

FOR LEASE

ENCINITAS WEST

171 SAXONY ROAD

ENCINITAS, CALIFORNIA 92024



EXCLUSIVELY MARKETED BY:

BROOKS CAMPBELL
+1 760 500-7720
brooks.campbell@cushwake.com
LIC #01380901

JOE ANDERSON
+1 760 431 4209
joe.anderson@cushwake.com
LIC #01280854

PETER CURRY
+1 760 431 4238
peter.curry@cushwake.com
LIC #01241186

[VIEW SITE SPECIFIC COVID-19
PREVENTION PLAN](#)



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

ENCINITAS WEST is located in the heart of San Diego's thriving North Coastal community. Just off Interstate-5 and Encinitas Boulevard, the building sits within a mile of Moonlight Beach and is surrounded by a host of unique shops, restaurants, and services. With flexible office layouts, 24/7 access for tenants, ample parking, and high-tech capabilities, the building is an ideal fit for emerging start-ups and established small businesses. Also in near proximity are the executive housing areas of Rancho Santa Fe, La Costa, Solana Beach and Del Mar. The building design highlights an inviting open-air central courtyard that features a serene waterscape and seating area.



ADDRESS:

171 Saxony Road, Encinitas CA

BUILDING SIZE:

31,421 Rentable Square Feet
(professional yet exclusive size & feel)

BUILDING LAYOUT:

27 suites each with separate HVAC,
2-stories, one elevator (two open air
staircases)

**BUILDING
CONSTRUCTION:**

Class A steel frame and ample window
line, built in 2003

ALLOWED USES:

Office and Medical

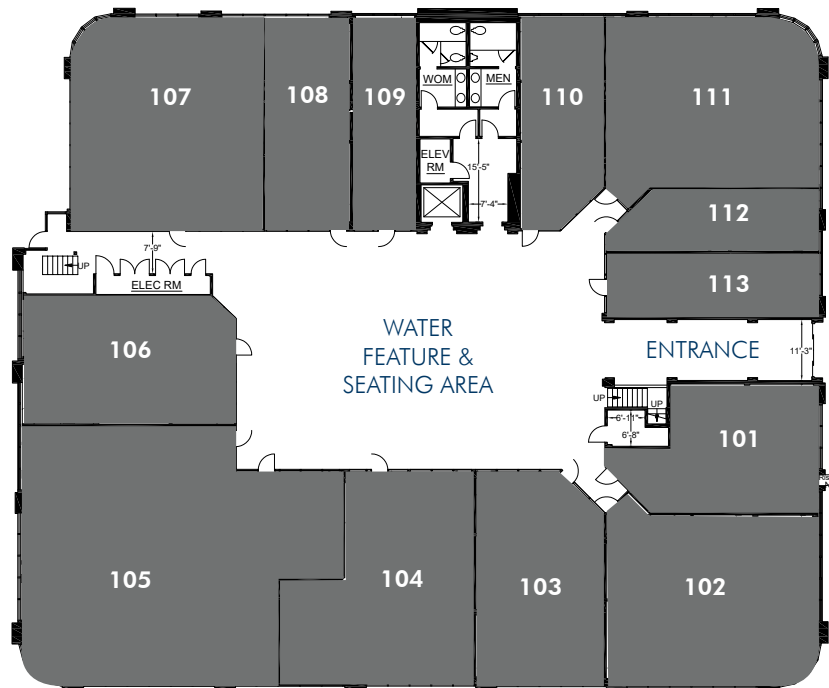


SUITE AVAILABILITY



SUITE	RSF	LEASE RATE	AVAILABLE	AS-BUILT FEATURES
201	931	\$3.75/RSF + Utilities & Janitorial	Immediate	3 private offices, kitchenette, open office, and reception
202	1,532	\$3.75/RSF + Utilities & Janitorial	Immediate	1 large private office, kitchenette, large open office, and reception
205	2,651	\$3.75/RSF + Utilities & Janitorial	90 Days	5 private offices, large conference room, kitchenette, large open office and reception

