

CARLSBAD
PREMIUM
OUTLETS

ISLANDS
The Burger & Drink

Palomar Airport Road

MIGUEL'S

IN-N-OUT
BURGER

DRAFT
REPUBLIC

Avenida Encinas

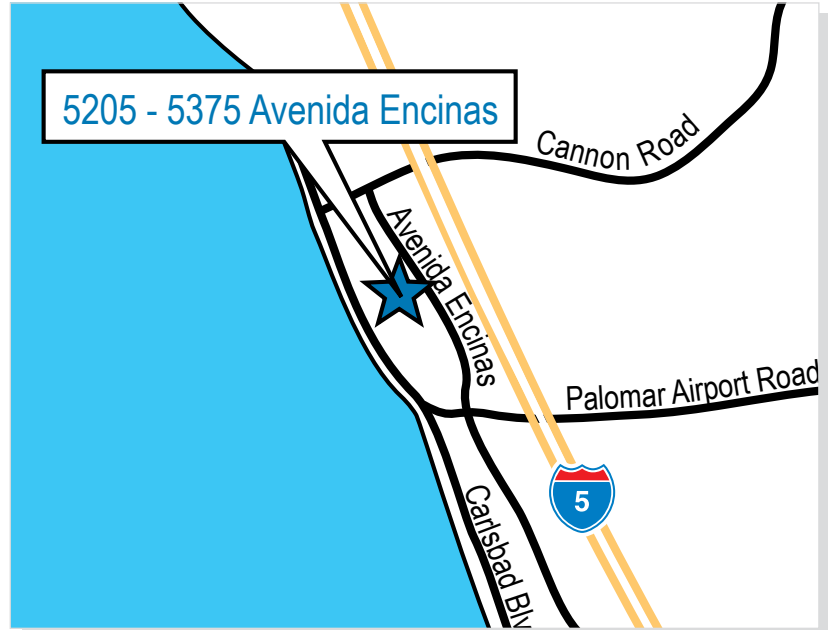


Cannon Road



BUILDING FEATURES

- :: 126,630 SF Multi-Tenant Office / Industrial Project for Lease
- :: Excellent Location
- :: Less Than One Mile to Interstate-5 from Palomar Airport Road and Cannon Road
- :: Avenida Encinas Frontage Available
- :: Nearby Amenities: The Carlsbad Company Stores, Quick Service Restaurants, Upscale Dining, Hotels
- :: High Speed Cable Internet



www.cbre.com/carlsbadcommercial



SUITE	RSF	IMPROVED INDUSTRIAL/R&D	GROSS LEASE RATE/MONTH*
5315 Avenida Encinas - OFFICE			
200	2,391	100% Open Office	\$1.75/SF Gross* (Includes Utilities)
5355 Avenida Encinas - INDUSTRIAL			
100	2,738	50% Office	\$1.60/SF Gross*
5365 Avenida Encinas - INDUSTRIAL			
B	1,565	Office To Suit (Reception, office, restroom)	\$1.50/SF Gross*
J	1,957	60% Office (Reception, 2 offices, end unit)	\$1.60/SF Gross*
E	1,512	100% Office/R&D	\$1.75/SF Gross*

*CAM \$.15/SF

FOR MORE INFORMATION CONTACT:

