

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:

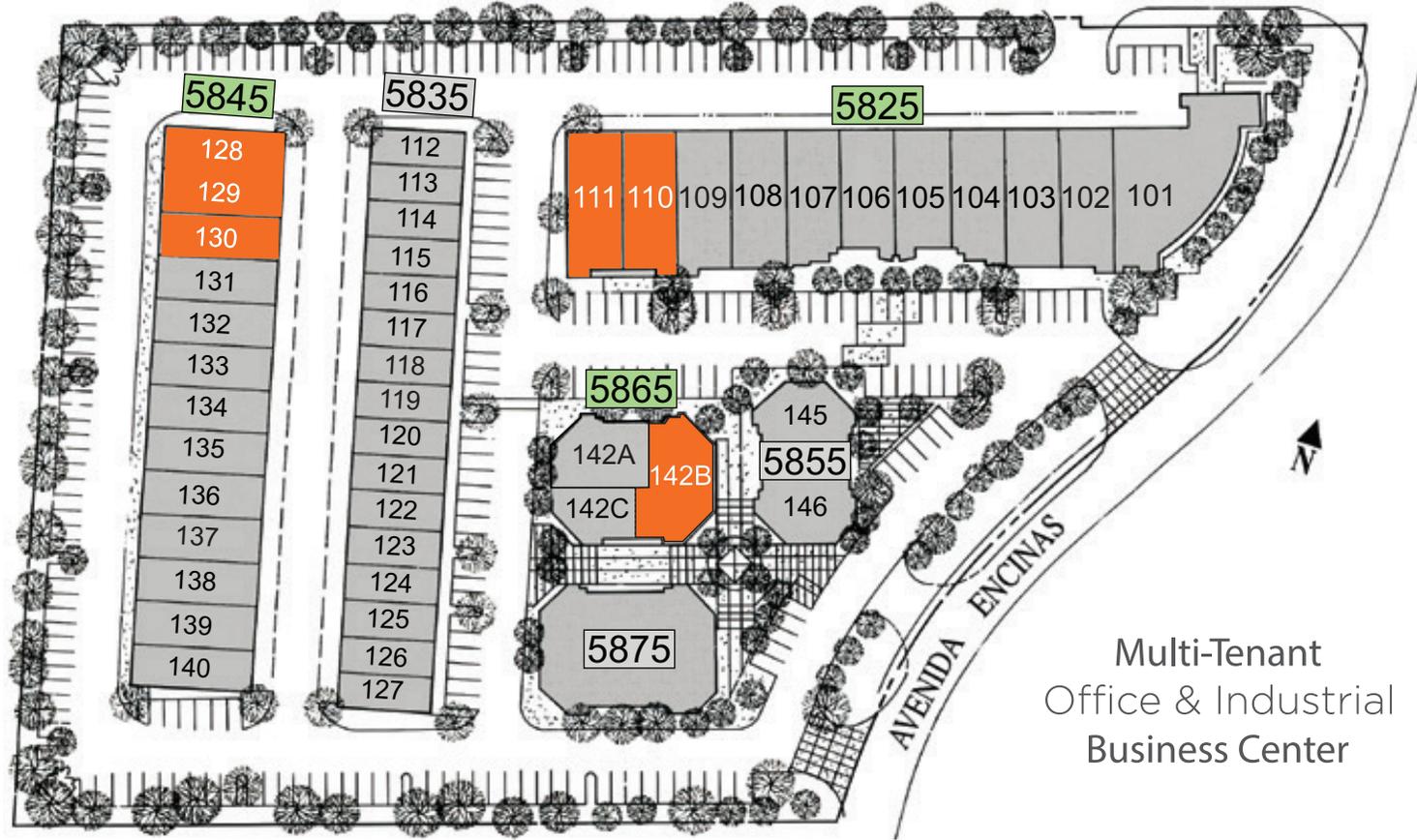
**David M. Steffy** | 760.845.6307 | [dsteffy@palomarcommercial.com](mailto:dsteffy@palomarcommercial.com) | CA License 00902739

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## SITE PLAN

Available Units



Multi-Tenant  
Office & Industrial  
Business Center

Each flex unit will be charged \$.20 per square foot per month CAM charge. Prices are subject to change without notice.

