

MULTI-TENANT INDUSTRIAL AND OFFICE SUITES AVAILABLE

# PACIFICA BUSINESS CENTER

5115-5135-5145 Avenida Encinas  
Carlsbad, CA 92008



PACIFICA  
BUSINESS CENTER

5145

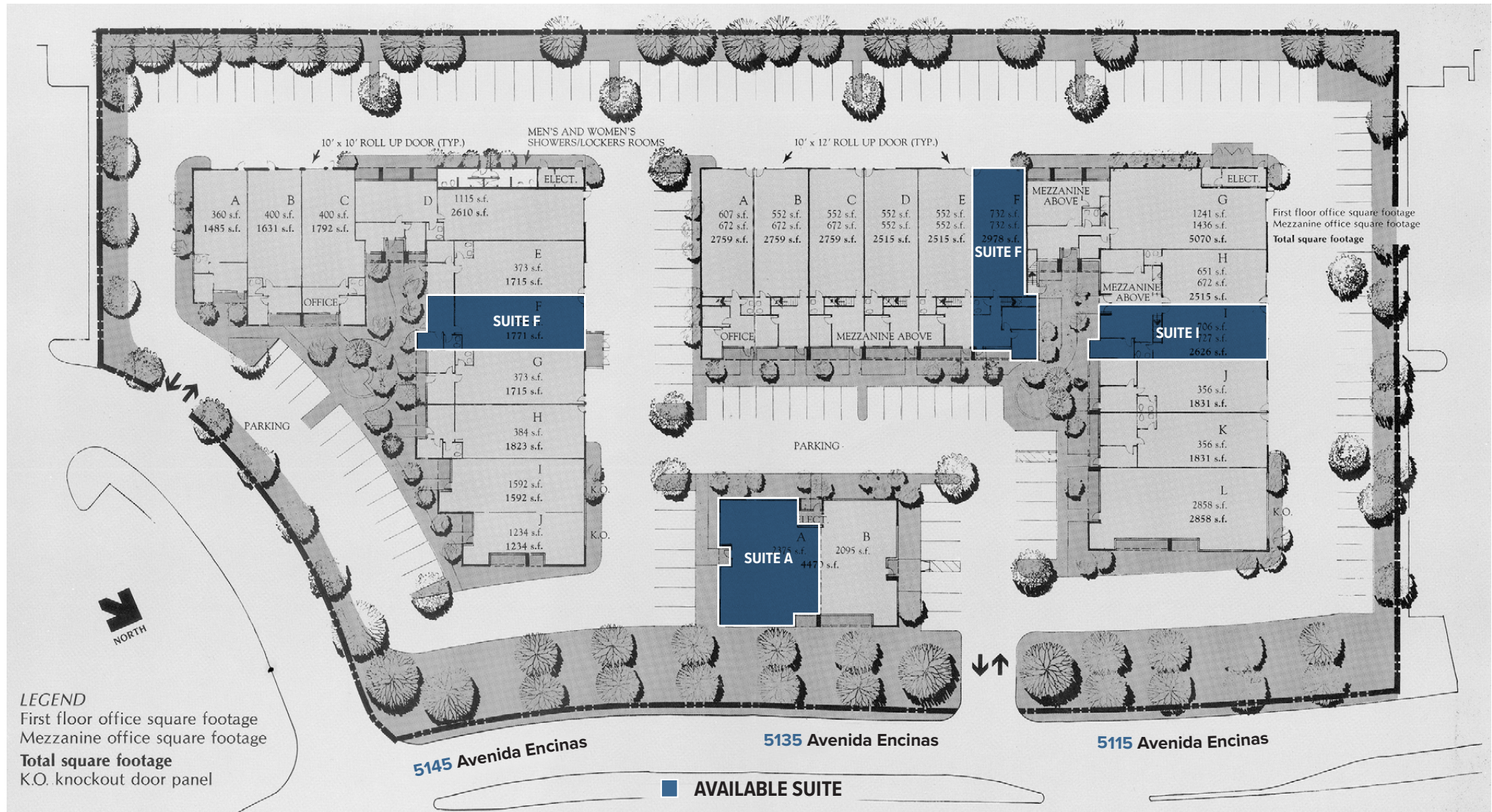
5135

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

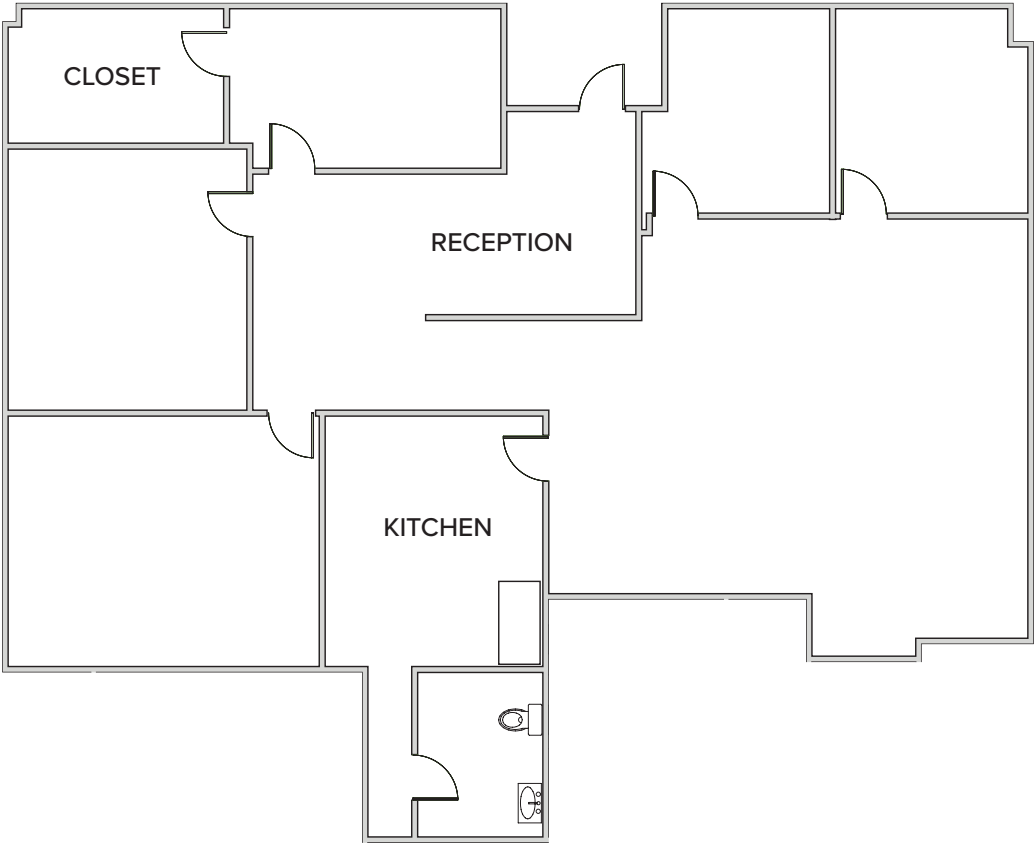




BLDG	SUITE	SF	OFFICE SF	DETAILS	RENT (PSF)	CAM	AVAIL
5145	F	1,771	384	Reception, 1 office, 1 restroom, warehouse	\$2.15	\$.20 PSF	NOW
5135	A	2,000	2,000	100% office	\$2.45	\$.20 PSF	NOW
5115	F	3,438	1,500	Reception, 7 offices, open area, kitchen, restroom	\$2.15	\$.20 PSF	NOW
5115	I	2,626	1,200	Reception,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

