

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 \$0.13 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
5835	113	1,016	Reception, 1 office, restroom and warehouse	\$2.40 PSF + CAM	NOW
5835	114	1,016	Reception, 1 office, restroom and warehouse	\$2.40 PSF + CAM	NOW
5845	138	1,595	Reception, 2 offices, restroom, kitchen and warehouse	\$2.35 PSF + CAM	NOW
5865	142B	2,792	100% Office, 4 private offices, break area, open areas	\$2.45 + U	NOW

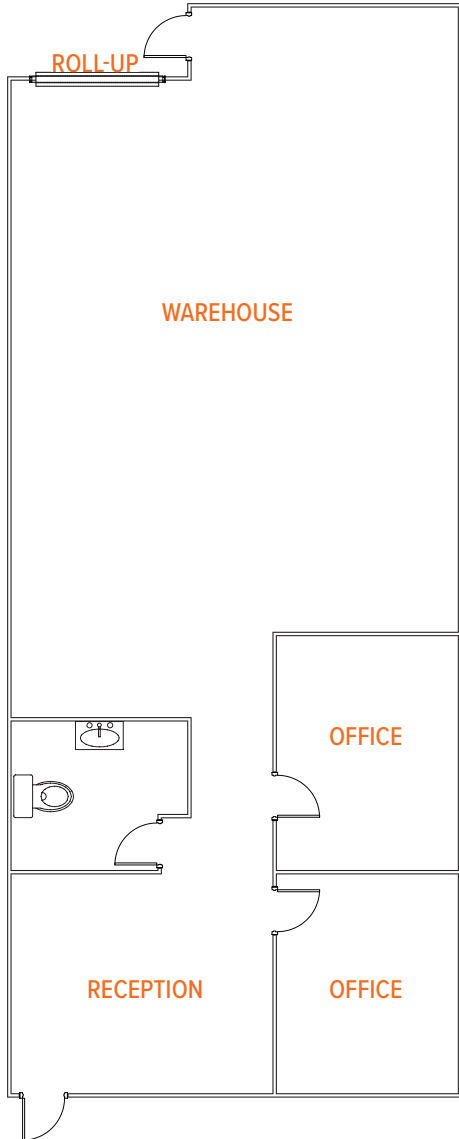
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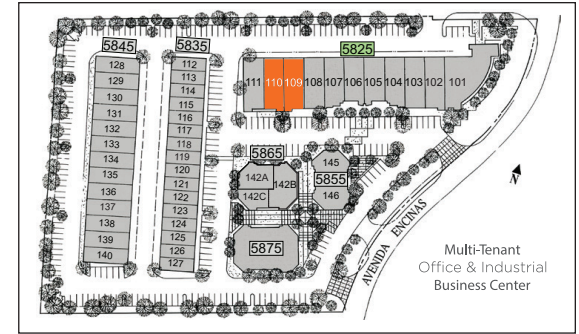
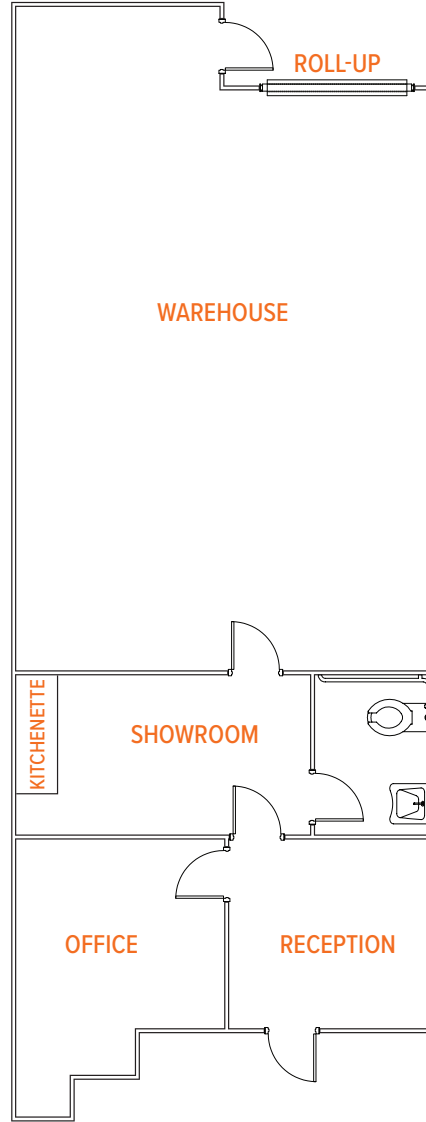
## 5825 Avenida Encinas | Suite 110

