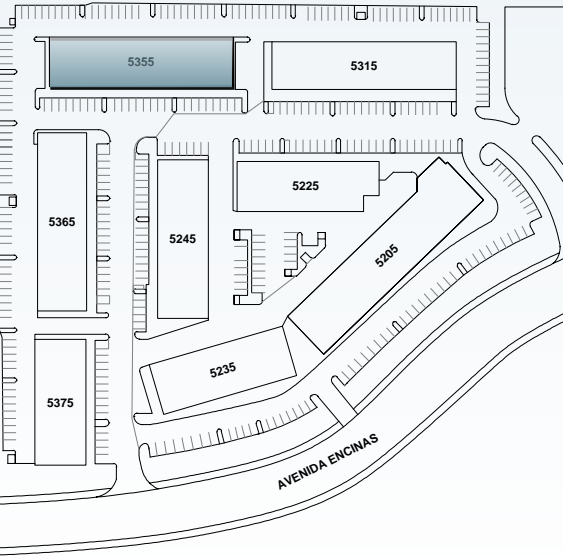


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# BUILDING 5355

STE 105/106 - 2,890 SF  
POTENTIALLY COMBINABLE

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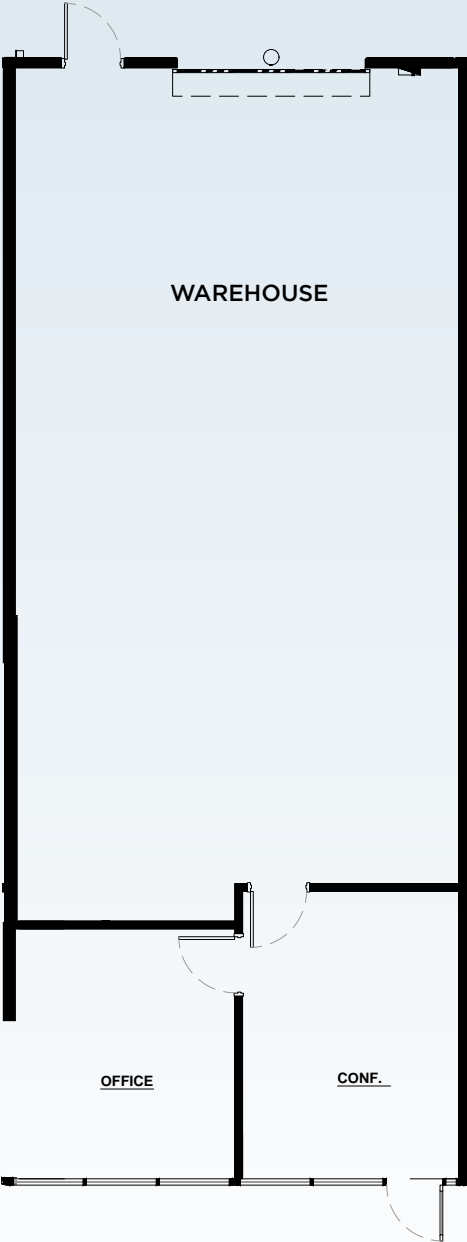
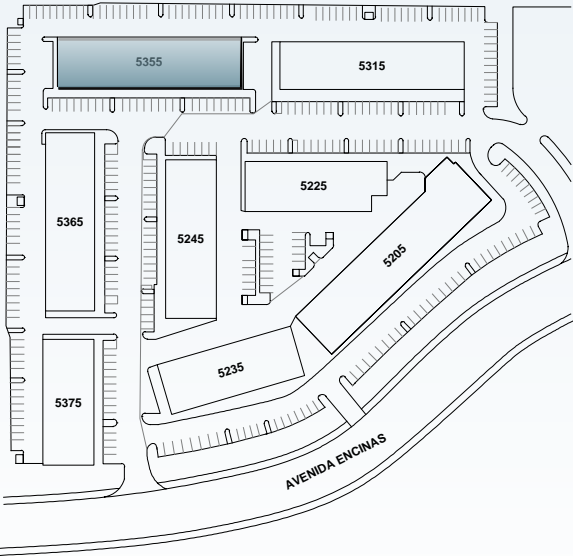
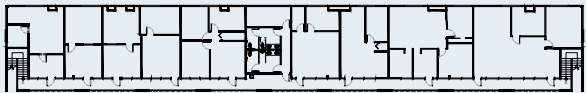


