

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:

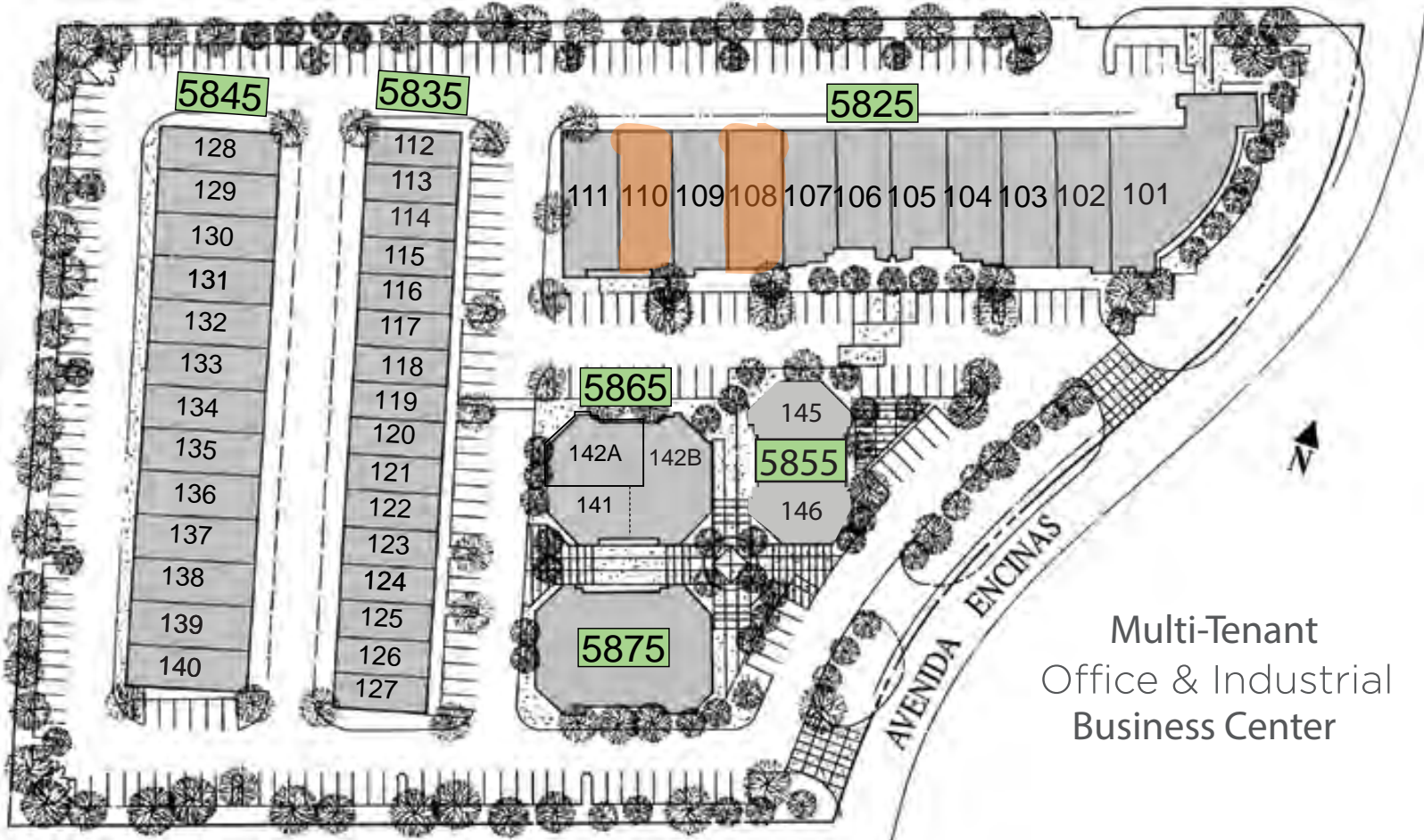
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SITE PLAN

Available Units



Multi-Tenant
Office & Industrial
Business Center

Each flex unit will be charged \$0.12 per square foot per month CAM charge. Prices are subject to change without notice.

BLDG	SUITE	SF	Office	Rent (PSF)	Monthly Rent	AVAILABLE
5825	108	2,420	Rec, 2 offices, 2 restrooms	Call Broker PSF + CAM	+ CAM	Now
5825	110	2,420	Rec, 2 offices, 1 restrooms	Call Broker PSF + CAM	+ CAM	June 1
5835	118/119	1,781	Rec, 6 offices, 2 restroom	Call Broker PSF + CAM	+ CAM	Now