BLDG	SUITE	SF	OFFICE	RENT (PSF)	AVAILABLE
5825	110	2,420	Reception, 2 offices, restroom and warehouse	\$2.15 PSF + CAM	NOW
5825	111	2,420	Reception, 2 offices, restroom and warehouse	\$2.15 PSF + CAM	NOW
5845	128/129	3,192	Creative office & warehouse	\$2.25 PSF + CAM	NOW
5845	130	1,595	Reception, 1 private office, restroom, production room, <b>cleanroom and gowning area</b>	\$2.45 PSF + CAM	NOW
5865	142B	2,792	100% Office, 4 private offices, break area, open areas	\$2.45 + U	NOW

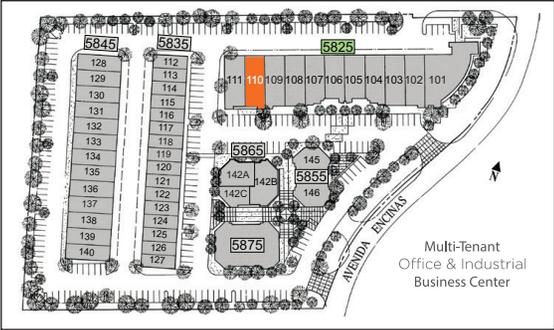
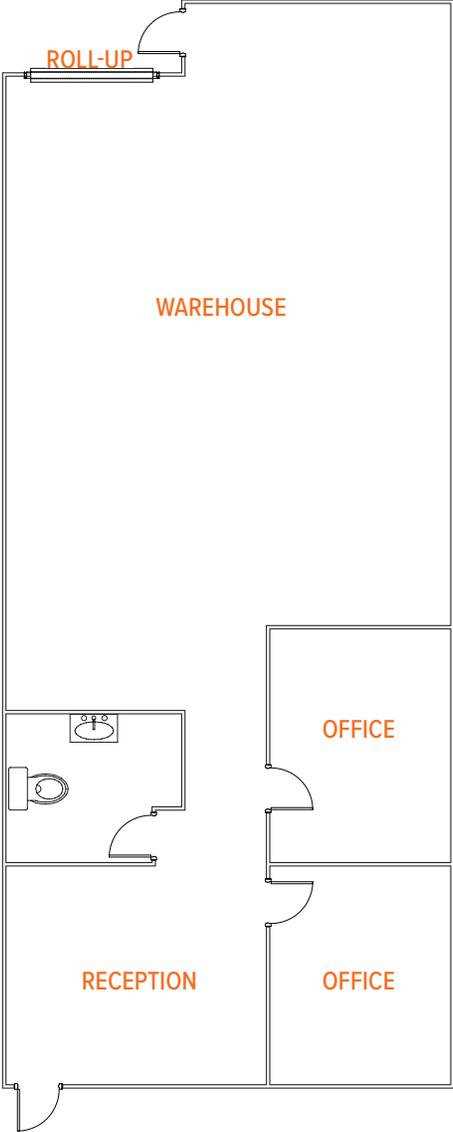
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**FOR LEASE**