FIRST FLOOR



SECOND FLOOR

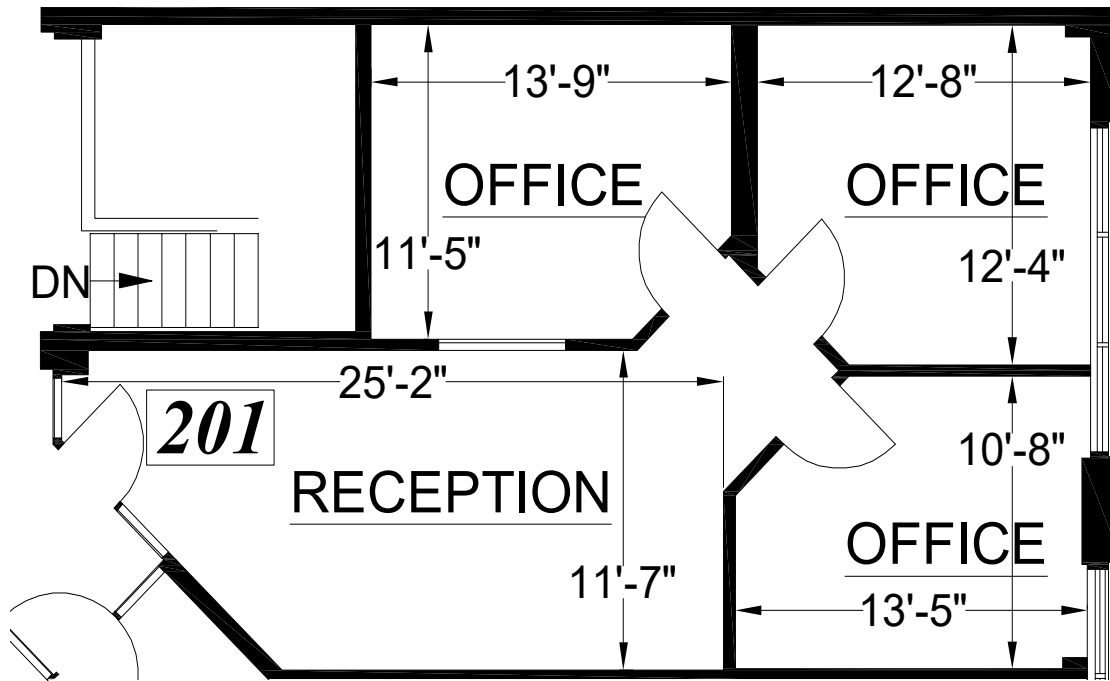


SUITE AVAILABILITY

SECOND FLOOR | SUITE 201



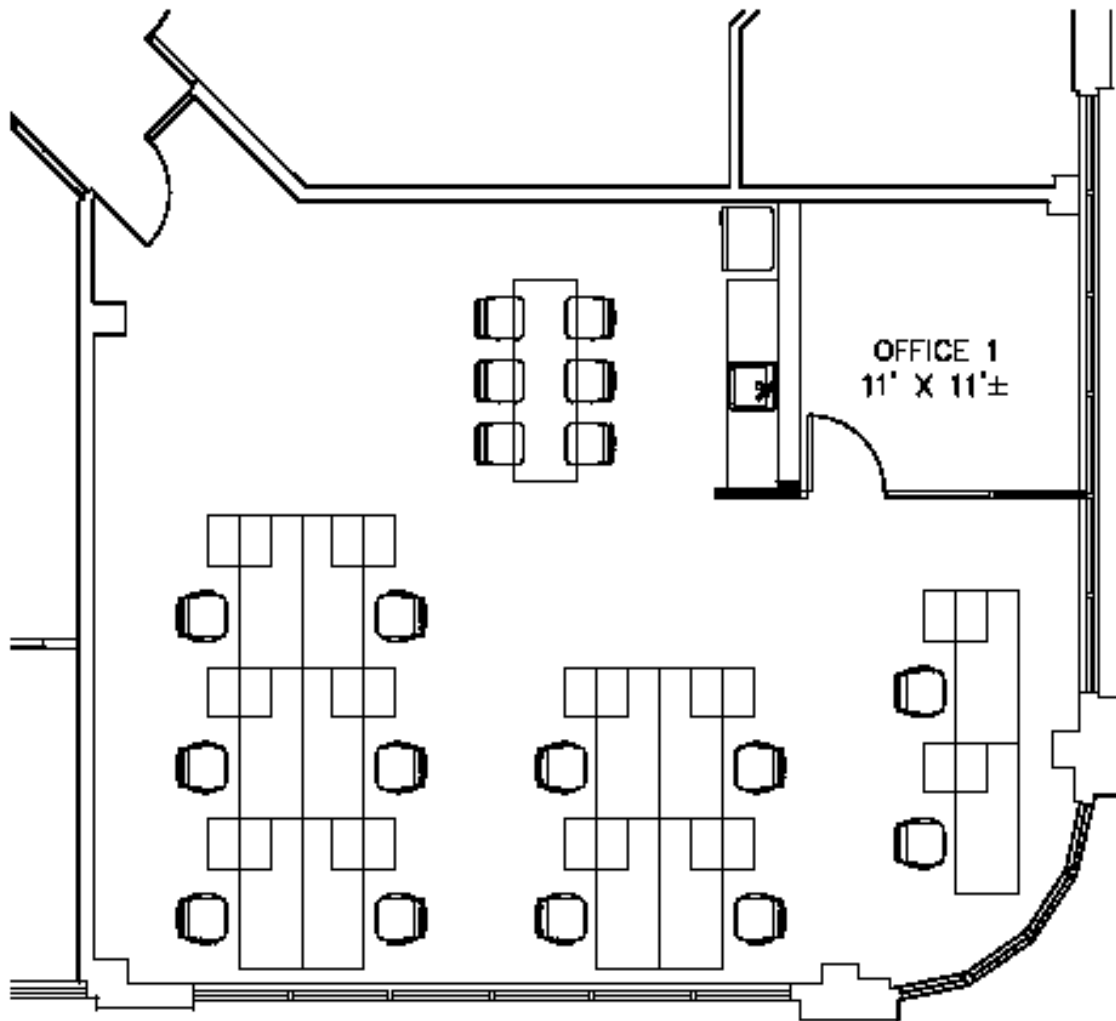
SUITE FEATURES



- 3 Private Offices
- Large open reception area
- Each suite has its own, separate HVAC (heating & cooling)
- Automated/no touch building entry
- Suite entries from outdoor courtyard; no interior hallways
- 2 open air staircases; elevator served also
- Move-in ready! Newly improved suites!

