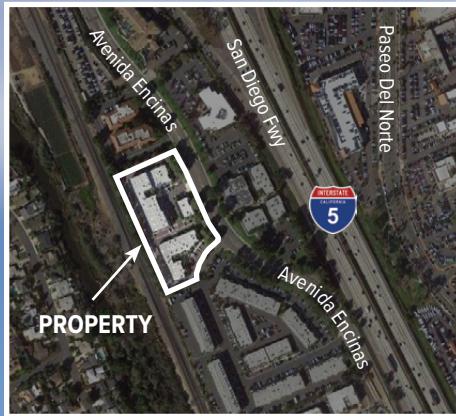


MULTI-TENANT INDUSTRIAL AND OFFICE SUITES AVAILABLE

PACIFICA BUSINESS CENTER

5115–5135–5145 Avenida Encinas
Carlsbad, CA 92008



PACIFICA BUSINESS CENTER

5145

5135

5115

PROPERTY HIGHLIGHTS

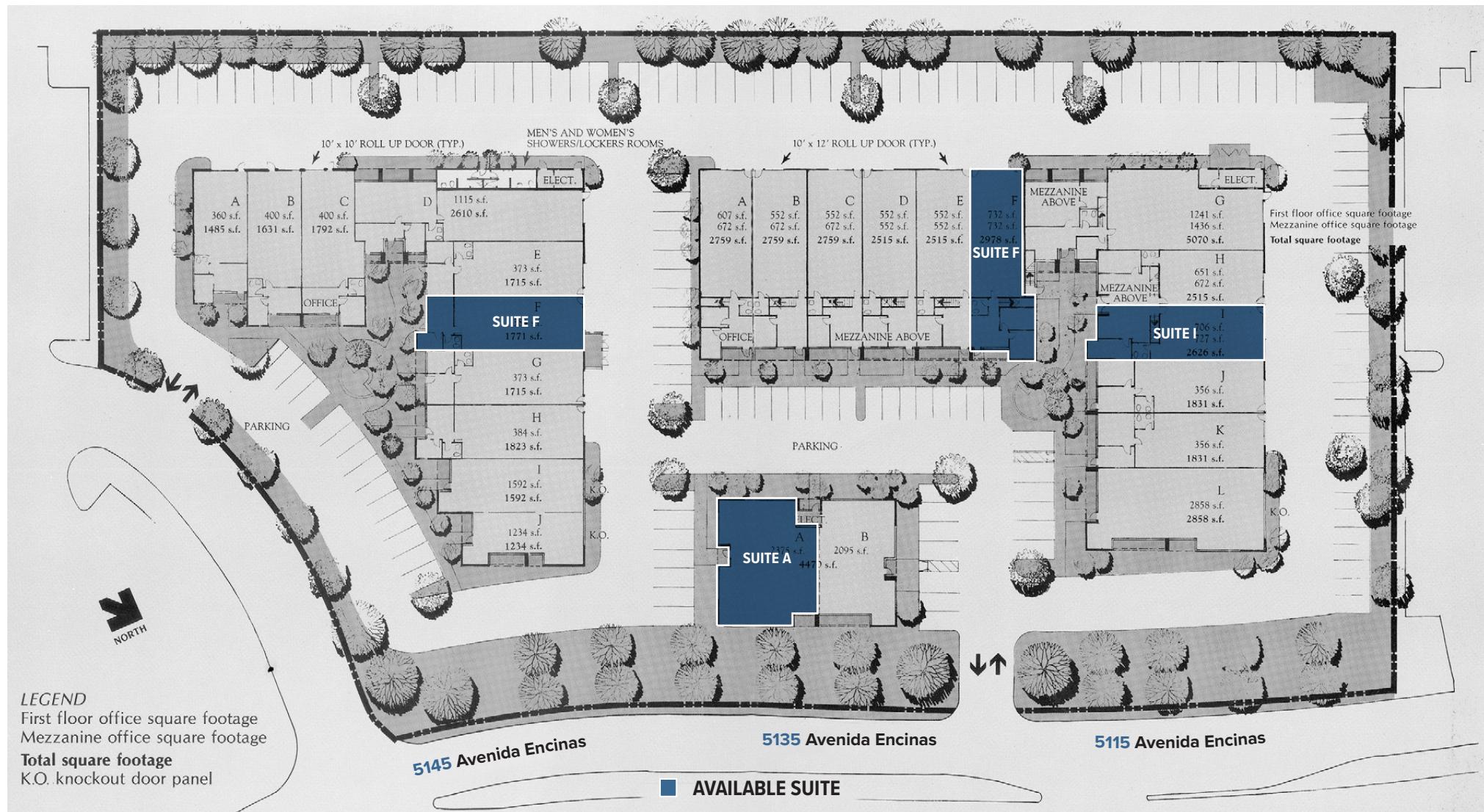
- Nice interior office improvements
- Excellent warehouse clear height
- Exterior finish of heavy sandblasted concrete panels
- Fully sprinklered (5115 and 5145)
- Excellent I-5 access and identity
- Close proximity to restaurants and services
- West of I-5

