



# PACIFIC COAST

INDUSTRIAL CENTER

**NOW OFFERING**  
FIVE MONTHS FREE  
RENT FOR ALL NEW  
5+ YEAR LEASES

**BROKER BONUS!**

\$1500 GIFT CARD FOR DEALS > 1500 SF  
\$1000 GIFT CARD FOR DEALS < 1000 SF

\*MINIMUM OF 36 MO. TERM  
\*MUST BE SIGNED PRIOR TO 5/31/24

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

FOR LEASE - Creative Office Availabilities

**CBRE**





# PROPERTY HIGHLIGHTS

## PRIME COASTAL LOCATION

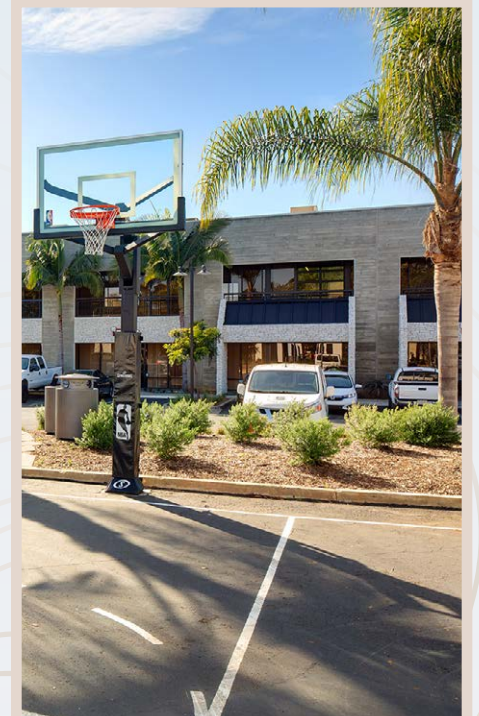
- Short Walk to Beach
- Immediate Freeway & Coaster Access
- Walking Distance to Retail Shops/Restaurants

## AMENITIES

- Tenant Lounge & Conference Center
- Fitness Center/Yoga Studio
- Shower & Locker Facilities
- Outdoor Seating & Collaborative Area
- 24/7 Monitored Security Cameras

## ADDITIONAL FEATURES

- High End “Creative Office” Finishes
- Glass Roll Up Doors
- 3.0/1,000 Parking
- Abundant Glass Line







# PACIFIC COAST

INDUSTRIAL CENTER



# CREATIVE OFFICE AVAILABILITIES

BUILDING#	STE	SQ. FT.	STATUS	FLOOR PLAN	ASKING LEASE RATE
5315	234	950 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5315	232	645 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5315	232/234	1,595 SF	AVAILABLE	<i>CONTIGUOUS OPTION</i>	\$2.49/SF NNN
5355	203	1,407 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	204	797	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	205	789 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	203-205	2,993 SF	AVAILABLE	<i>CONTIGUOUS OPTION</i>	\$2.49/SF NNN
5355	206	1,098 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	207	667 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	208A	649 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	208B	630 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	209	803 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	206-209	3,847 SF	AVAILABLE	<i>CONTIGUOUS OPTION</i>	\$2.49/SF NNN