5825 Avenida Encinas | Suite 110

Approx. 2,420 SF



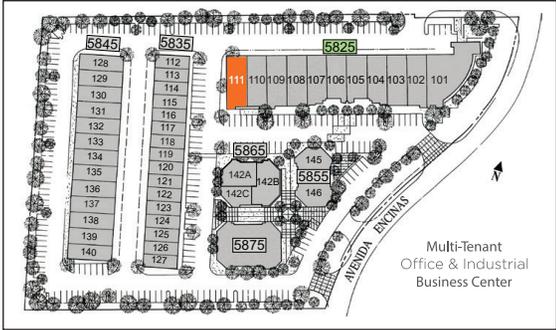
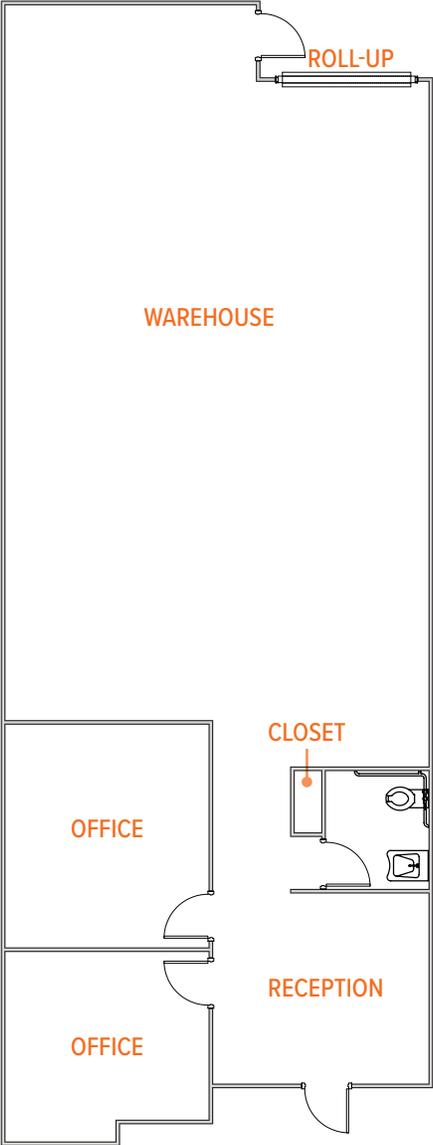
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## 5825 Avenida Encinas | Suite 111

Approx. 2,420 SF



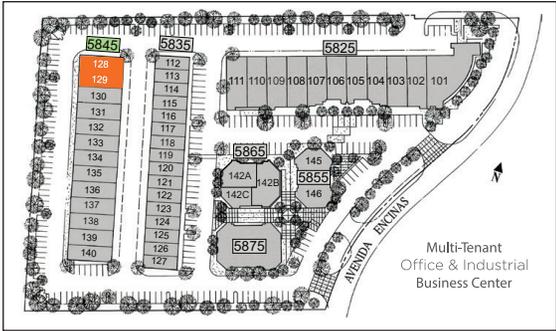
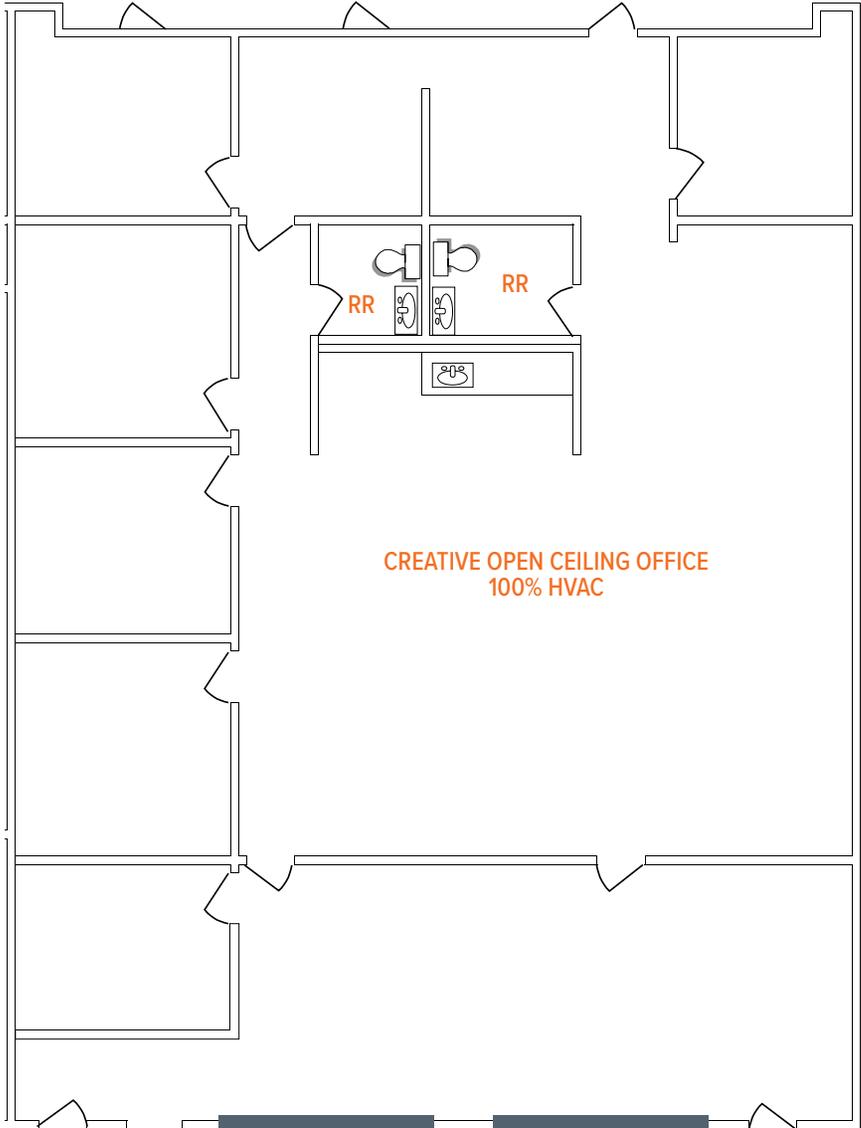
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**FOR LEASE**

