



# PACIFIC COAST

INDUSTRIAL CENTER

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



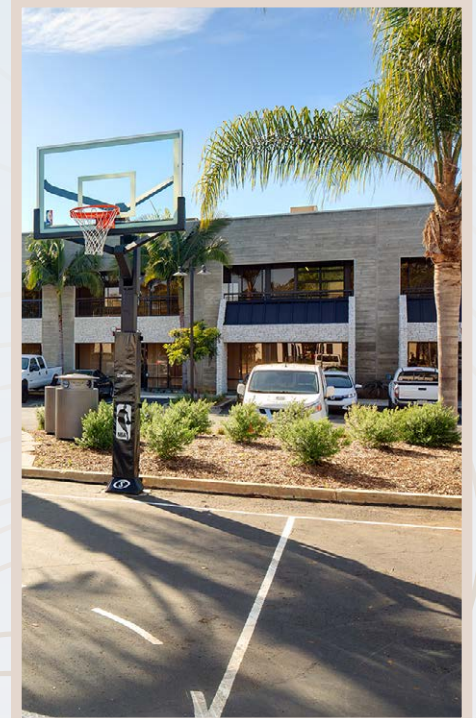
## AMENITIES

- Tenant Lounge & Conference Center
- Fitness Center/Yoga Studio
- Shower & Locker Facilities
- Outdoor Seating & Collaborative Area



## 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

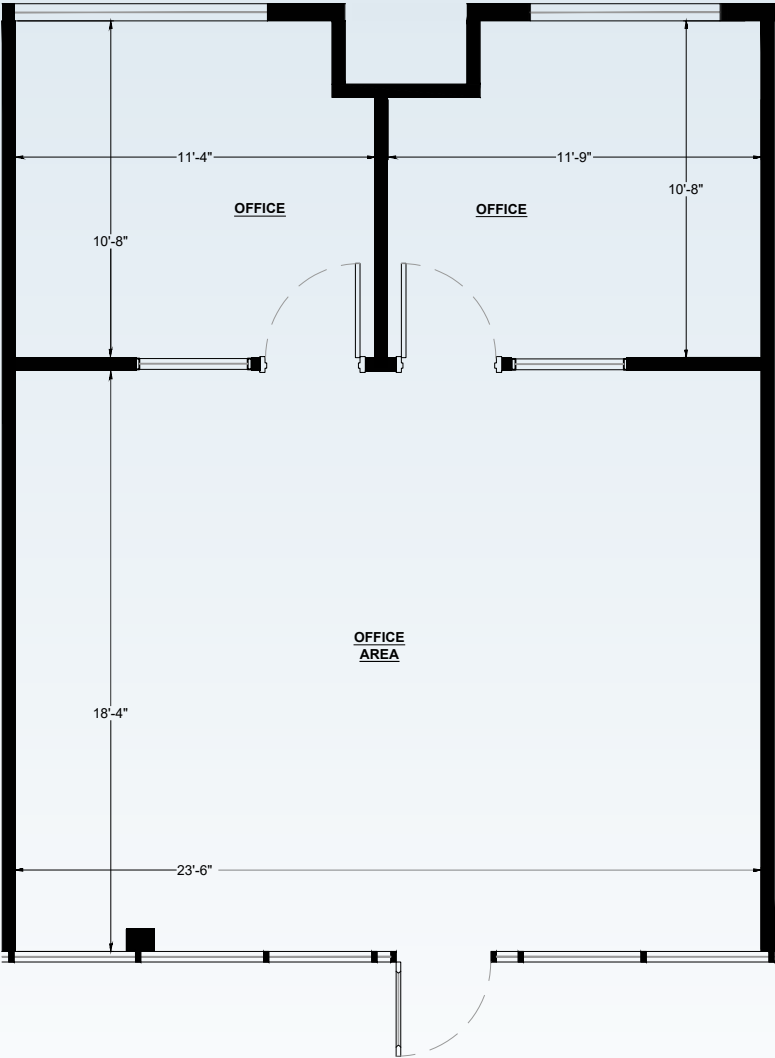
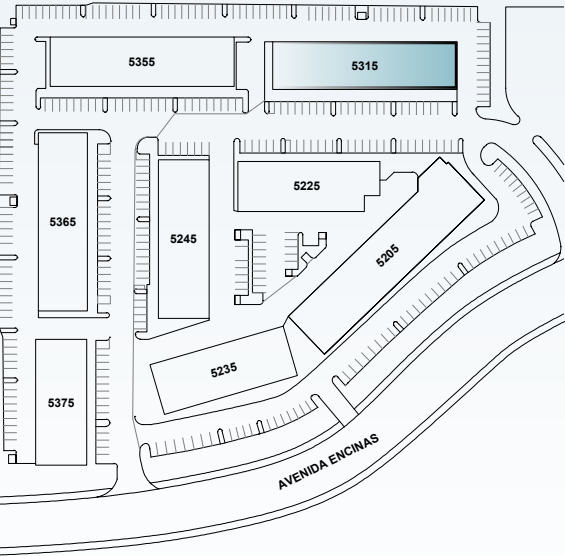
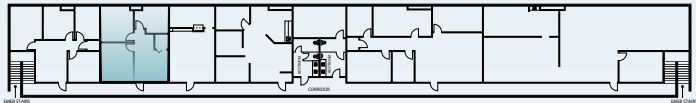
BUILDING#	STE	SQ. FT.	STATUS	FLOOR PLAN	ASKING LEASE RATE
5315	234	950 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.55/SF NNN
5315	232	645 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.55/SF NNN



