

OCEAN POINT

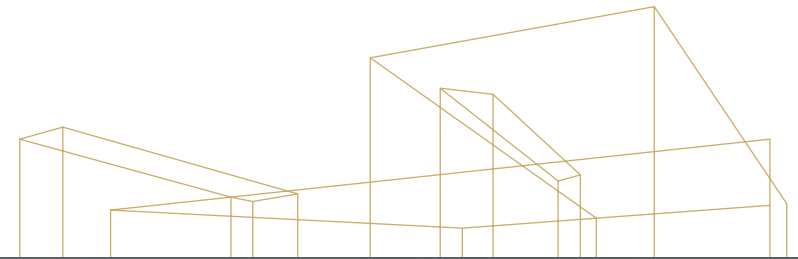


A Coastal Creative Lifestyle Property
Office and Flex Space

5411-5451 AVENIDA ENCINAS, CARLSBAD, CA



OCEAN POINT



Major Enhancements and Property Highlights

EXCELLENT location with freeway frontage west of I-5

TWO access points midway between San Diego and Orange County.



MODERN ARCHITECTURAL FACADE



ON-SITE LOCKER ROOMS/ SHOWERS, BBQ/PATIO AREAS & BIKE STORAGE



NEW DROUGHT TOLERANT LANDSCAPING



OUTDOOR MEETING AREAS



CLOSE PROXIMITY TO RESTAURANTS, BEACHES, PARKS, AND GOLF COURSES



FLEX, OFFICE AND CREATIVE OFFICE



ON-SITE PROPERTY MANAGEMENT



NATURAL GAS AVAILABLE TO PROJECT

For leasing information contact

RUSS JABARA
760.822.4851
russ.jabara@kidder.com
LIC N° 01315296

DAVE PINNEGAR
760.822.7480
dave.pinnegar@kidder.com
LIC N° 00856143

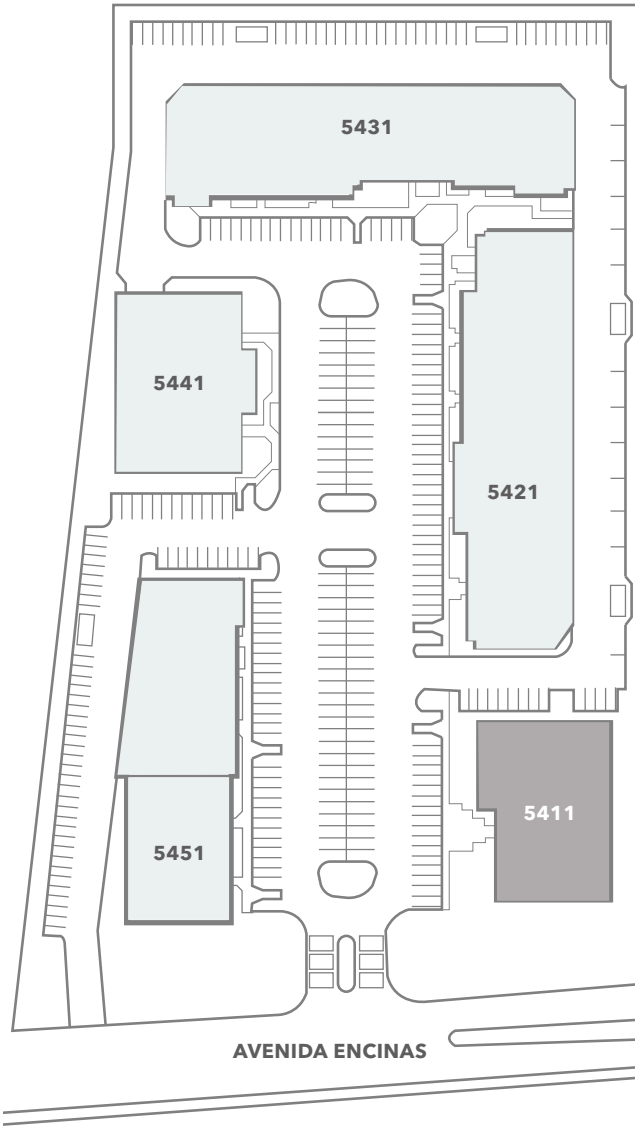
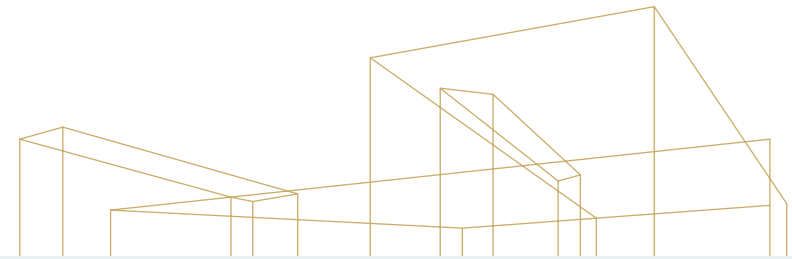
JOHN HOFFMANN
760.402.8950
john.hoffmann@kidder.com
LIC N° 01023816