Approx. 2,420 SF



## 5825 Avenida Encinas | Suite 109

Approx. 2,420 SF



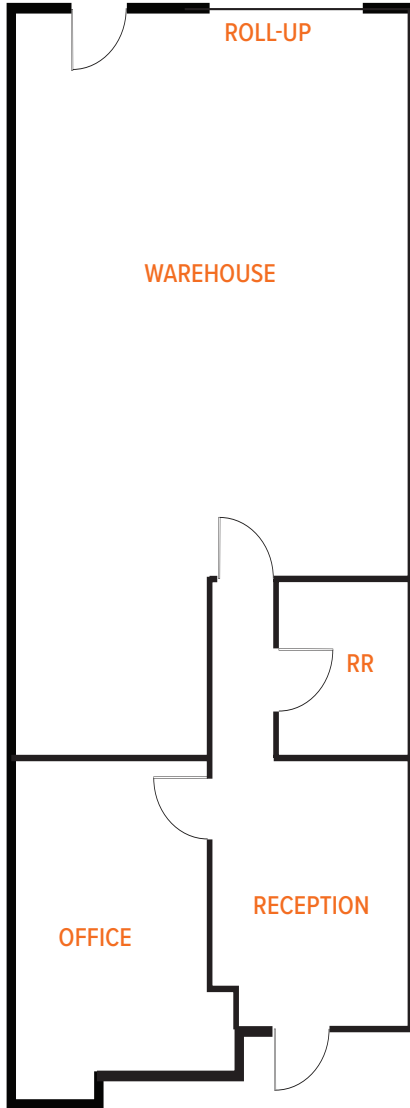
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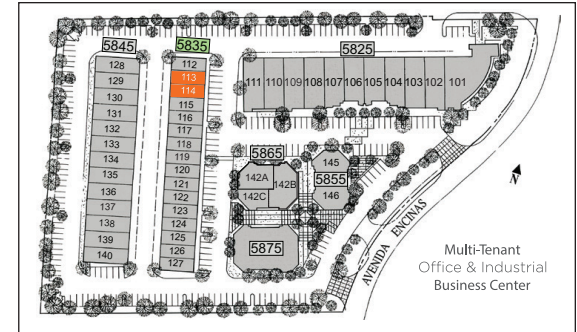
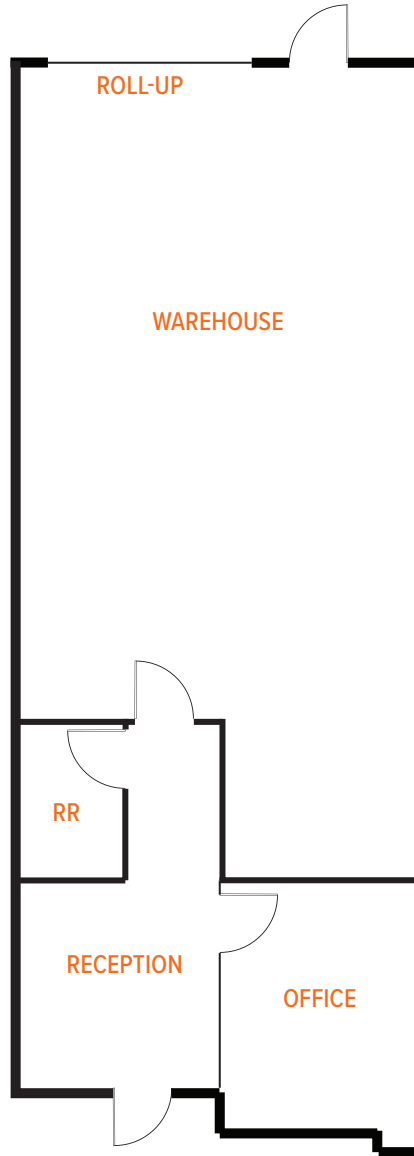
## 5835 Avenida Encinas | Suite 113

Approx. 1,016 SF



## 5835 Avenida Encinas | Suite 114

Approx. 1,016 SF



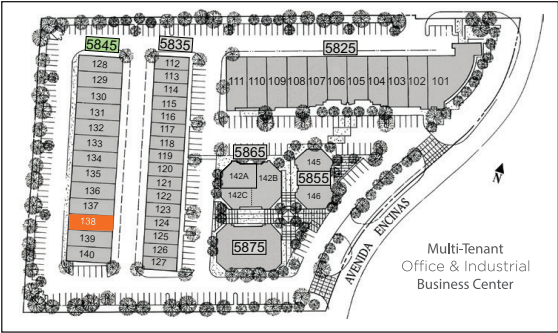
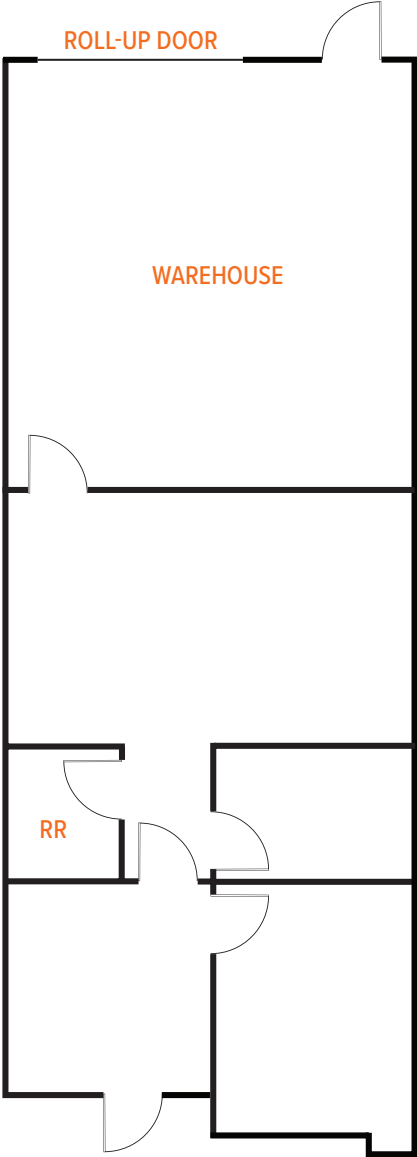
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5845 Avenida Encinas | Suite 138