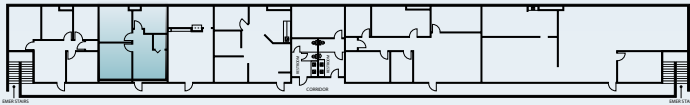
\*NNN's= \$0.67/RSF

# BUILDING 5315

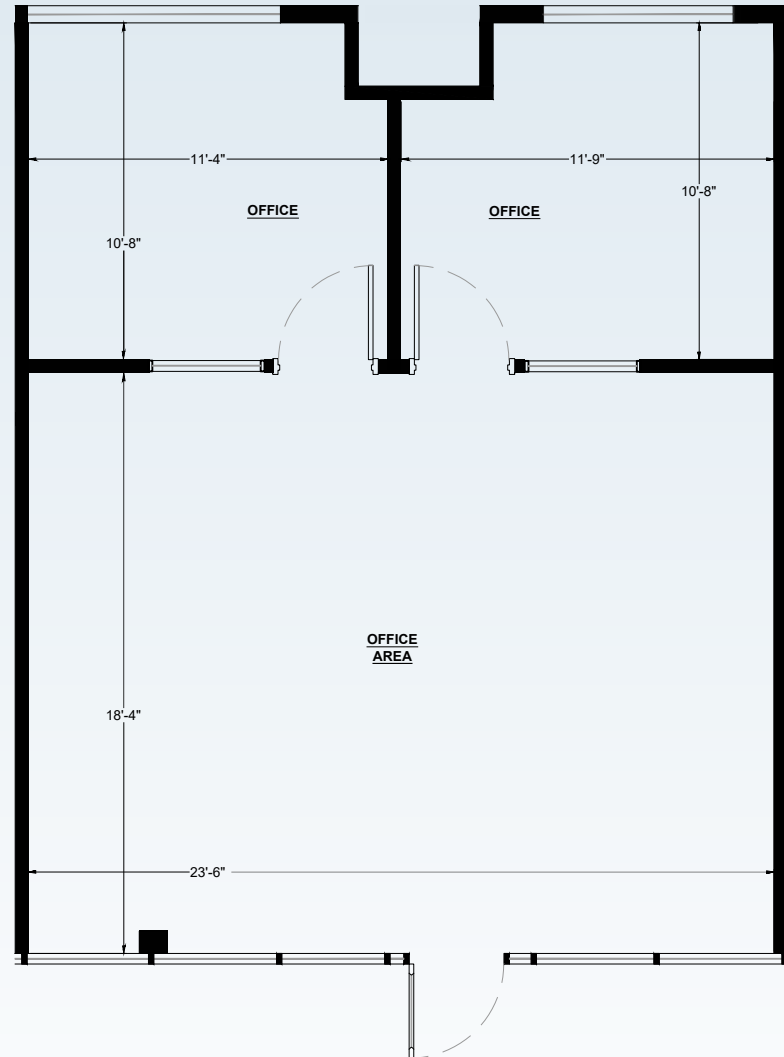
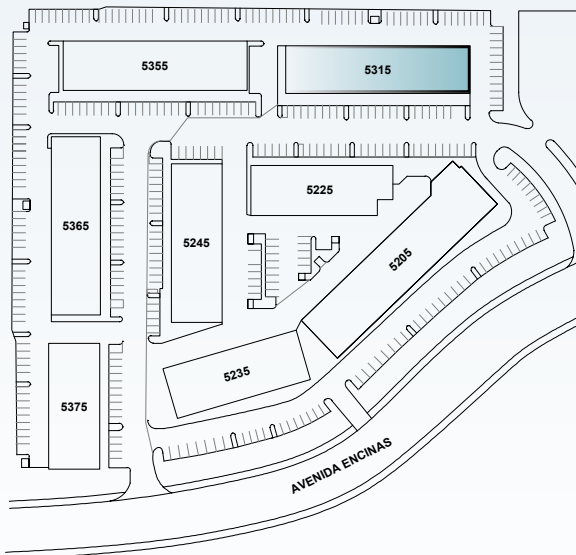
STE 234 - 950 SF

Available contiguous with Suite 232 for 1,595 SF

[← BACK TO AVAILABILITIES](#)



