



FOR LEASE

A Coastal Creative Lifestyle Property Office and Flex Space

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Major Enhancements

STYLE	Modern architectural facade
ACCESSIBILITY	Outdoor meeting areas throughout
INNOVATION	New drought tolerant landscaping
SIGNAGE	Contemporary signage program
LIFESTYLE AMENITIES	New patios BBQ area On-site locker rooms/showers Bike storage



Property Highlights

Close proximity to restaurants, beaches, parks, and golf courses

Flex, office and creative office

On-site property management

Natural gas available to project

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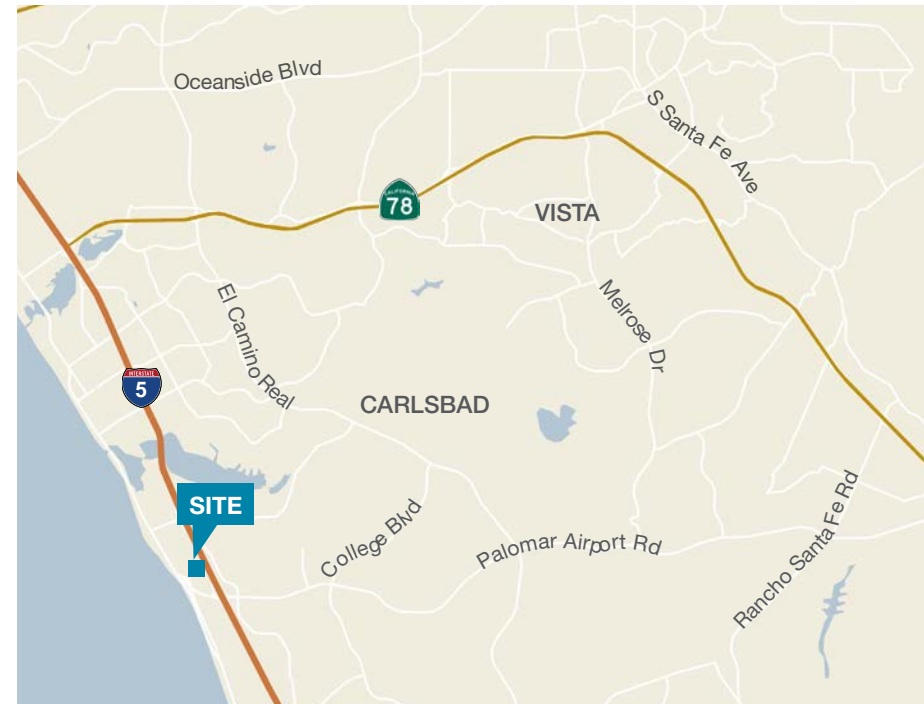
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5411-5451 Avenida Encinas, Carlsbad, CA



Excellent location with freeway frontage west of I-5, with two access points midway between San Diego and Orange County.



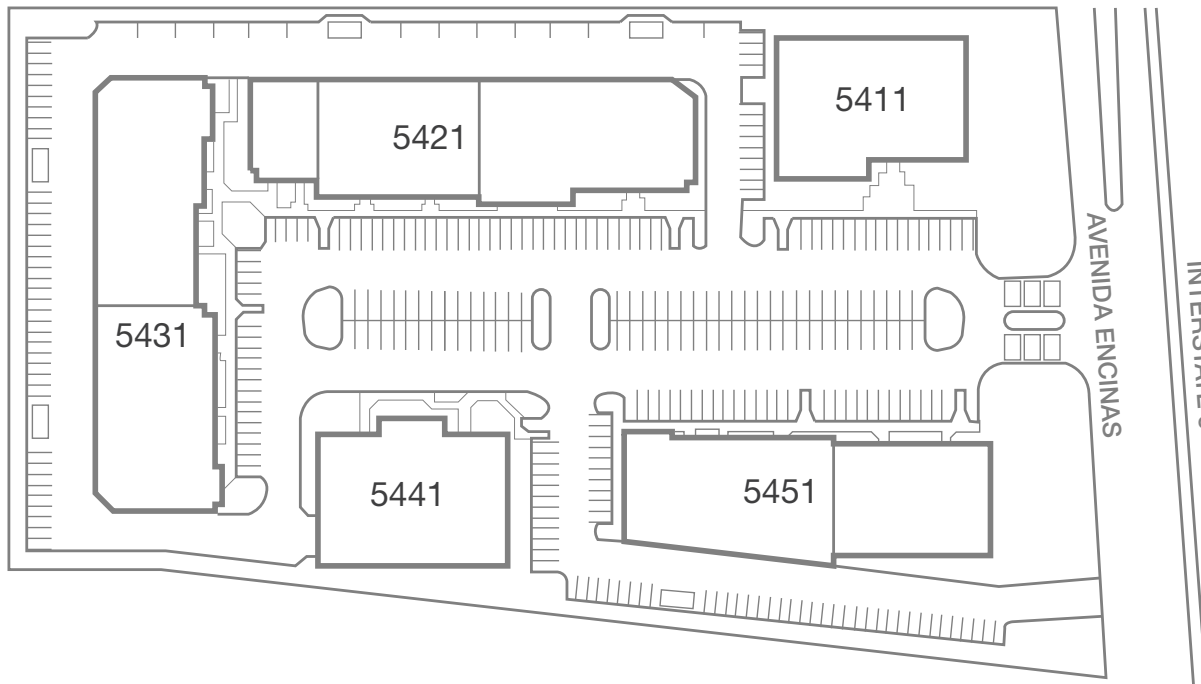
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Site Plan & Availabilities