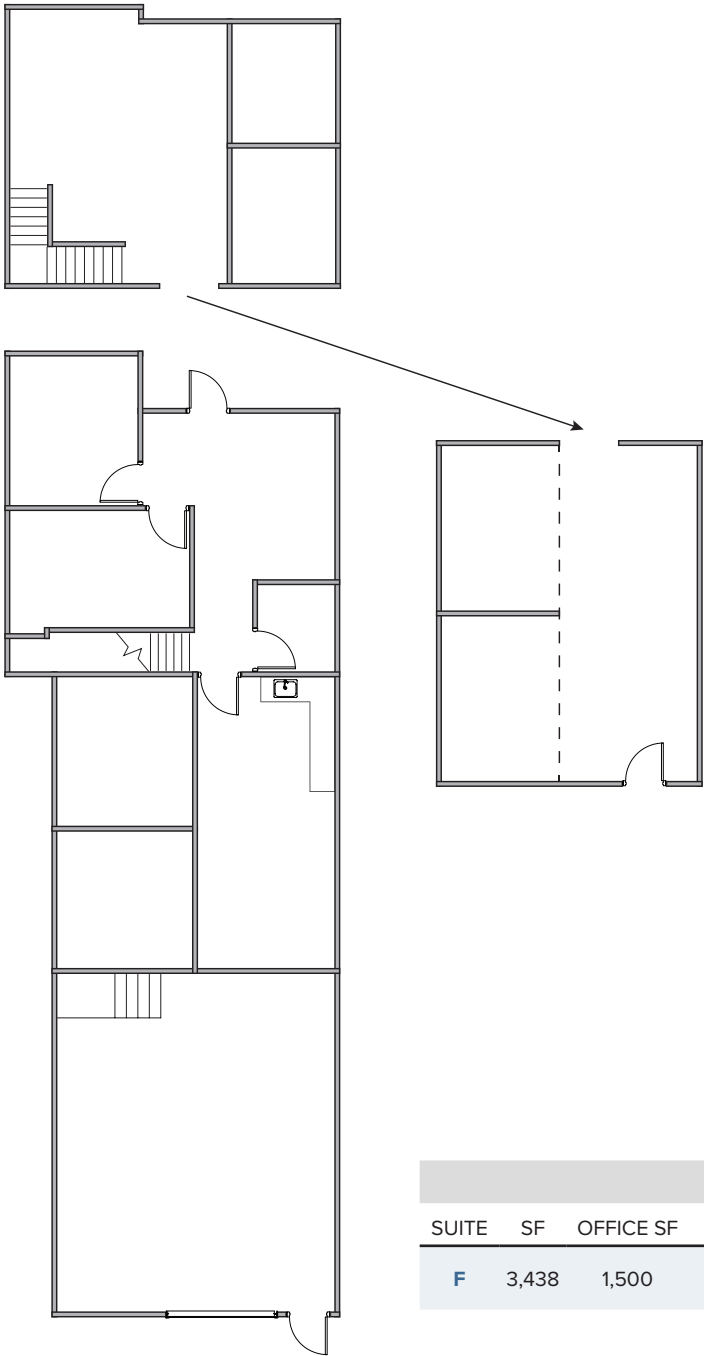


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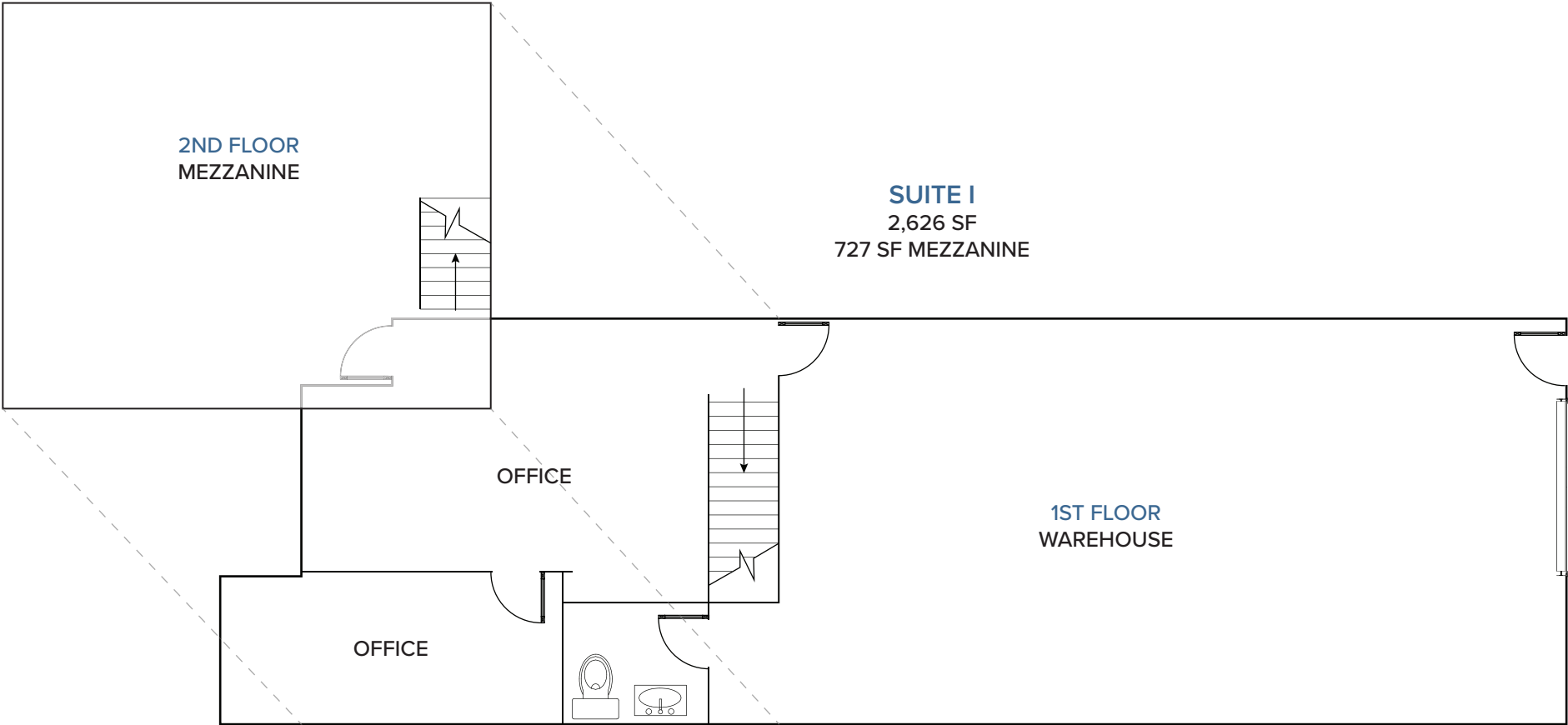


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SUITE F  
3,438 SF



5115 AVENIDA ENCINAS						
SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
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5115 AVENIDA ENCINAS						
SUITE	SF	OFFICE SF	DETAILS	RENT PSF	CAM	AVAIL
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