

FOR SALE
OR FOR LEASE

511 - 543 Encinitas Boulevard, Encinitas
North Coast Business Park

OFFICE CONDOS FOR SALE | LIMITED TIME OFFERING



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 **Kidder
Mathews**

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INTERNATIONAL



KEY HIGHLIGHTS

- Five office condos for sale
- Largest office property in Encinitas
- Strategic coastal location
- Just east of Interstate 5
- Lush Landscaping in a park-like setting
- Diverse tenant mix
- Creative office "high ceiling" opportunities
- On-site property management
- Partial ocean views from select suites
- Within walking distance to banks, restaurants, retail and all services

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AVAILABILITIES FOR SALE

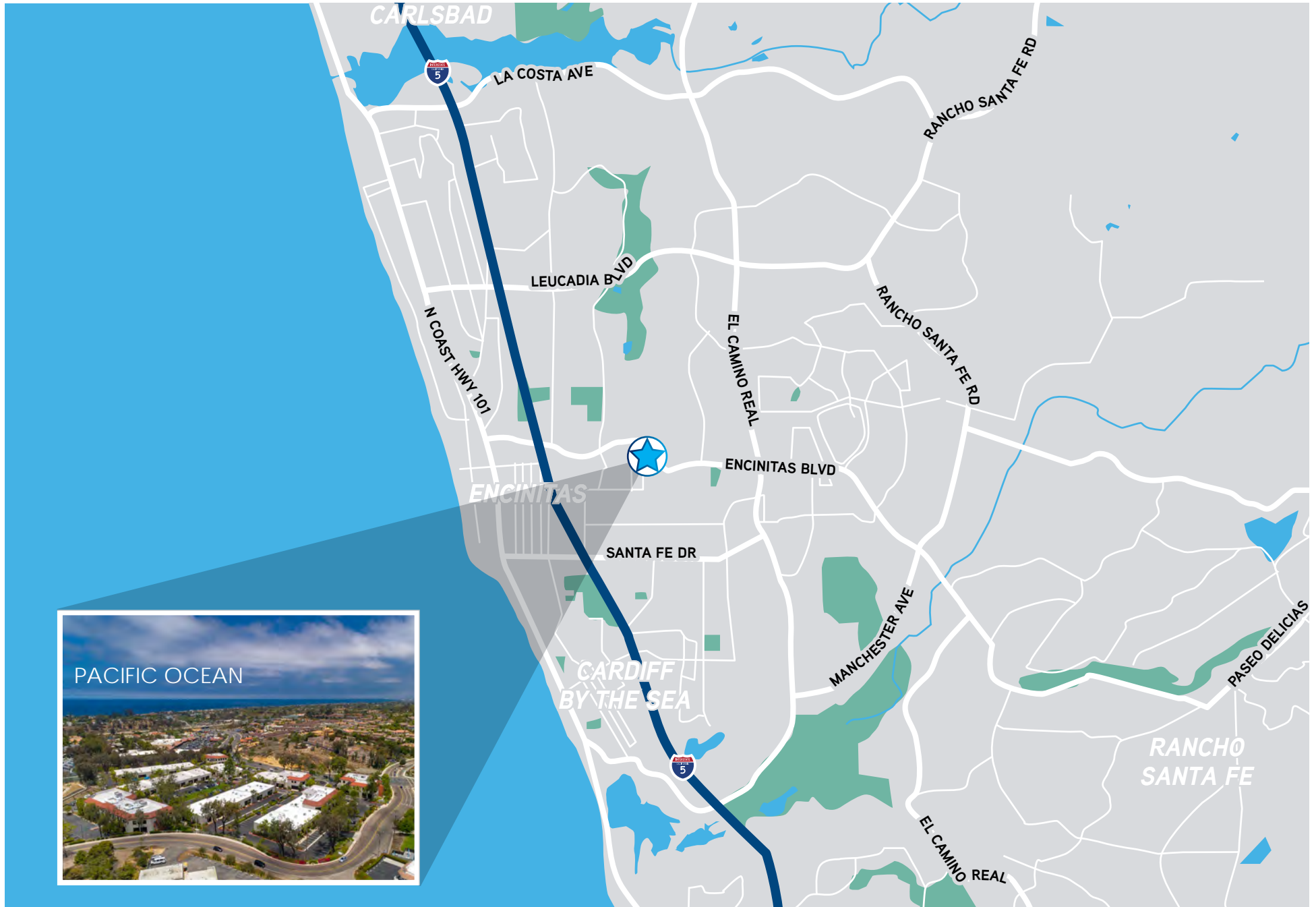
Building	Suite	Square Feet	Zoning	Price	Status
523 Encinitas Boulevard	200/201	1,910 SF*	Office	\$1,050,000	Available
523 Encinitas Boulevard	202	1,040 SF*	Office	\$572,000	Available
523 Encinitas Boulevard	204/205	2,417 SF*	Office	\$1,329,350	Available
* Contiguous - 5,367 SF				*\$2,951,350	
531 Encinitas Boulevard	104	679	Office/Medical	\$441,350	Available
531 Encinitas Boulevard	114	963	Office/Medical	\$625,950	Available
531 Encinitas Boulevard	121	3,026	Office/Medical	\$1,966,900	Available
543 Encinitas Boulevard	107	828	Office/Medical	\$538,200	SOLD