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SITE PLAN

AVAILABLE

 Office

 Industrial Units



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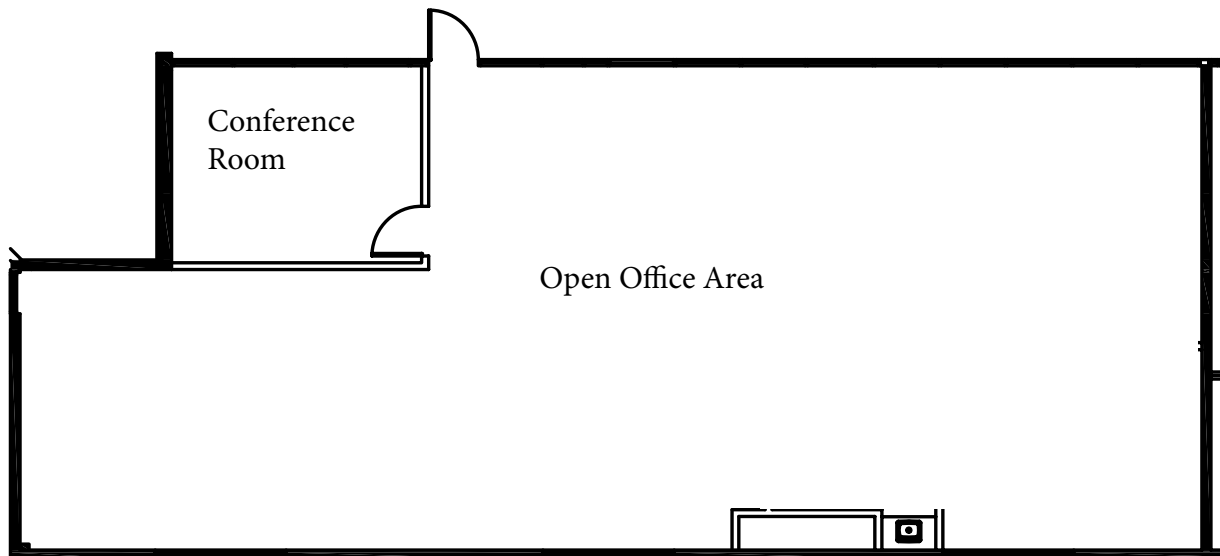
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5315 AVENIDA ENCINAS, SUITE 200



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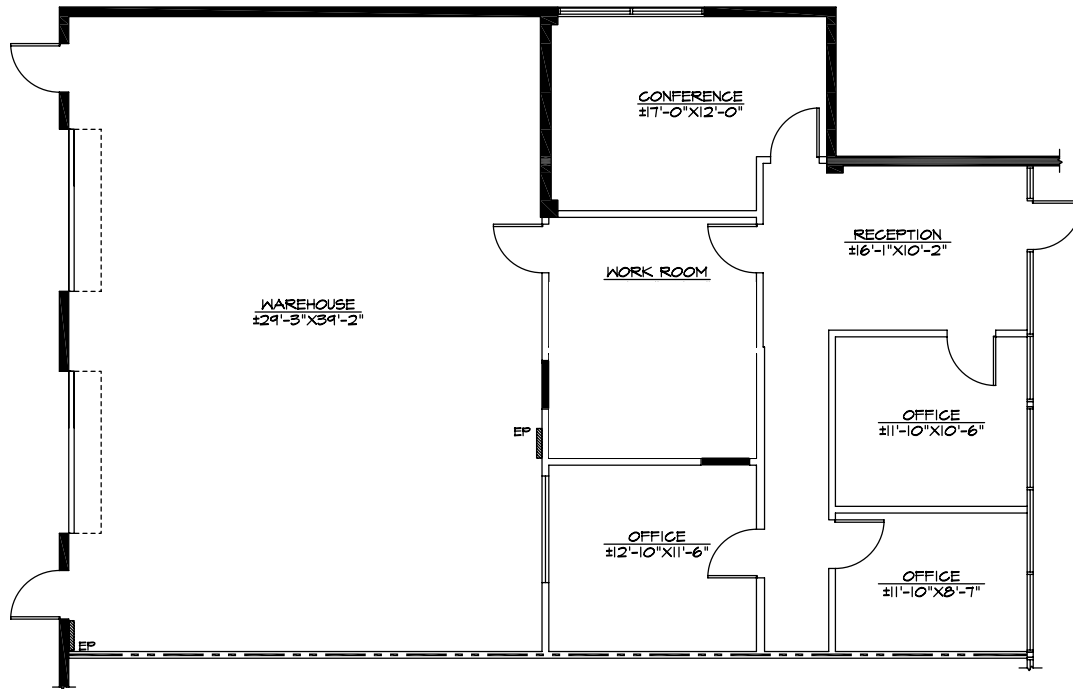
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5355 AVENIDA ENCINAS, SUITE 100