SUITE AVAILABILITY

SECOND FLOOR | SUITE 202

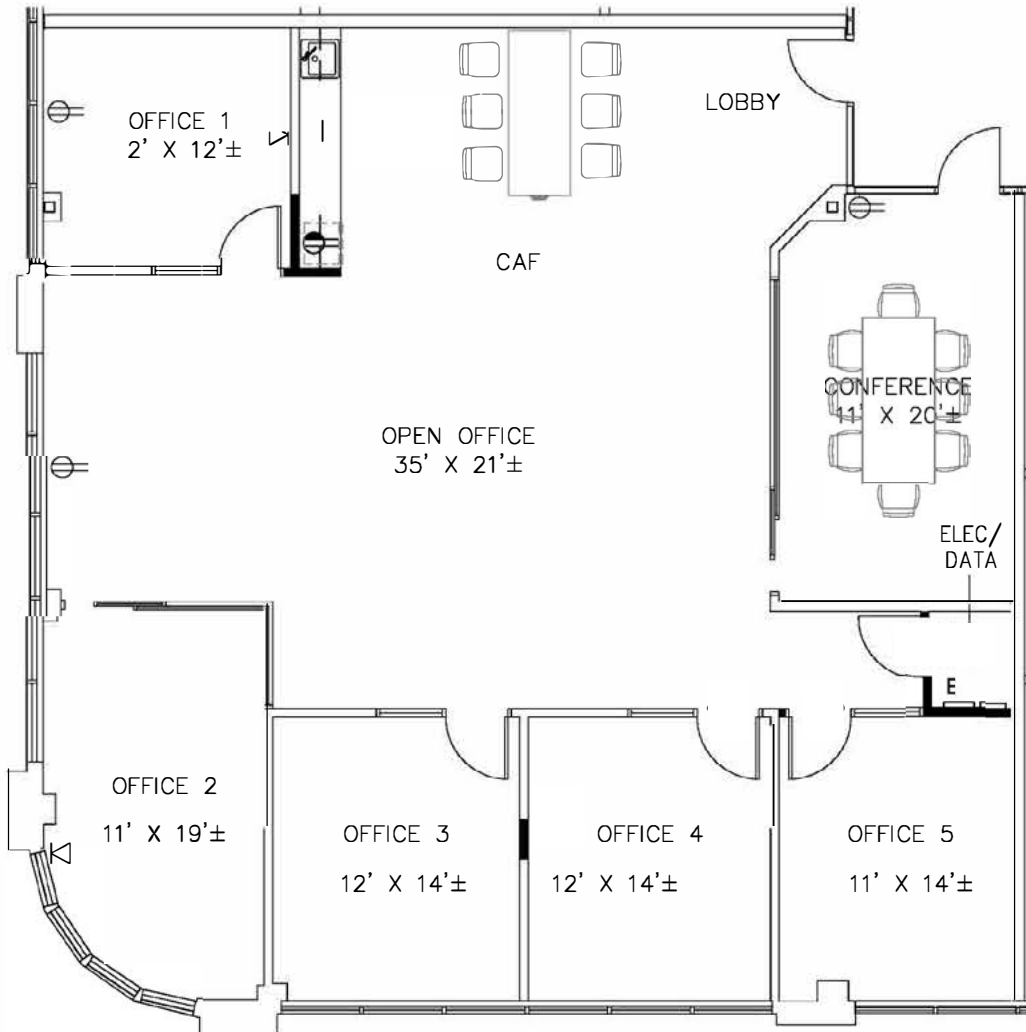


SUITE FEATURES

- 1 Large private office
- Open area cafe
- Furniture available
- Suites accommodate 1 to 12 person businesses
- Each suite has its own, separate HVAC (heating & cooling)
- Building layout is ideal for social distancing
- Automated/no touch building entry
- Suite entries from outdoor courtyard; no interior hallways
- 2 open air staircases; elevator served also
- Move-in ready! Newly improved suites!

SUITE AVAILABILITY

SECOND FLOOR | SUITE 205



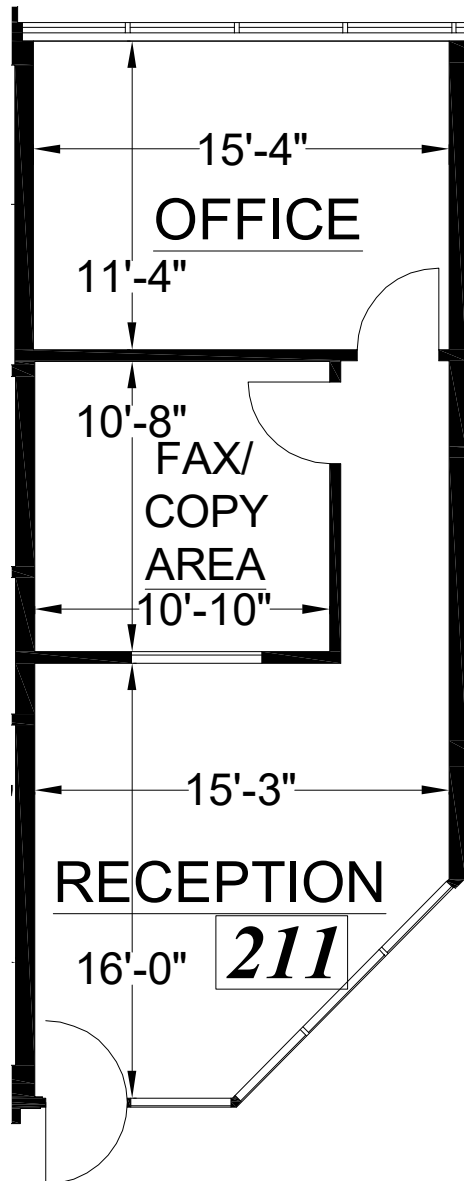
SUITE FEATURES

- 4 Private offices
- Open area cafe
- Furniture available
- Suites accommodate 1 to 12 person businesses
- Each suite has its own, separate HVAC (heating & cooling)
- Building layout is ideal for social distancing
- Automated/no touch building entry
- Suite entries from outdoor courtyard; no interior hallways
- 2 open air staircases; elevator served also
- Move-in ready! Newly improved suites!