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.




OCEAN POINT



AVAILABILITIES

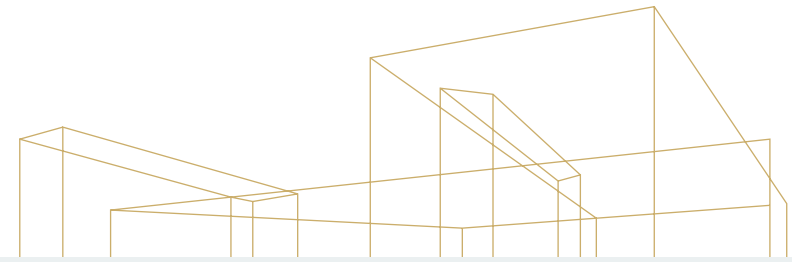
	Address	Suite	SF	Description	Lease Rate	Available
	5411 AVENIDA ENCINAS Carlsbad, CA 92008	250	2,415 SF	5 private offices, conference room, kitchen, IT room and open area	\$2.10/SF MG + CAM (\$0.25/SF)	Now

	Address	Suite	SF	Description	Lease Rate	Available
	5411 AVENIDA ENCINAS Carlsbad, CA 92008	260	1,195 SF	Creative Office with open ceiling grid and exposed HVAC ducting	\$2.10/SF MG + CAM (\$0.25/SF)	Now

	Address	Suite	SF	Description	Lease Rate	Available
	5411 AVENIDA ENCINAS Carlsbad, CA 92008	250 & 260	3,610 SF	5 private offices, conference room, creative office, kitchen, IT room and open area	\$2.10/SF MG + CAM (\$0.25/SF)	Now

*Suites 250 and 360 can be leased separately or together for a contiguous floorplan