OFFICE				
BLDG	SUITE	SF	RATE (PSF)	OFFICE %
5411	120	2,700	\$2.15	100%
5411	180	1,095	\$2.15	100%
5451	A	6,500	\$2.15*	100%

FLEX				
BLDG	SUITE	SF	RATE (PSF)	OFFICE %
5431	A	2,461	\$1.65	50%
5441	B	4,956	\$2.00*	90%

*Tenant improvement allowance available for office improvements, Call for details

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Floor Plans | Office Suites

5411 - SUITE 120

FLOOR PLAN
TO FOLLOW

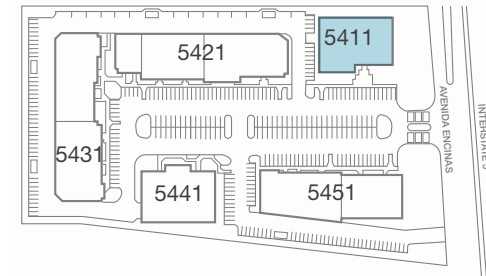
\$2.15/SF, MG*

2,700 SF

3 private offices, open office area, corner suite

*CAM: \$0.15/SF, net of utilities & janitorial

SITE PLAN



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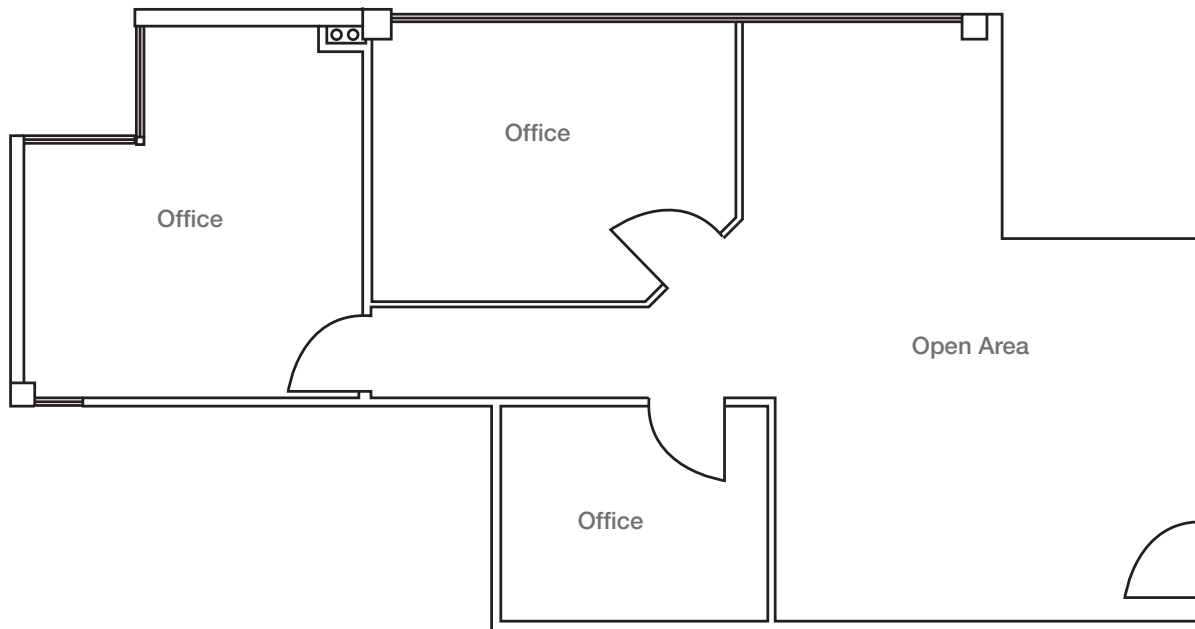
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Floor Plans | Office Suites