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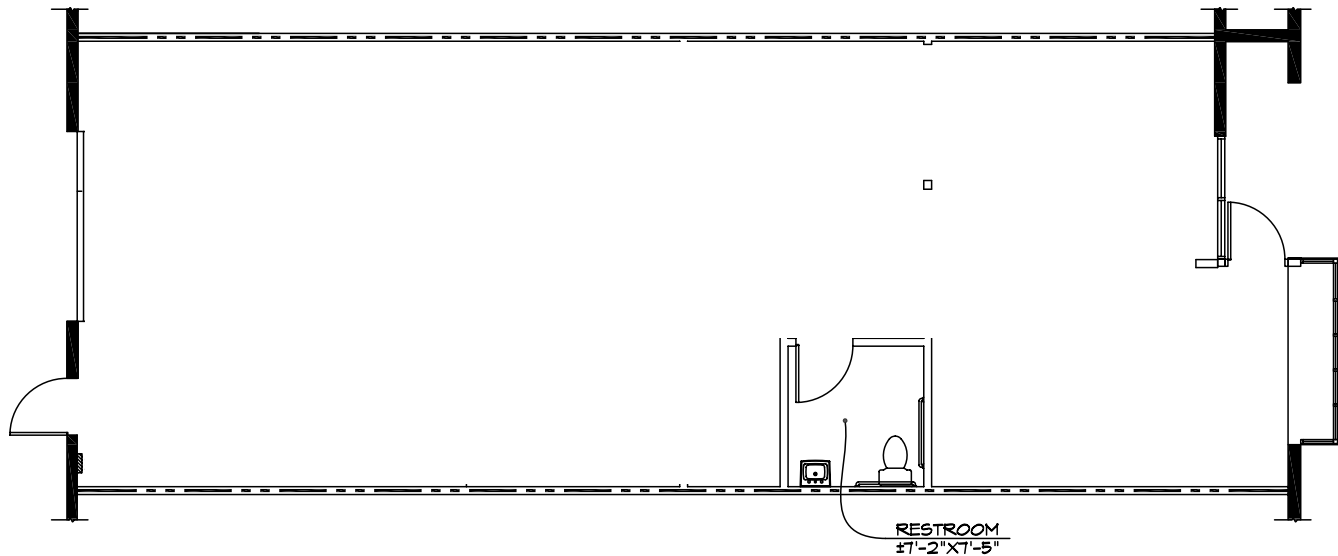
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5365 AVENIDA ENCINAS, SUITE B