AVAILABILITIES FOR LEASE

Building	Suite	Square Feet	Zoning	Lease Rate
527 Encinitas Boulevard	100	3,518 SF	Office	\$3.00/SF/Month + U & J



LOCATION AERIAL

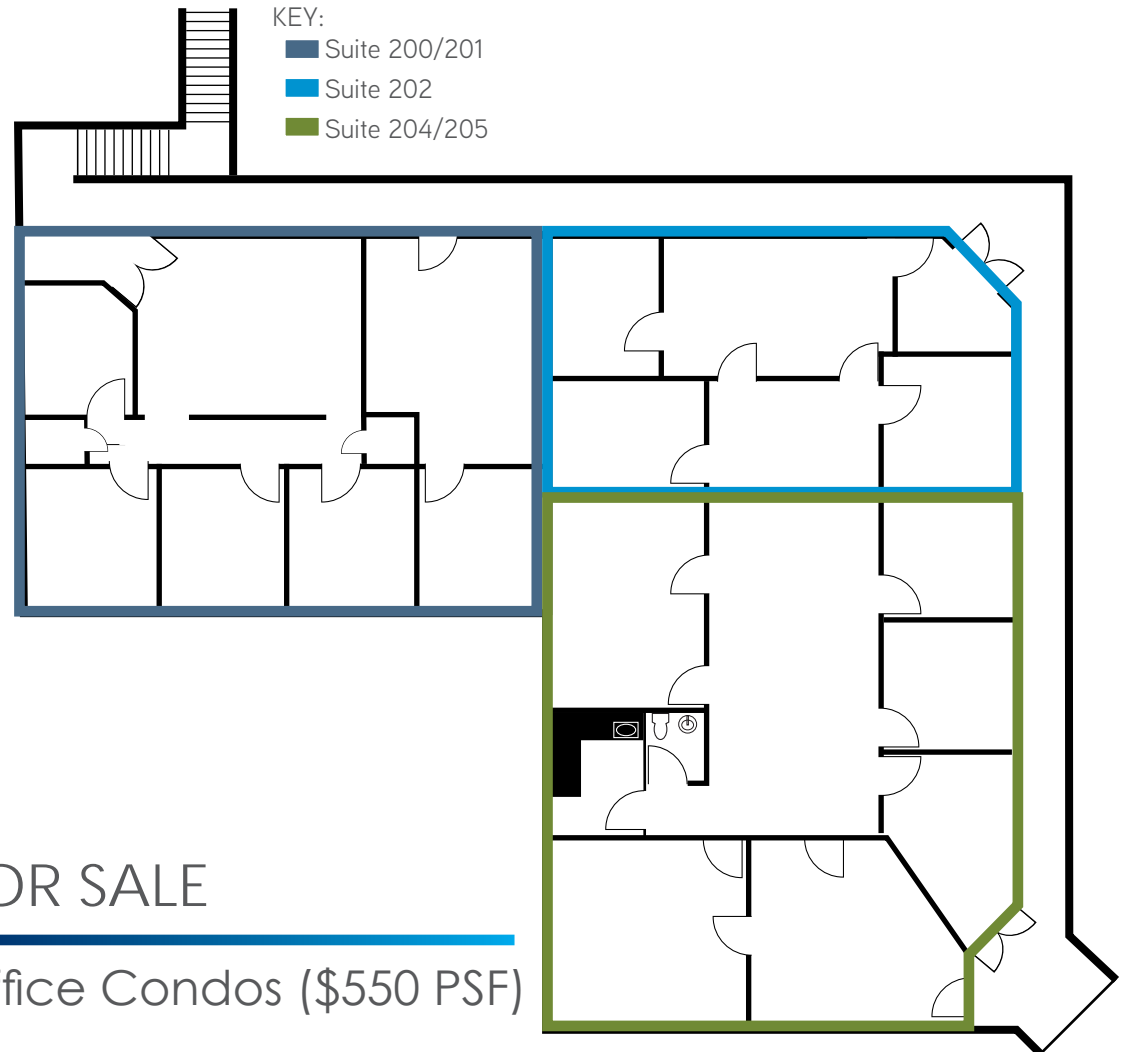


523 Encinitas Blvd, Second Floor

5,367 Contiguous SF



Suite	Square Feet	Price
200/201	1,910 SF*	\$1,050,000
202	1,040 SF*	\$572,000
204/205	2,417 SF*	\$1,329,350
*Contiguous - 5,367 SF		\$2,951,350