**5845 Avenida Encinas | Suite 128/129**

Approx. 3,192 SF



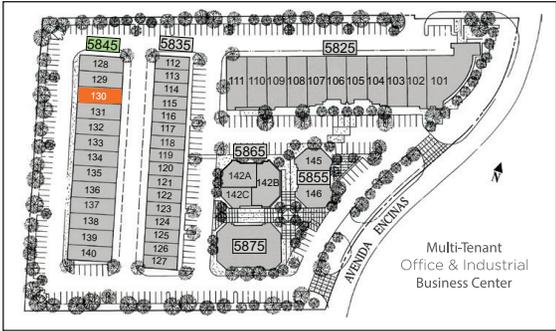
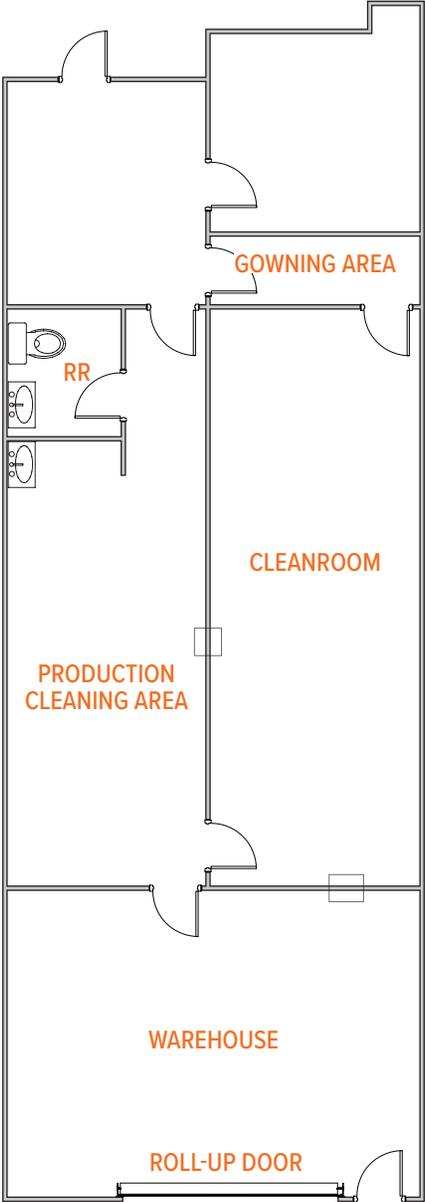
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5825–5875 Avenida Encinas | Carlsbad, CA 92008