Approx. 1,595 SF



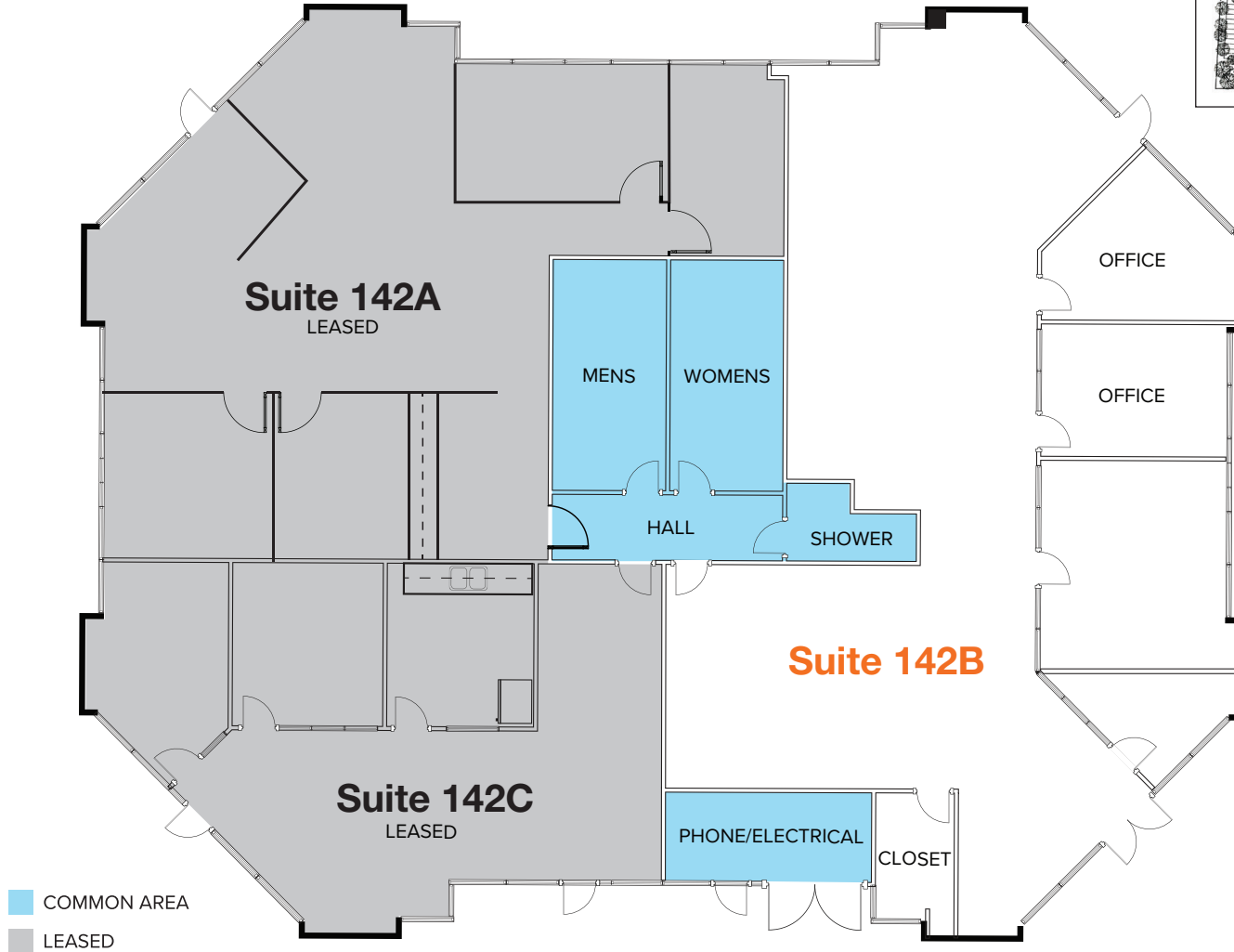
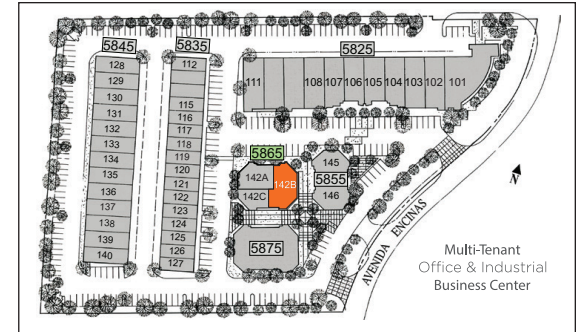
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**FOR LEASE**

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