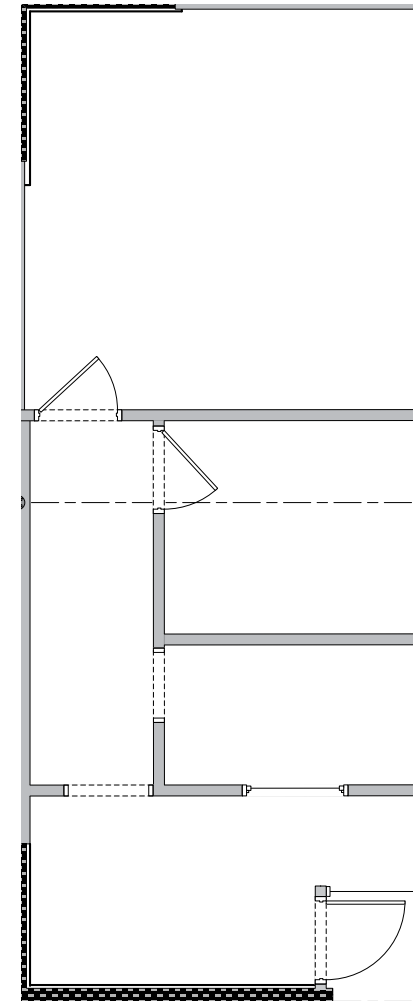


FOR SALE

Office Condos (\$550 PSF)

531 Encinitas Blvd, Suite 104

679 RSF



FOR SALE

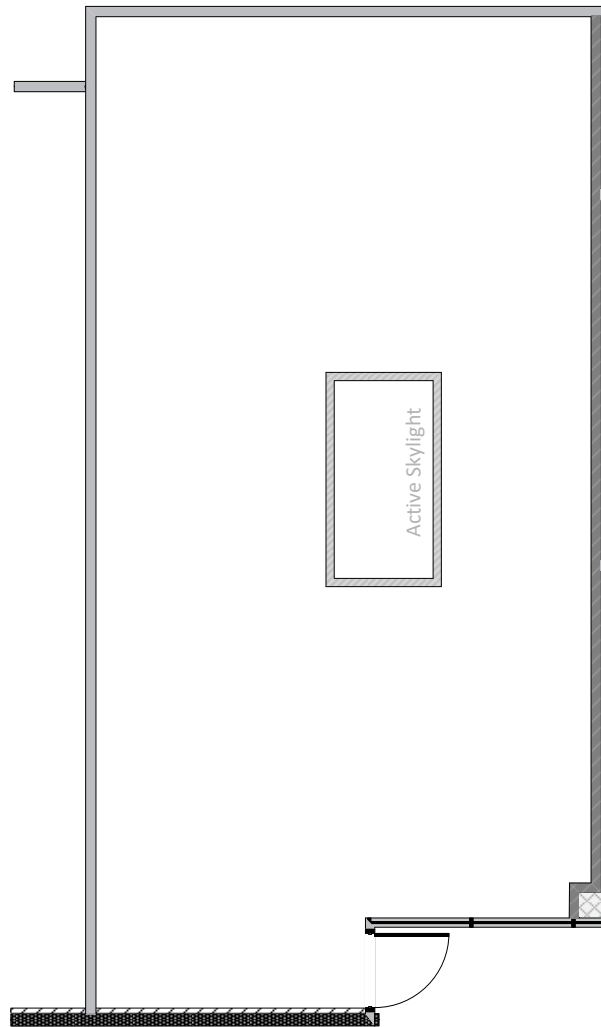
\$441,340

Office/Medical Condo

(\$650 PSF)