5411 - SUITE 180



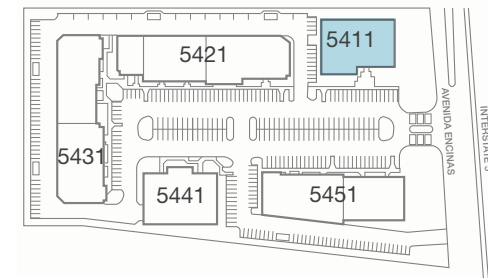
\$2.15/SF, MG*

1,095 SF

3 private offices, open office area, corner suite

*CAM: \$0.15/SF, net of utilities & janitorial

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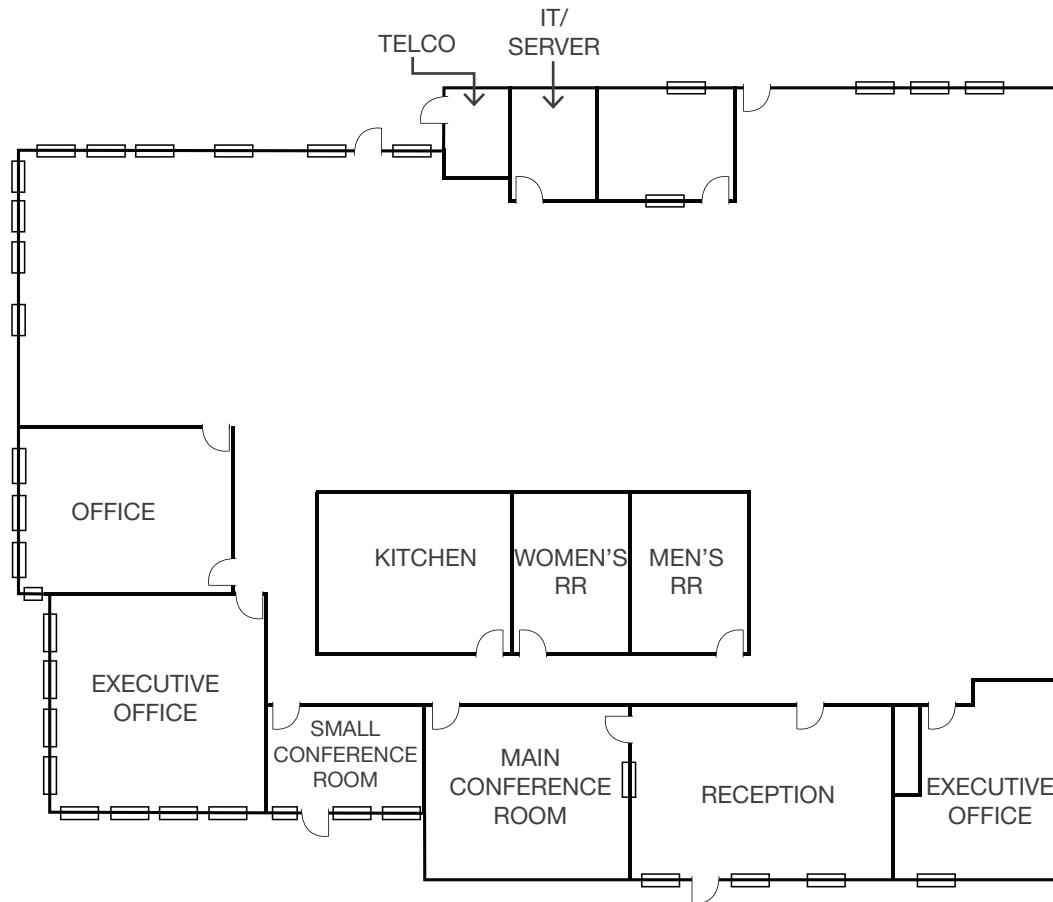
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Floor Plans | Office Suites