OCEAN POINT



5411 AVENIDA ENCINAS

250

SUITE

OFFICE

SUITE TYPE

2,415

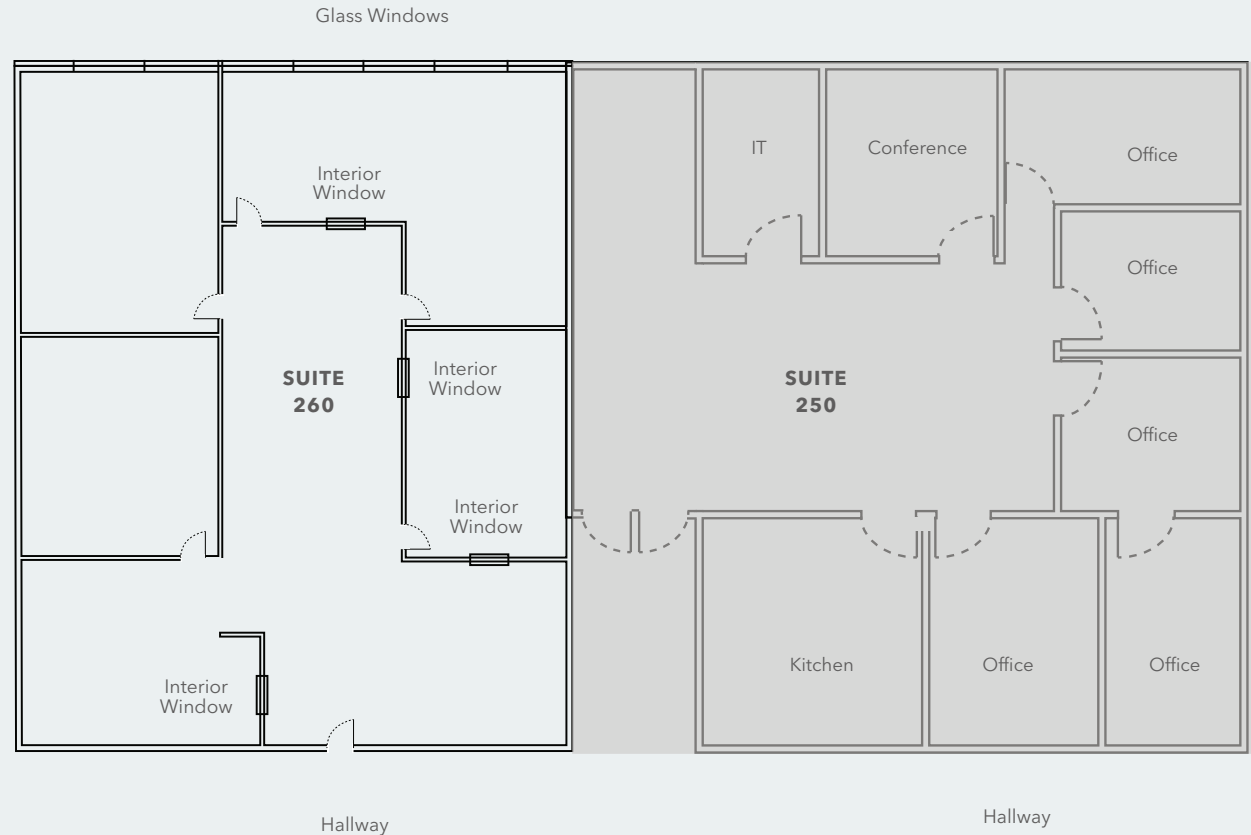
SQUARE FEET AVAILABLE

\$2.10/SF

MG + CAM (\$0.25/SF)

NOW

AVAILABLE



For leasing
information
contact

RUSS JABARA
760.822.4851
russ.jabara@kidder.com
LIC N° 01315296

DAVE PINNEGAR
760.822.7480
dave.pinnegar@kidder.com
LIC N° 00856143

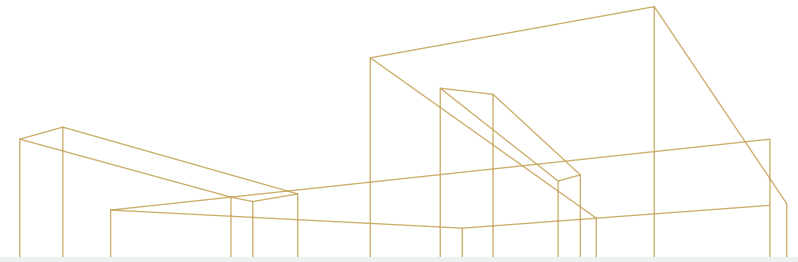
JOHN HOFFMANN
760.402.8950
john.hoffmann@kidder.com
LIC N° 01023816