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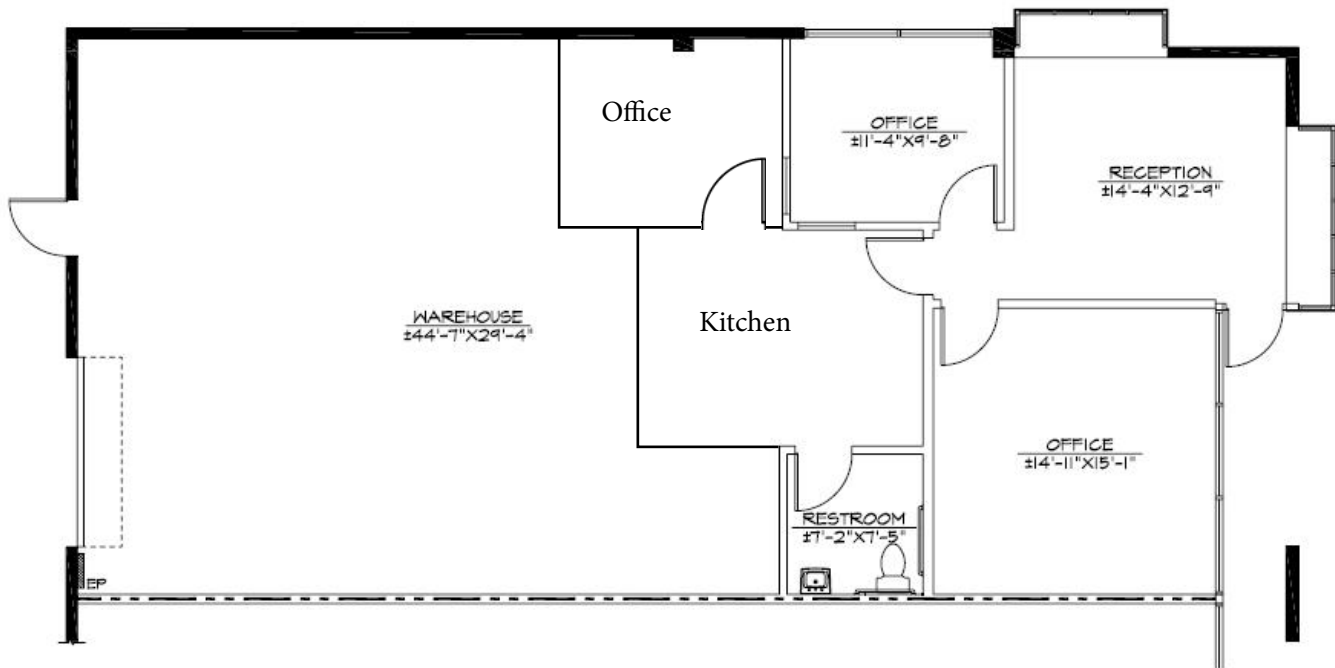
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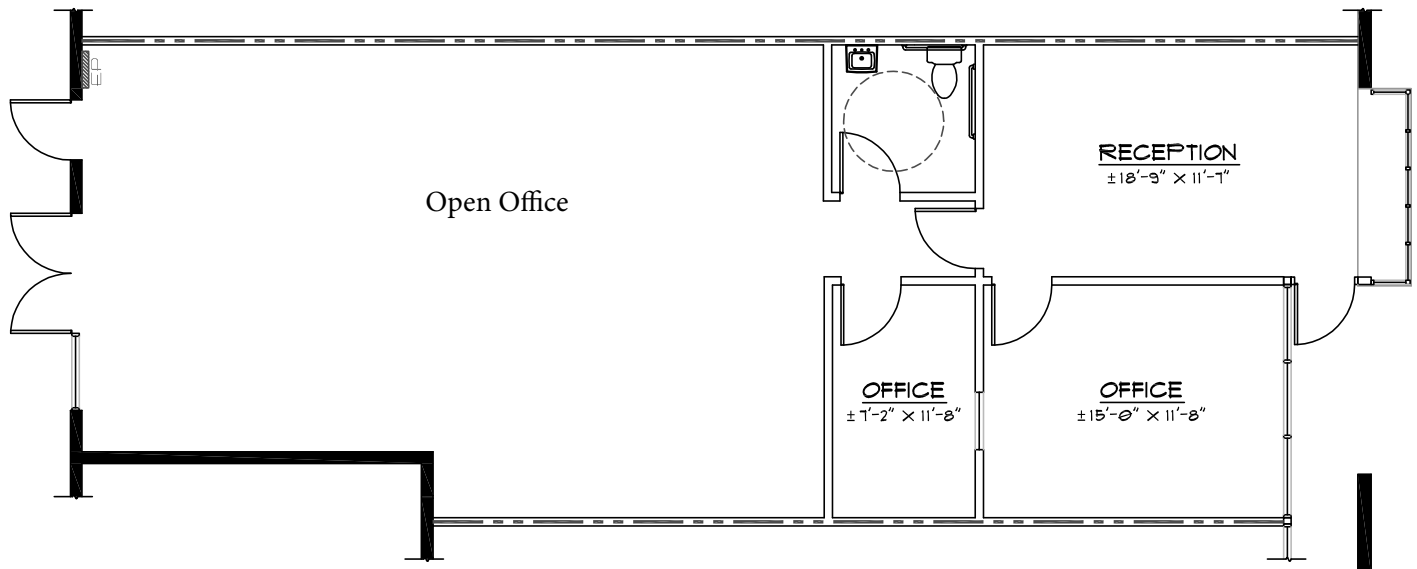
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5365 AVENIDA ENCINAS, SUITE E

100% IMPROVED



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