FOR LEASE

## 5845 Avenida Encinas | Suite 130

Approx. 1,595 SF



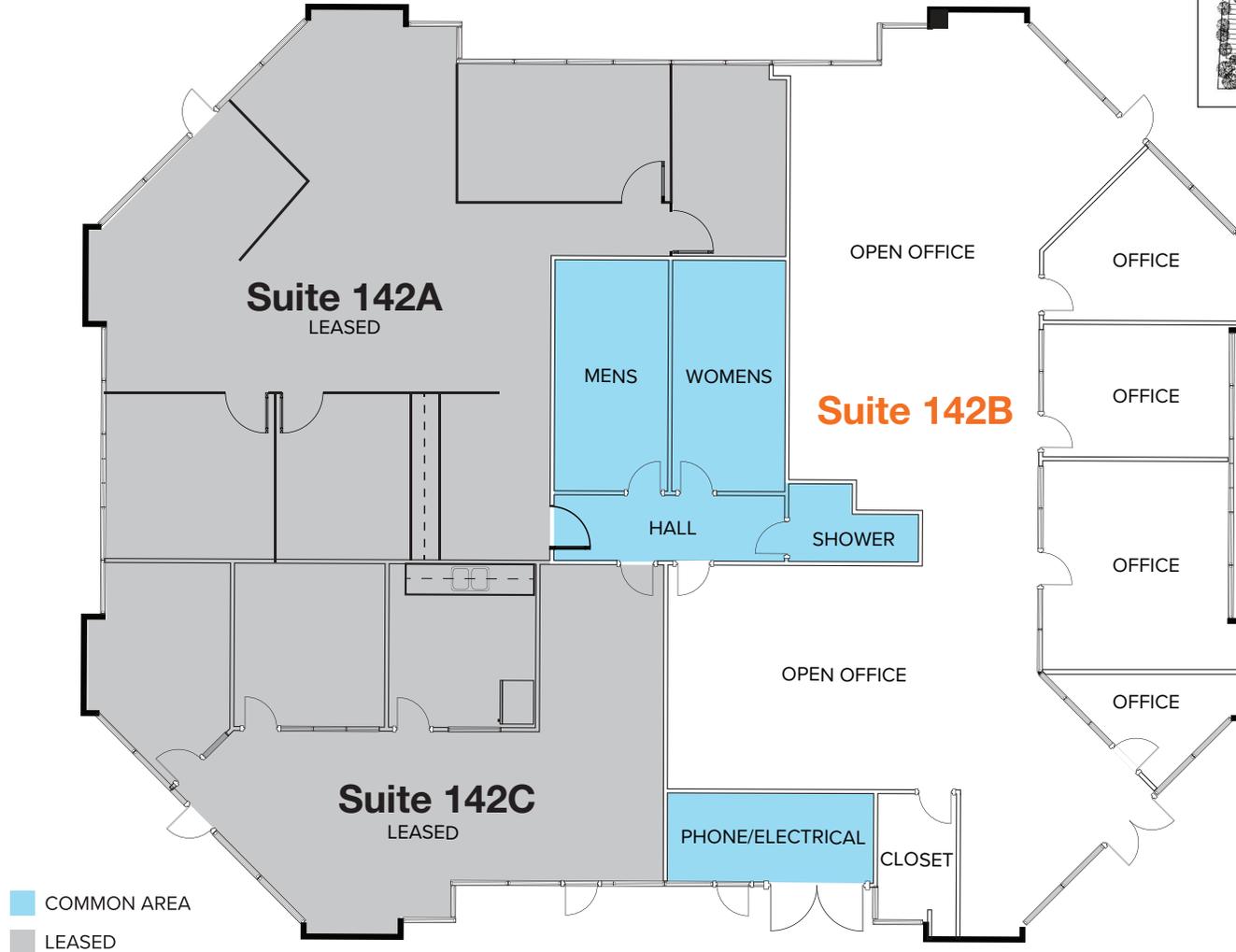
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FOR LEASE

5865 Avenida Encinas | Suite 142B

Approx. 2,792 SF



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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