For more information, please contact:

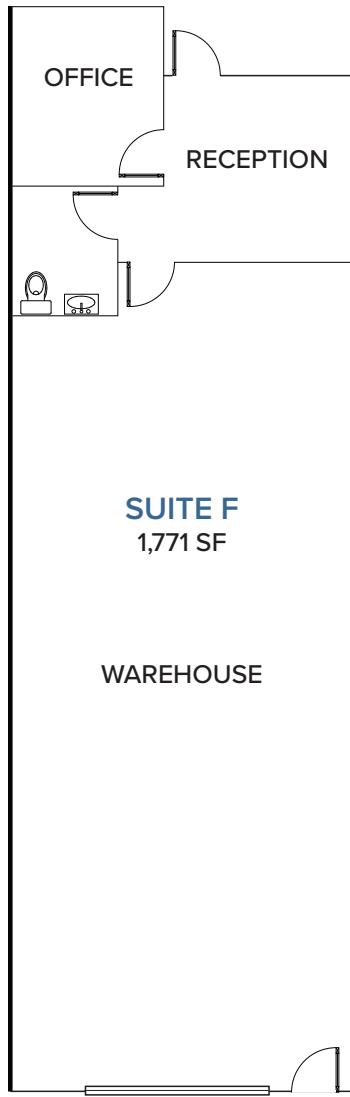
David M. Steffy | 760.845.6307 | dsteffy@palomarcommercial.com | CA License 00902739