KIDDER.COM



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OCEAN POINT



5411 AVENIDA ENCINAS

260

SUITE

CREATIVE OFFICE

SUITE TYPE

1,195

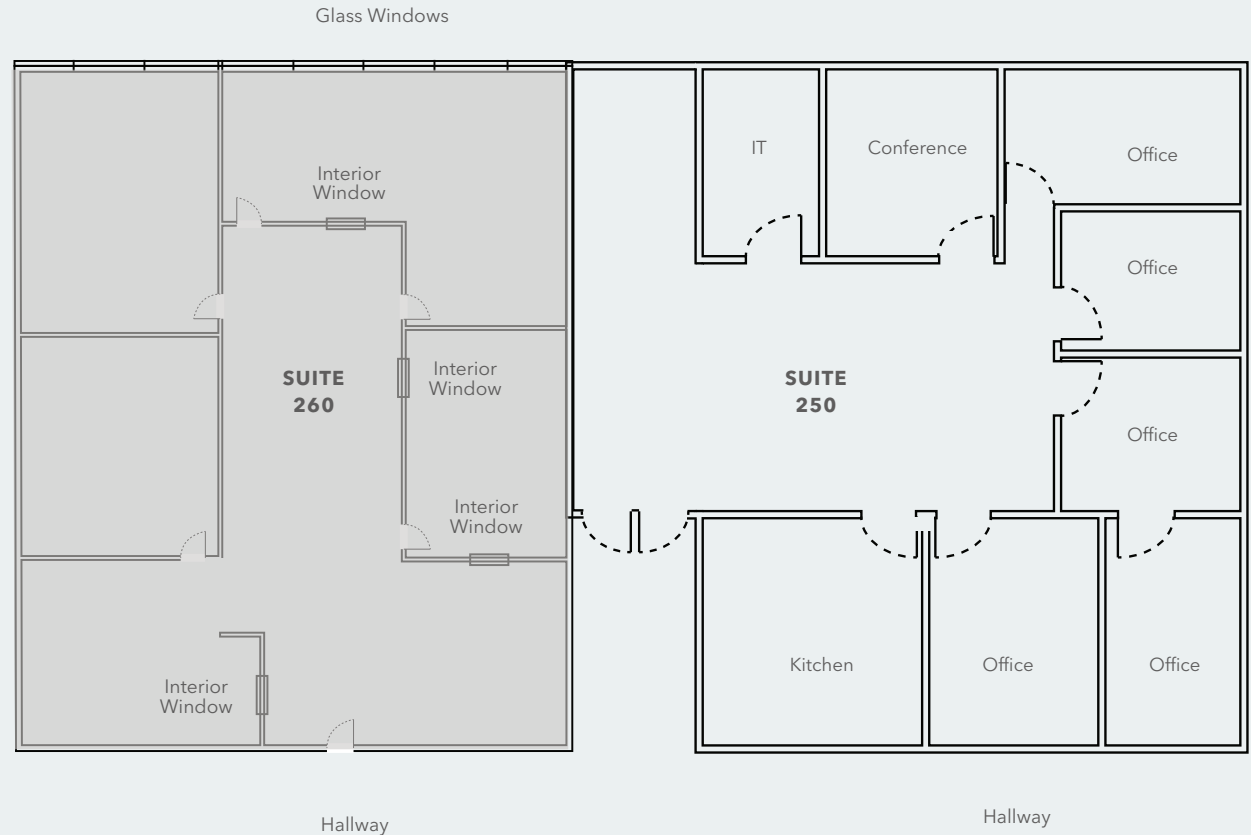
SQUARE FEET AVAILABLE

\$2.10/SF

MG + CAM (\$0.25/SF)

NOW

AVAILABLE



For leasing
information
contact

RUSS JABARA
760.822.4851
russ.jabara@kidder.com
LIC N° 01315296

DAVE PINNEGAR
760.822.7480
dave.pinnegar@kidder.com
LIC N° 00856143

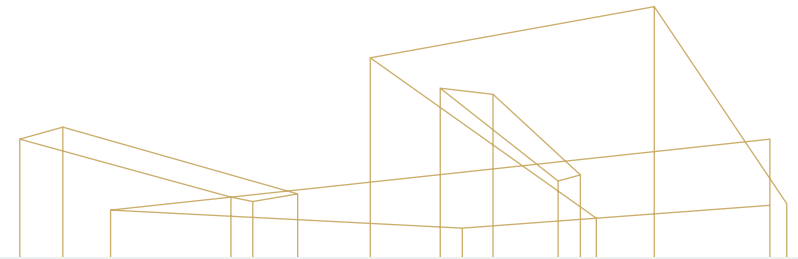
JOHN HOFFMANN
760.402.8950
john.hoffmann@kidder.com
LIC N° 01023816