5451 - SUITE A



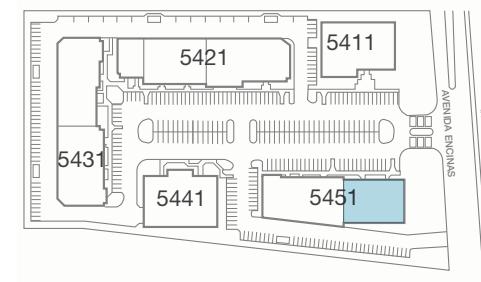
\$2.15/SF, MG*

6,500 SF

*Mix of open and private office.
Potential for highly creative office
with 16' ceilings.*

*CAM: \$0.15/SF, net of
utilities & janitorial

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Floor Plans | R&D/Creative Office Potential

5431 - SUITE A



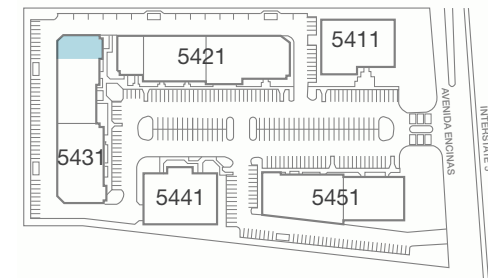
\$1.65/SF, MG*

2,461 SF

*5 offices, open area,
warehouse,
kitchen, end unit*

*CAM: \$0.15/SF, net of
utilities & janitorial

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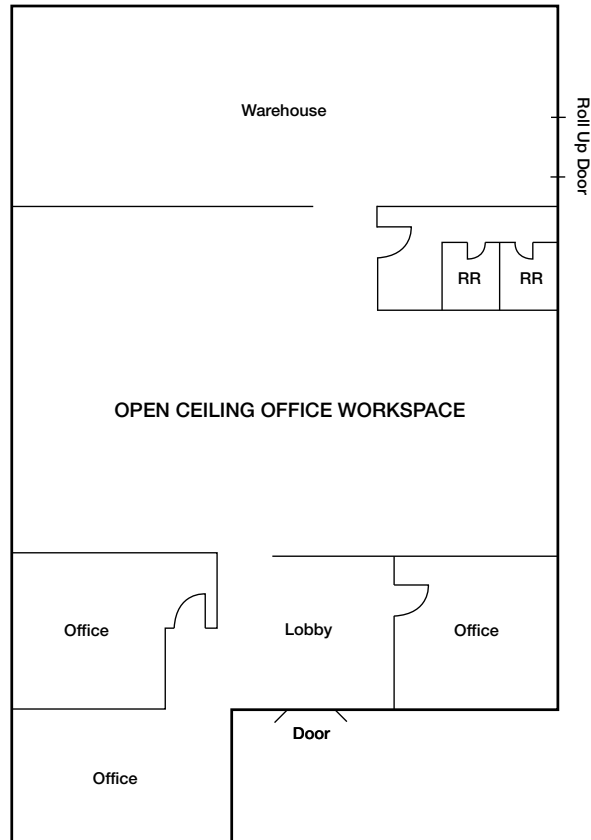
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Floor Plans | Creative Office or R&D