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# BUILDING 5355

## STE 109 - 1,748 SF

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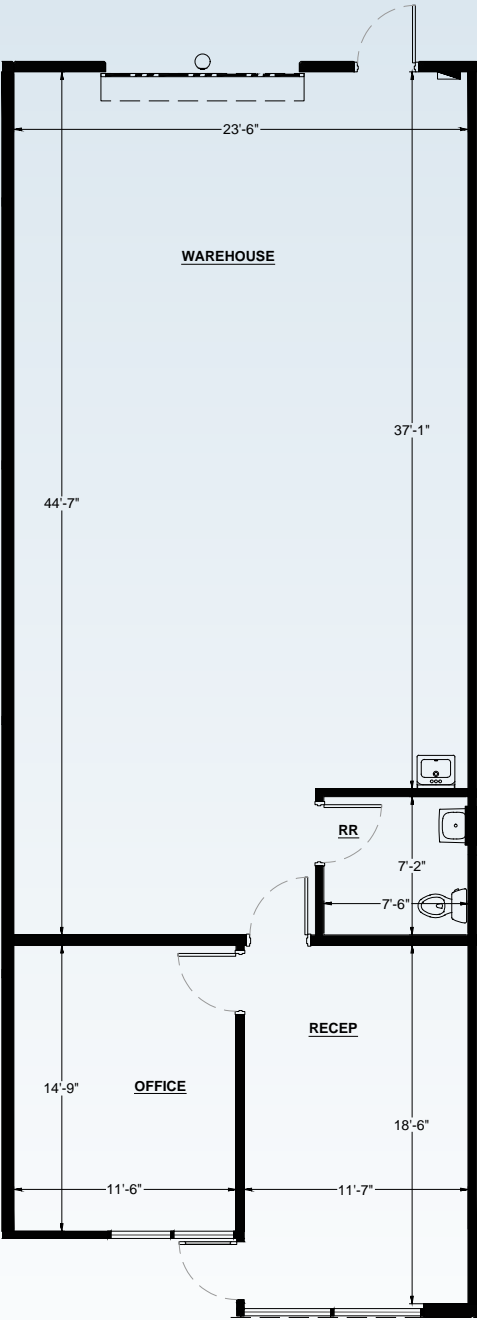
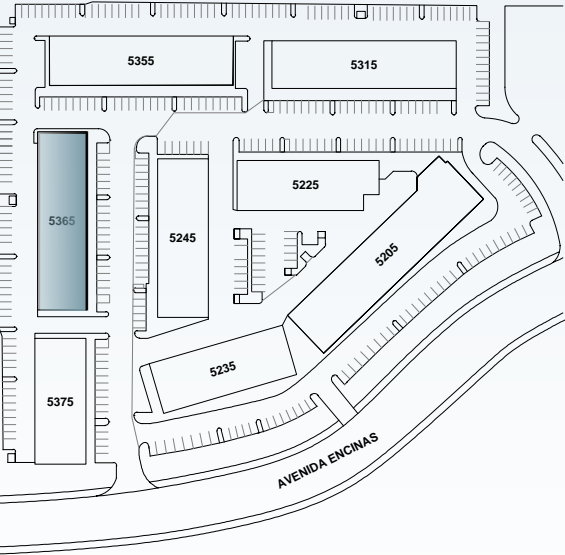
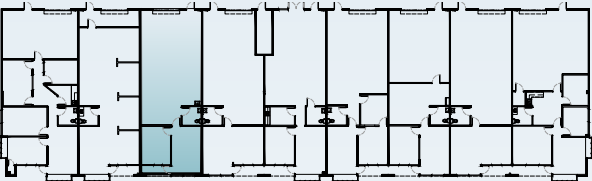