531 Encinitas Blvd, Suite 114

963 RSF



FOR SALE

\$625,950

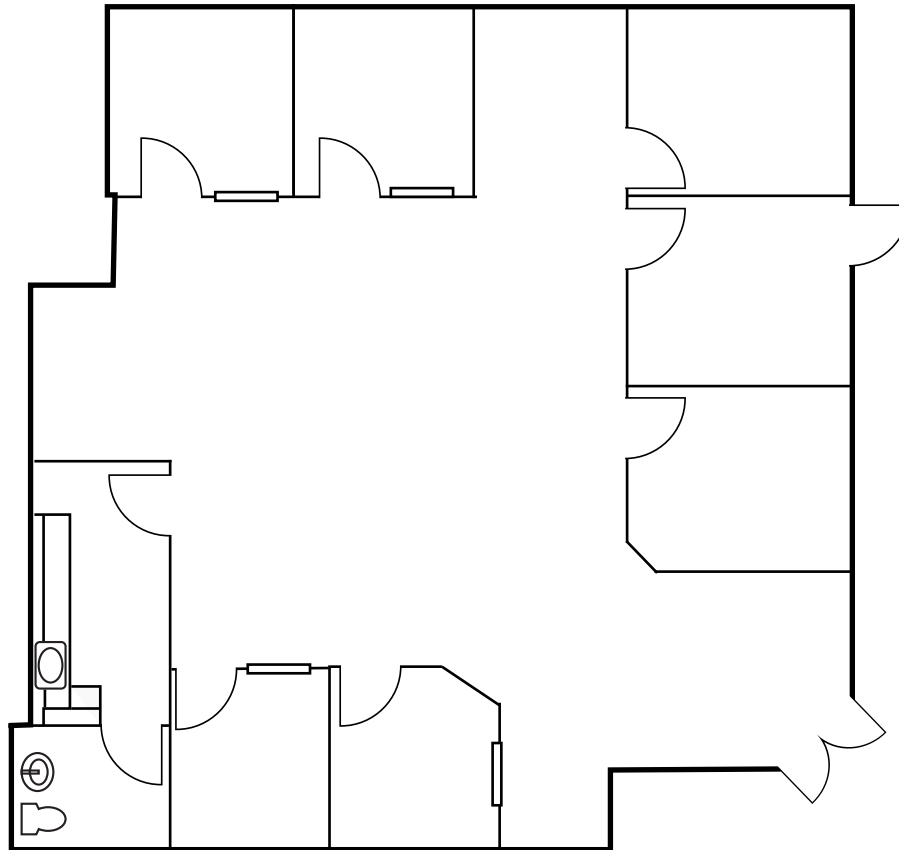
Office/Medical Condo

(\$650 PSF)



531 Encinitas Blvd, Suite 121

3,026 RSF



FOR SALE

\$1,966,900

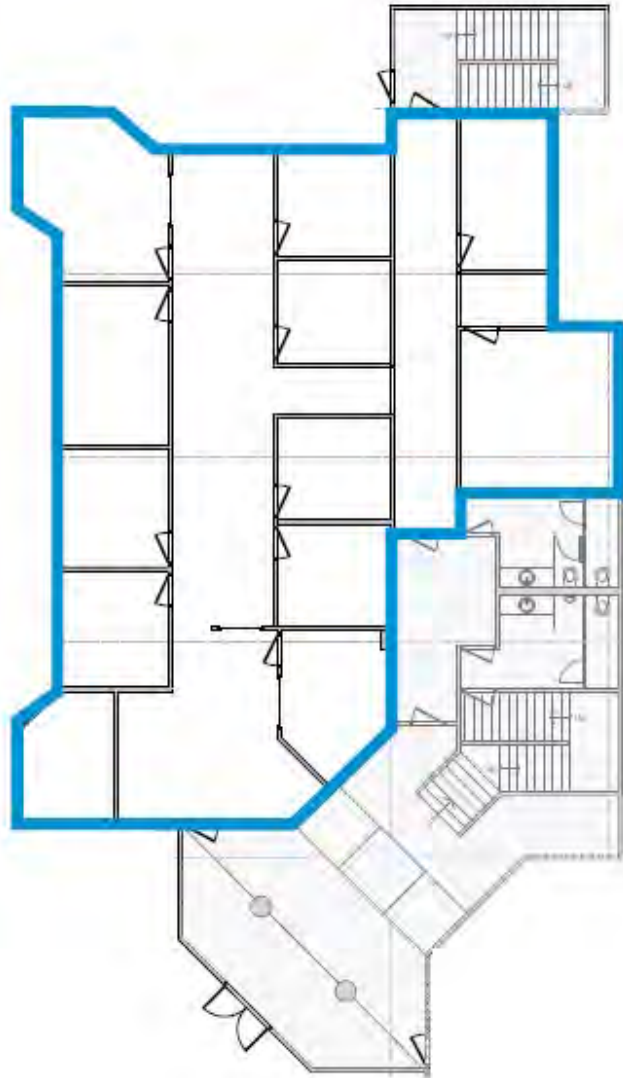
Office/Medical Condo

(\$650 PSF)



527 Encinitas Blvd, Suite 100

3,518 RSF



FOR LEASE

\$3.00/SF

(+Utilities & Janitorial)



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