5441 - SUITE B



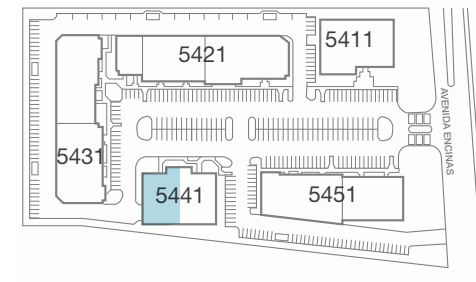
\$2.00/SF, MG*

4,956 SF

80% office, mix private and open office, roll-up door

*CAM: \$0.15/SF, net of utilities & janitorial

SITE PLAN



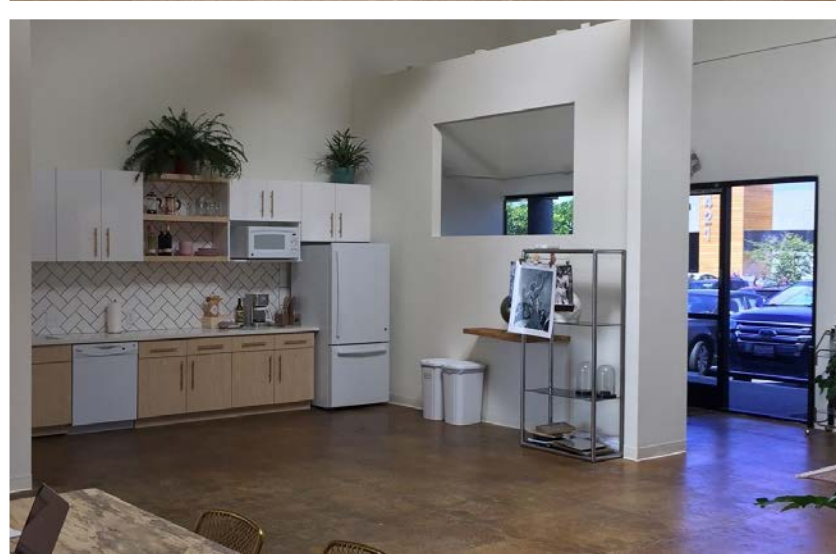
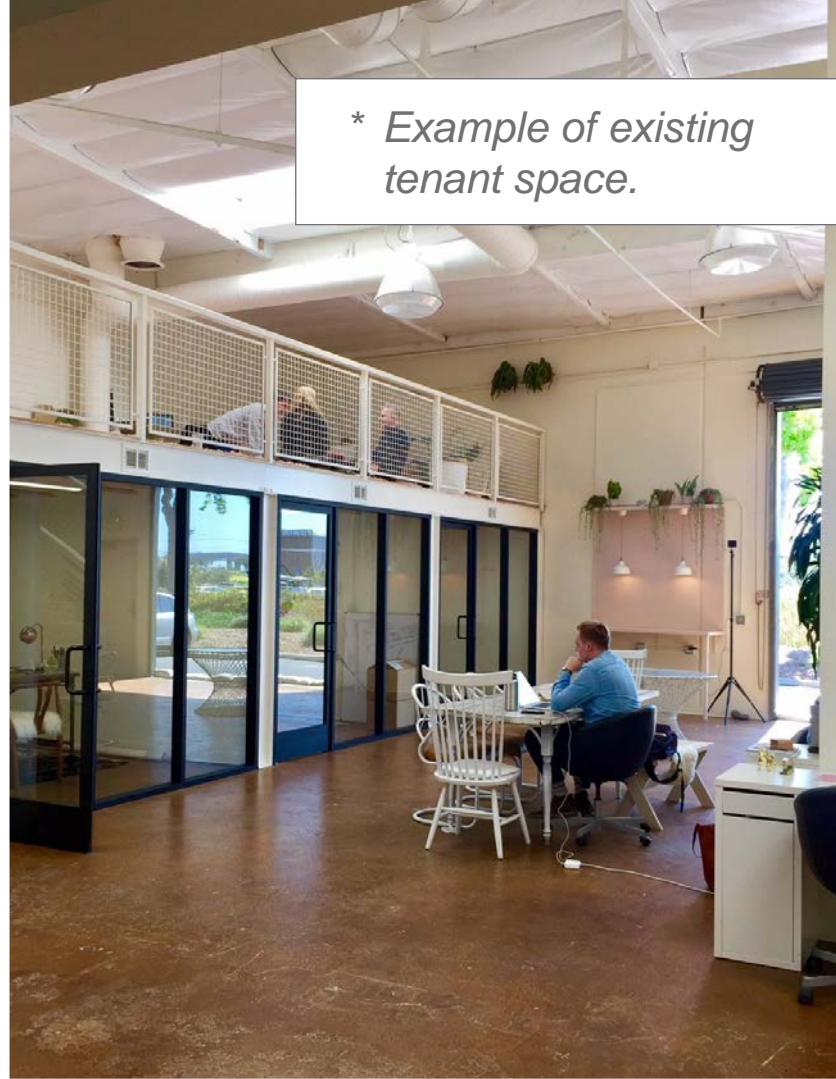
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Ocean Point

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