PACIFICA BUSINESS CENTER

SITE PLAN | AVAILABLE SUITES

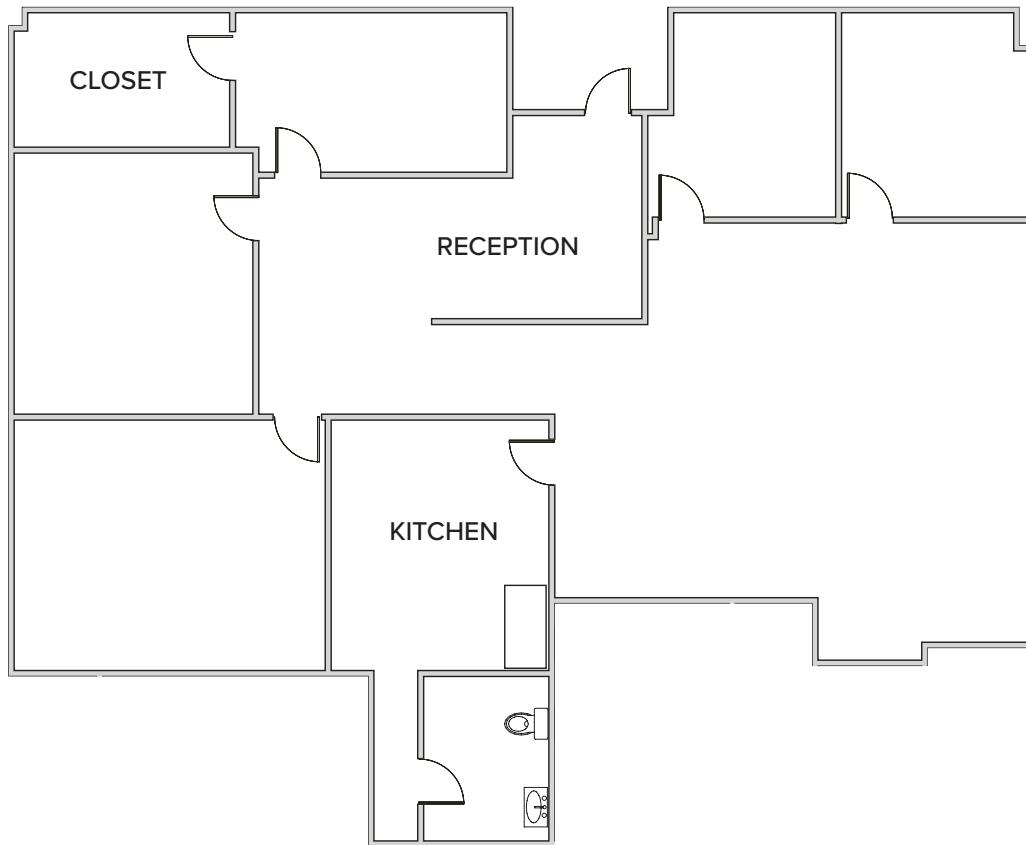


BLDG	SUITE	SF	OFFICE SF	DETAILS	RENT (PSF)	CAM	AVAIL
5145	F	1,771	384	Reception, 1 office, 1 restroom, warehouse	\$2.15	\$.20 PSF	NOW
5135	A	2,000	2,000	100% office	\$2.45	\$.20 PSF	NOW
5115	F	3,438	1,500	Reception, 7 offices, open area, kitchen, restroom	\$2.15	\$.20 PSF	NOW
5115	I	2,626	1,200	Reception, 1 office, 1 restroom, warehouse	\$2.15	\$.20 PSF	NOW



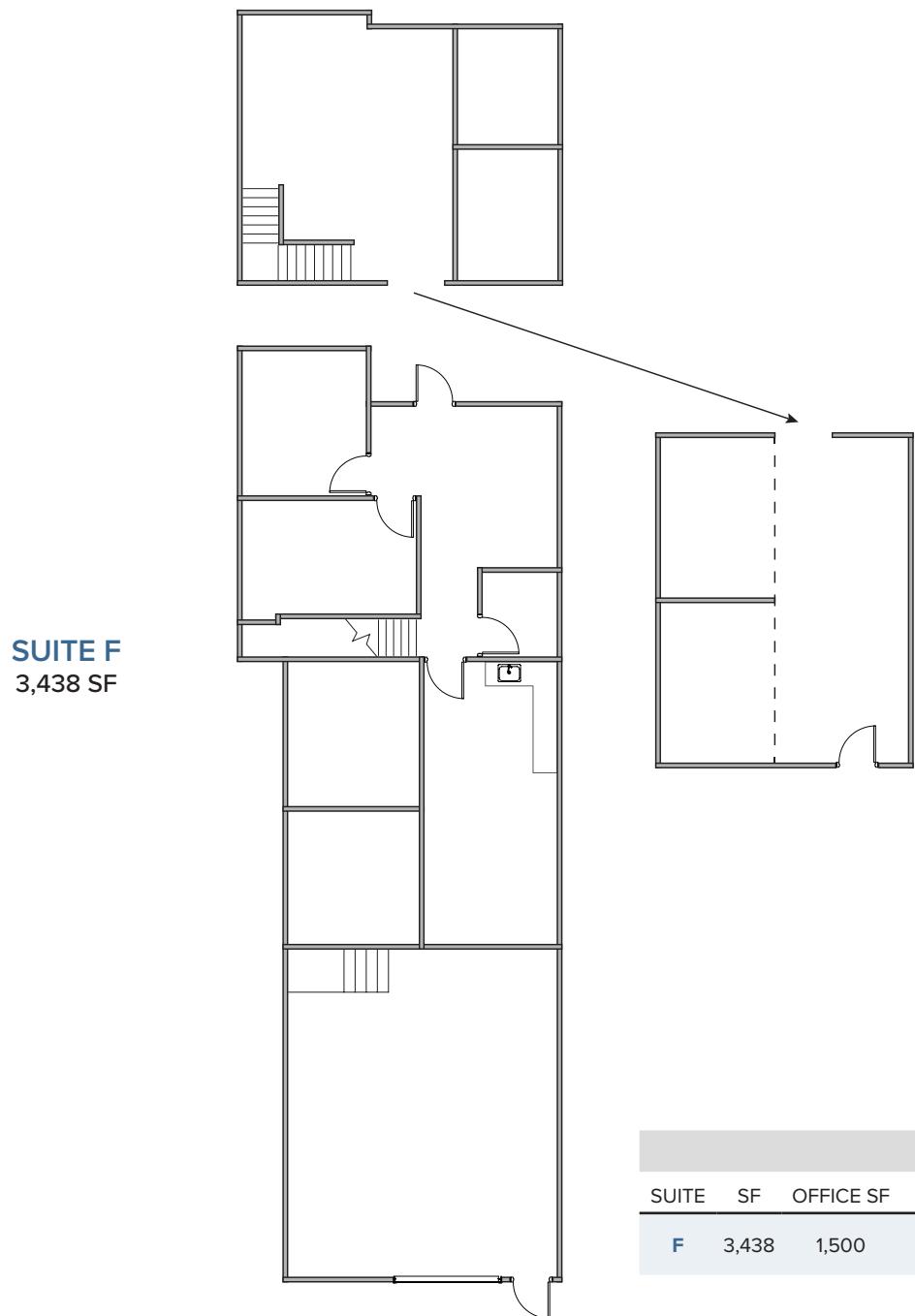
5145 AVENIDA ENCINAS

SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
F	1,771	384	Reception, 1 office, 1 restroom, warehouse	\$2.15	\$.20 PSF	NOW