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# BUILDING 5365

STE C - 1,639 SF

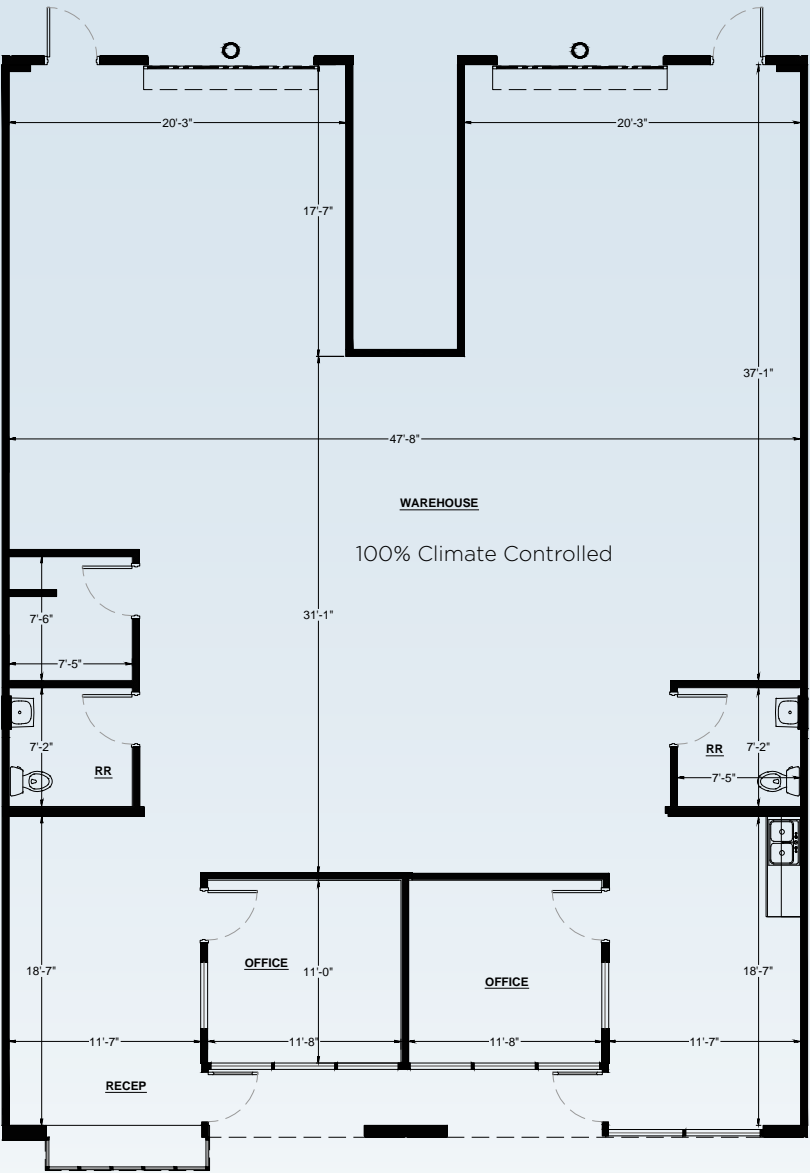
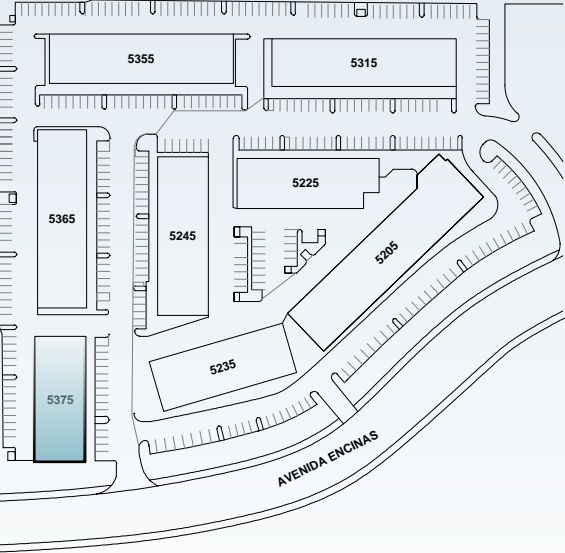
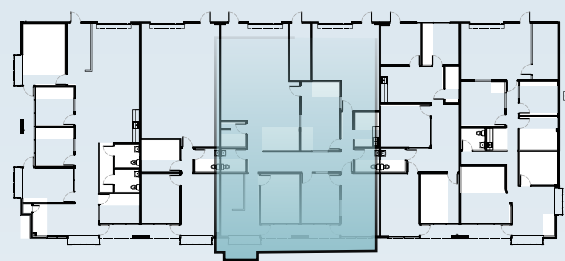
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# BUILDING 5375

## STE C/D - 3,175 SF

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# MAP

Carlsbad Flower Fields

Windmill Food Hall

In-N-Out Burger



PACIFIC  
COAST  
INDUSTRIAL CENTER



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**PACIFIC  
COAST**

INDUSTRIAL CENTER

**PACIFIC  
OCEAN**

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

# AREA OVERVIEW

## BLDG 1

5205 Avenida Encinas

## BLDG 2

5235 Avenida Encinas

## BLDG 3

5375 Avenida Encinas

## BLDG 4

5365 Avenida Encinas

## BLDG 5

5355 Avenida Encinas

## BLDG 6

5315 Avenida Encinas

## BLDG 7

5225 Avenida Encinas

## BLDG 8

5245 Avenida Encinas



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AVENIDA ENCINAS



5205

5235

5225

5245

5375

Gym &  
Tenant Lounge

5315

5365

5355

PACIFIC  
OCEAN



**PACIFIC  
COAST**  
INDUSTRIAL CENTER

For more information, please contact:

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