Cam = \$.12 PSF

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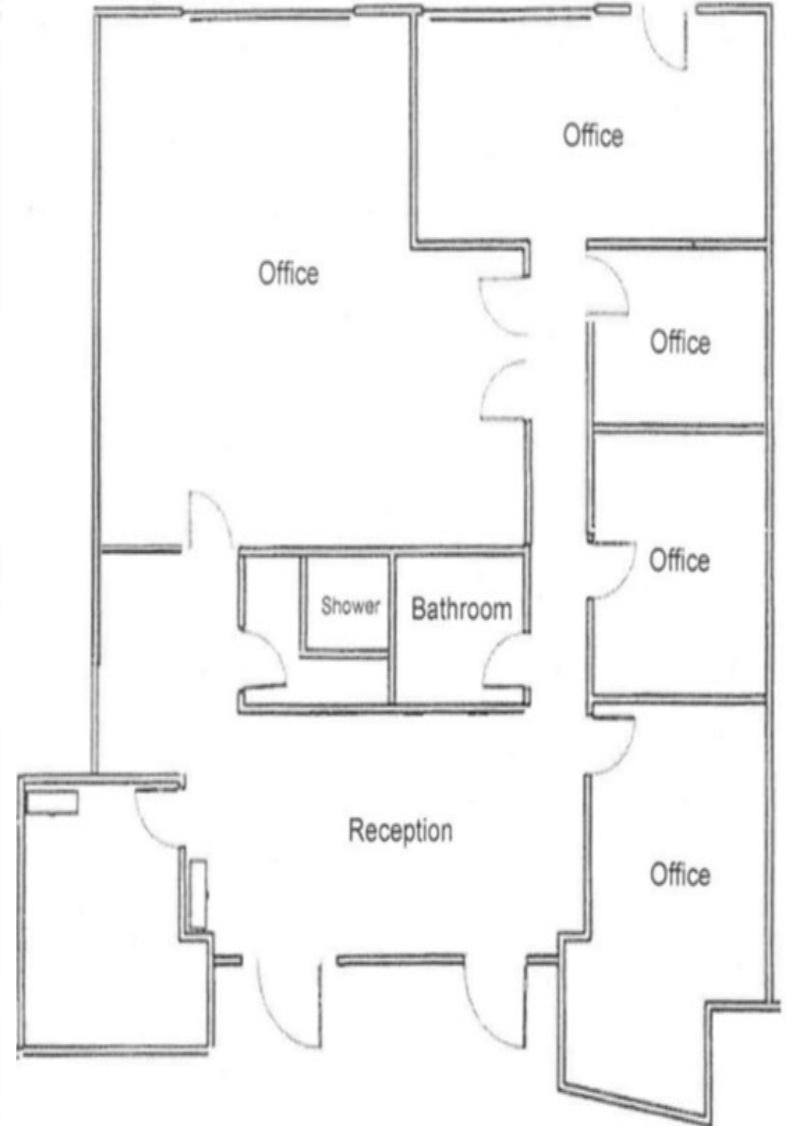
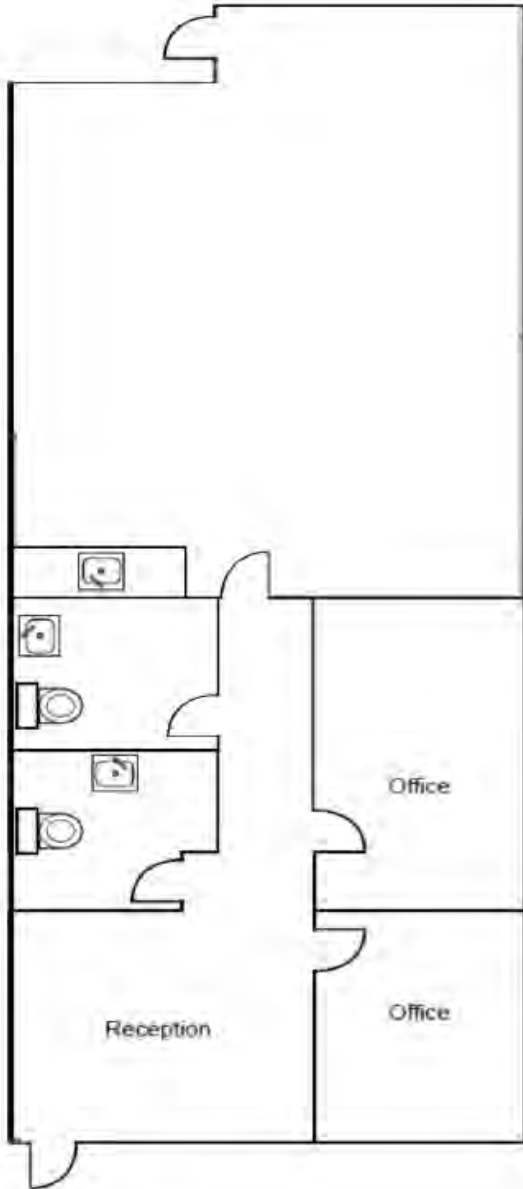
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FOR LEASE

5825 Avenida Encinas, Suite 108
Approximately 2,420 SF

5825 Avenida Encinas, Suite 110
Approximately 2,420 SF

5835 Avenida Encinas, Suite 118/119
Approximately 1,781 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