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



OCEAN POINT



5411 AVENIDA ENCINAS

250 & 260

SUITES

CREATIVE OFFICE

SUITE TYPE

3,610

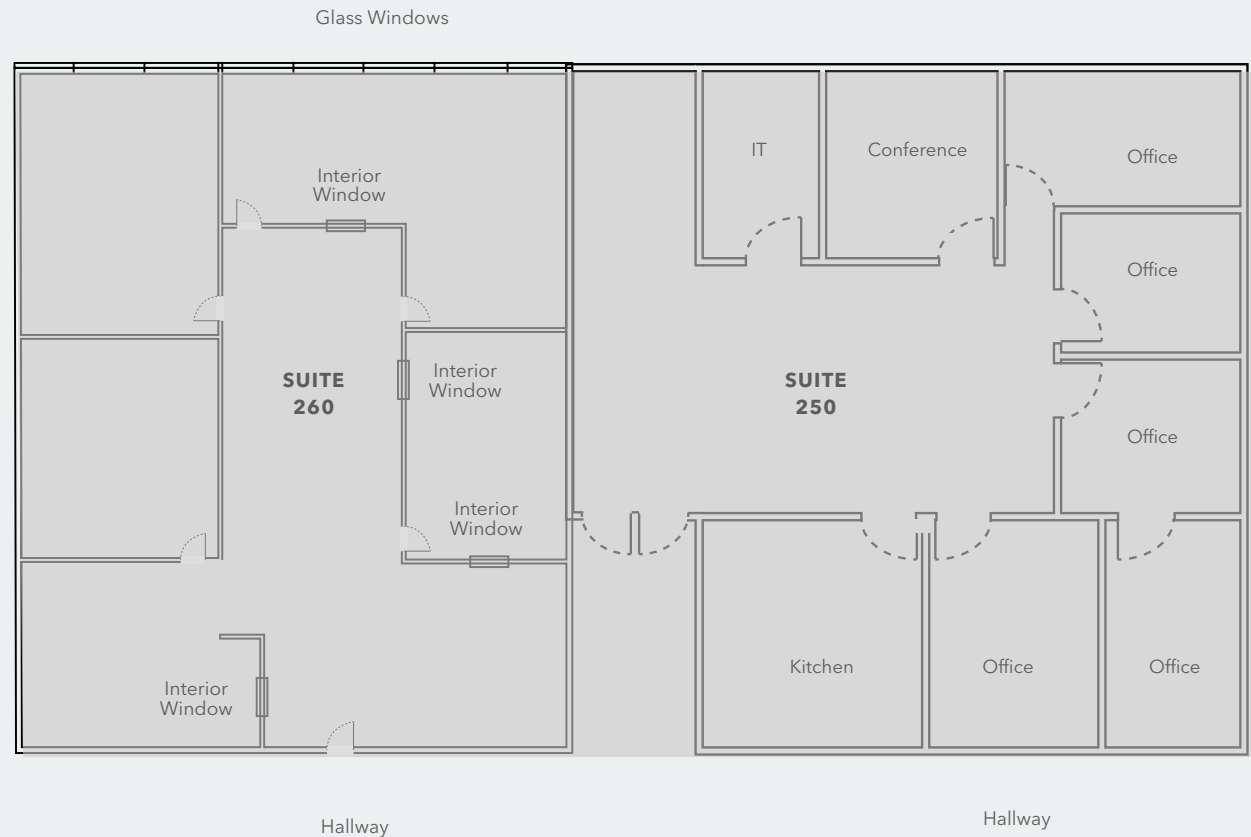
SQUARE FEET AVAILABLE

\$2.10/SF

MG + CAM (\$0.25/SF)

NOW

AVAILABLE



For leasing
information
contact

RUSS JABARA
760.822.4851
russ.jabara@kidder.com
LIC N° 01315296

DAVE PINNEGAR
760.822.7480
dave.pinnegar@kidder.com
LIC N° 00856143

JOHN HOFFMANN
760.402.8950
john.hoffmann@kidder.com
LIC N° 01023816

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



OCEAN POINT



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OCEAN POINT CARLSBAD, CA



AGUA HEDIONDA

SUBJECT PROPERTY



CARLSBAD FLOWER FIELDS



LEGOLAND
CALIFORNIA

CANNON RD

AVENIDA ENCINAS

IN-N-OUT
BURGER

GAP

BANANA REPUBLIC

Crate & Barrel

STARBUCKS
COFFEE

INTERSTATE
5

CARLSBAD BLVD

PALOMAR AIRPORT RD

PACIFIC OCEAN

km Kidder
Mathews

OCEAN POINT





For leasing information contact

RUSS JABARA
760.822.4851
russ.jabara@kidder.com
LIC N° 01315296

DAVE PINNEGAR
760.822.7480
dave.pinnegar@kidder.com
LIC N° 00856143

JOHN HOFFMANN
760.402.8950
john.hoffmann@kidder.com
LIC N° 01023816

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