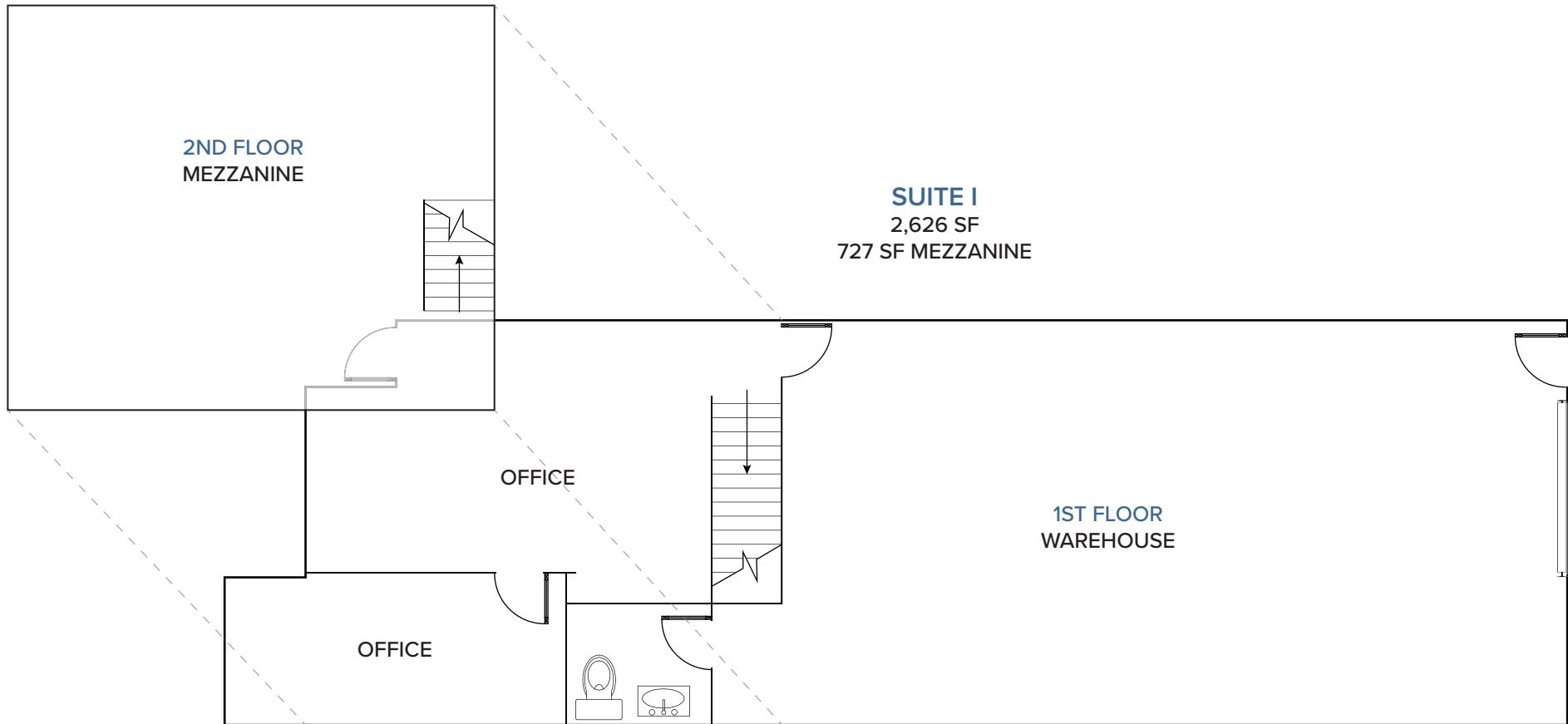
5135 AVENIDA ENCINAS

SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
A	2,000	2,000	100% office	\$2.45	\$.20 PSF	NOW



5115 AVENIDA ENCINAS

SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
F	3,438	1,500	Reception, 7 offices, open area, kitchen, restroom	\$2.15	\$.20 PSF	NOW



5115 AVENIDA ENCINAS

SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
I	2,626	1,200	Reception, 1 office, 1 restroom, warehouse	\$2.15	\$.20 PSF	NOW