VIRTUAL TOUR

SUITE AVAILABILITY

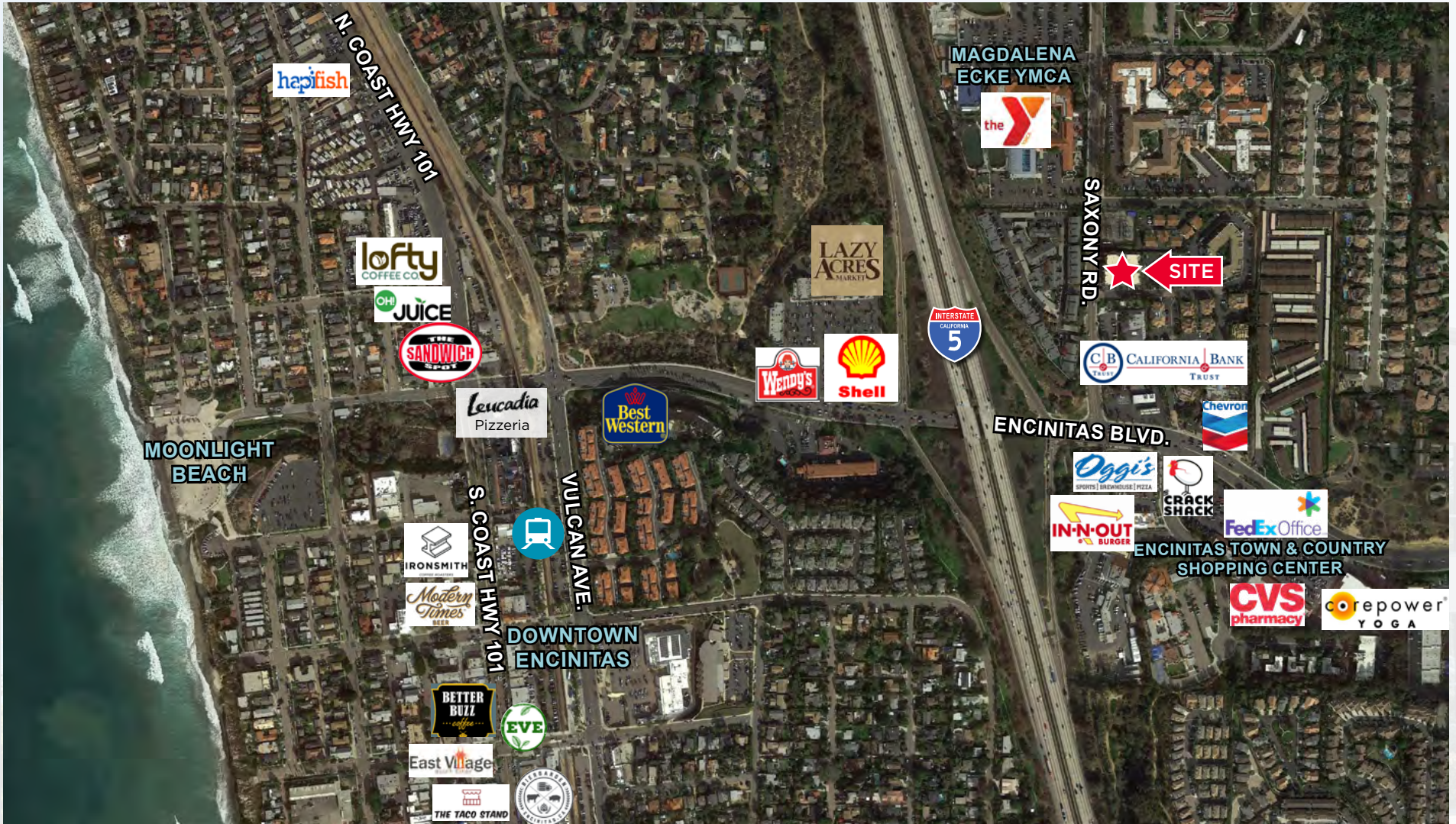
SECOND FLOOR | SUITE 211



SUITE FEATURES

- 1 Private Office
- Copy Room
- Reception Areas
- Each suite has its own, separate HVAC (heating & cooling)
- Automated/no touch building entry
- Suite entries from outdoor courtyard; no interior hallways
- 2 open air staircases; elevator served also
- Move-in ready! Newly improved suites!

LOCATION OVERVIEW



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