# BUILDING 5315

STE 234 - 950 SF

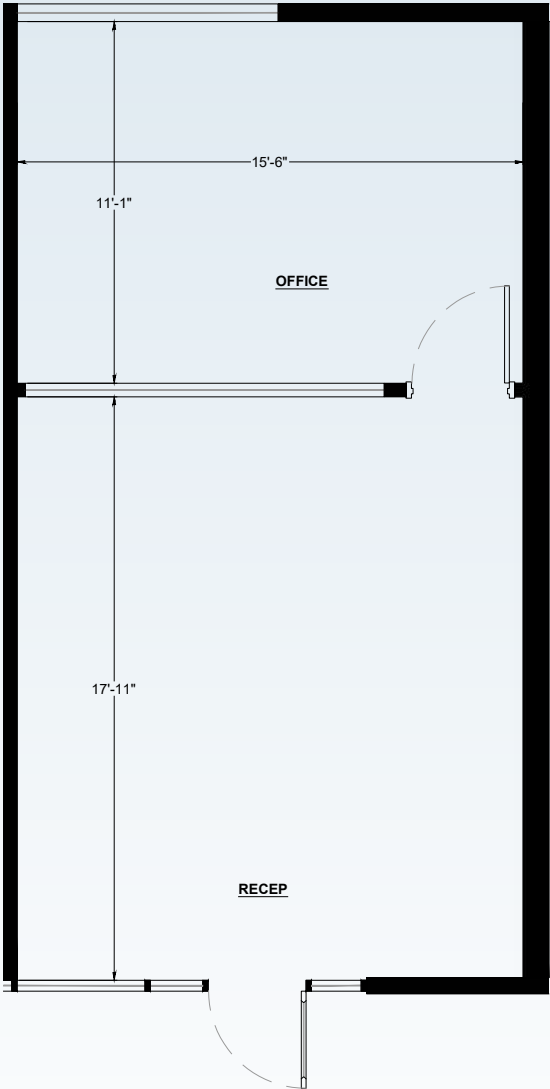
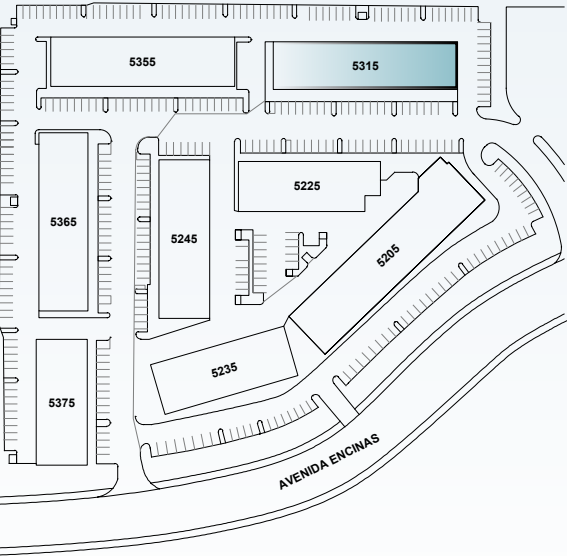
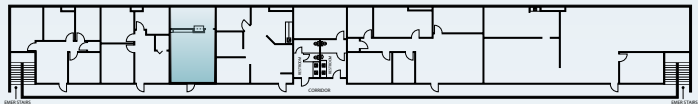
[← BACK TO AVAILABILITIES](#)



# BUILDING 5315

STE 232 - 645 SF

[← BACK TO AVAILABILITIES](#)





# MAP

Windmill Food Hall

Carlsbad Flower Fields

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

Paseo del Norte

Avenida Encinas

Carlsbad Boulevard

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



AVENIDA ENCINAS



5205

5235

5225

5245

5375

5315

5365

5355

PACIFIC  
OCEAN





**PACIFIC  
COAST**  
INDUSTRIAL CENTER

**For more information, please contact:**

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