Second Floor



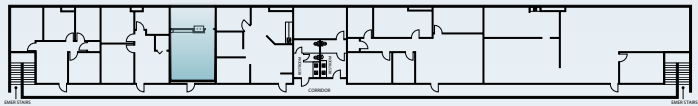
\*Layout customizable for Tenant

# BUILDING 5315

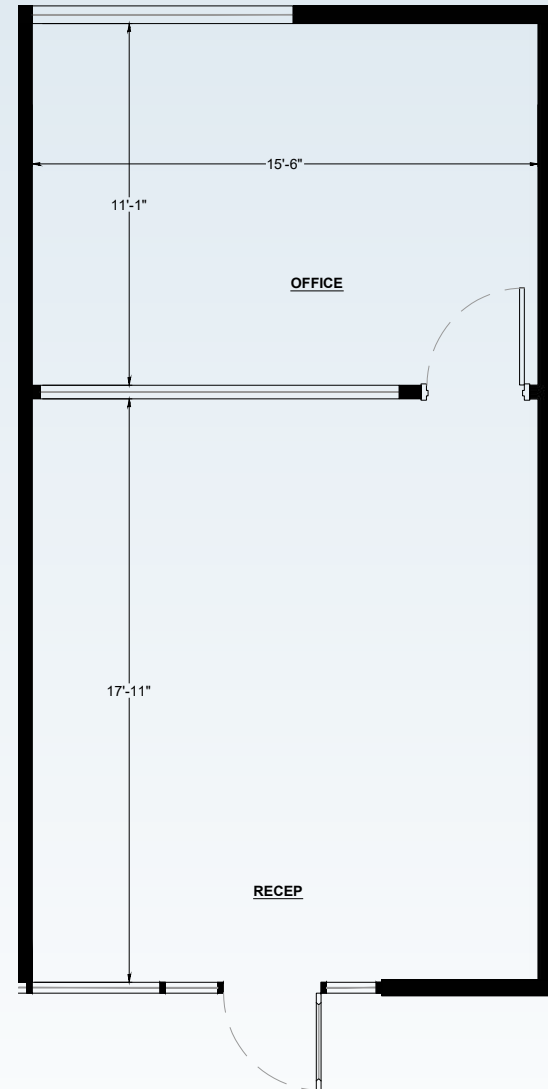
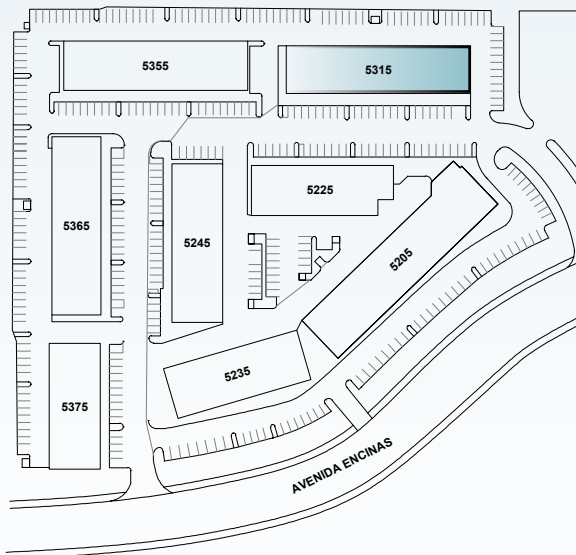
STE 232 - 645 SF

Available contiguous with Suite 234 for 1,595 SF

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Second Floor



\*Layout customizable for Tenant



# BUILDING 5355

STE 203-205 - Available contiguous to 2,993 SF

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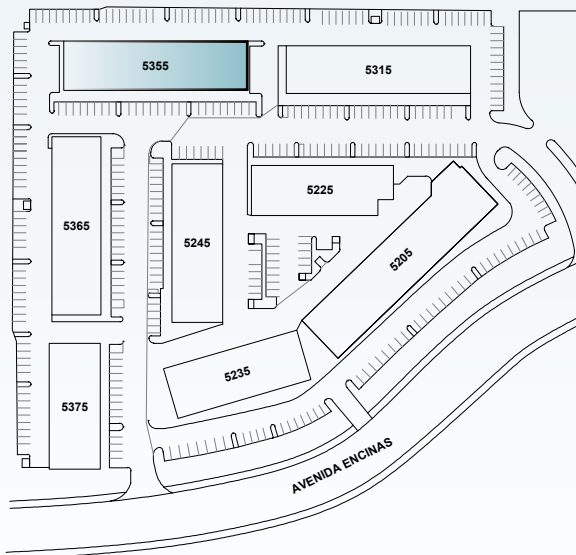
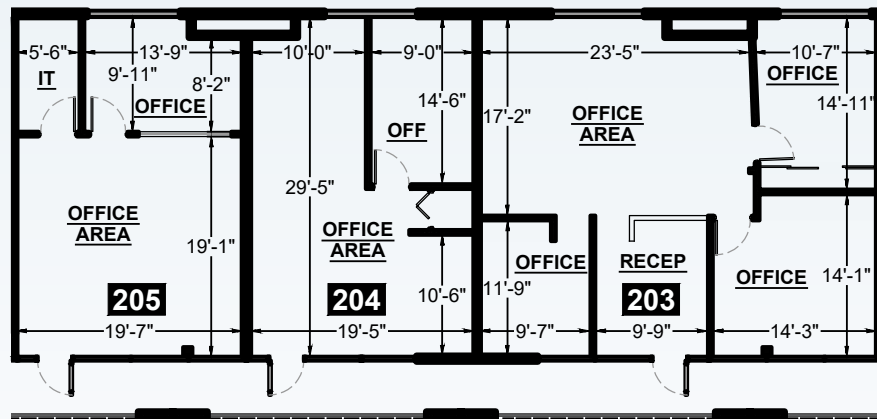


Second Floor

Suite 205:  
789 SF

Suite 204:  
797 SF

Suite 203:  
1,407 SF



\*Layout customizable for Tenant

# BUILDING 5355

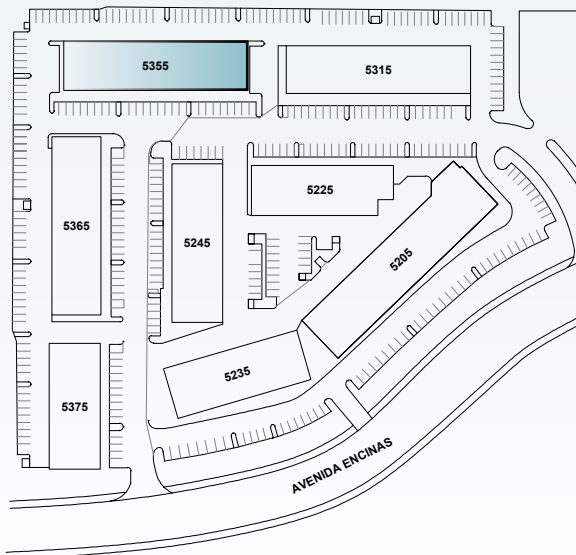
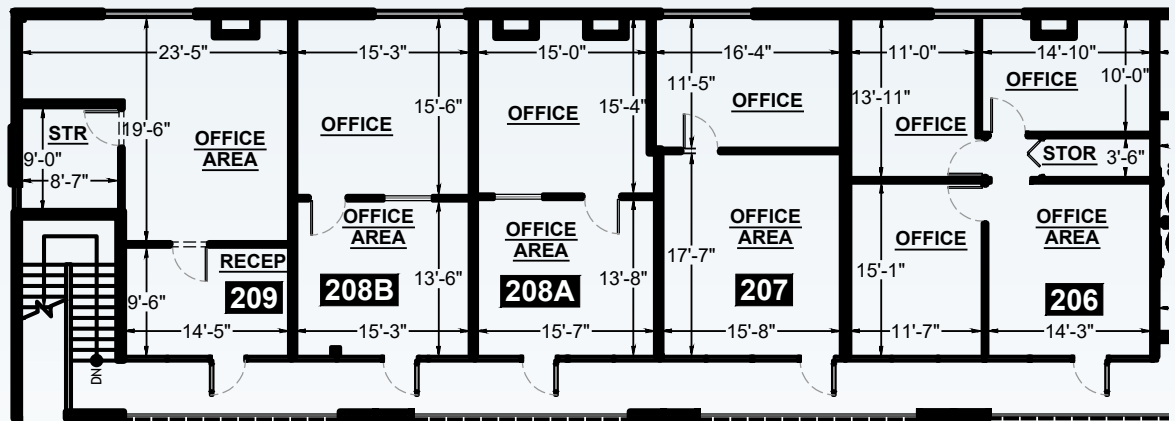
STE 206-209 - Available contiguous to 3,847 SF

[← BACK TO AVAILABILITIES](#)



Second Floor

Suite 209: 803 SF      Suite 208A: 649 SF      Suite 208B: 630 SF      Suite 207: 667 SF      Suite 206: 1,098 SF



\*Layout customizable for Tenant







# MAP



Carlsbad Flower Fields

Windmill Food Hall

In-N-Out Burger







I-5

Cannon Road

Cannon Road

Avenida Encinas

Paseo del Norte

Car Country Drive

Carlsbad Boulevard

I-5



# PACIFIC COAST

INDUSTRIAL CENTER

Palomar Airport Road

Palomar Airport Road

I-5

Carlsbad Boulevard

Avenida Encinas

Paseo del Norte

PACIFIC OCEAN

# AREA OVERVIEW

## **BLDG 1**

5205 Avenida Encinas

## **BLDG 2**

5235 Avenida Encinas

## **BLDG 3**

5375 Avenida Encinas

## **BLDG 4**

5365 Avenida Encinas

## **BLDG 5**

5355 Avenida Encinas

## **BLDG 6**

5315 Avenida Encinas

## **BLDG 7**

5225 Avenida Encinas

## **BLDG 8**

5245 Avenida Encinas







5315 Second Floor Creative Office



**PACIFIC  
COAST**  
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**For more information, please contact:**

**CREATIVE OFFICE**

**Bob Cowan**  
First Vice President

Lic. 01838109  
+1 760 438 8510  
[bob.cowan@cbre.com](mailto:bob.cowan@cbre.com)

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