

\$100 Visa Gift Card for Submitting Qualified LOI*



PACIFIC COAST

INDUSTRIAL CENTER

SPRING PROMO **

- 12 months of half rent
- Minimum 5 year lease term

SINGLE-STORY BUILDINGS

- Year 1 promo rate: \$1.40 NNN

BUILDINGS 5355 ONLY

- Year 1 promo rate: \$1.27 NNN



5205 – 5375 AVENIDA ENCINAS, CARLSBAD, CA 92008

FOR LEASE - Creative Office Availabilities

*Qualified LOI is defined as submitting a letter of intent and completed tenant credit application and submitting financials with LOI.



**The 12 months half rent Spring Promotion will extend to the first 5 leases signed (or until 6/30/26 whichever occurs first). The Year 1 Promo rates will only be honored for a lease term 5 years or longer. No free rent will be considered with the half rent Winter Promotion. Year 2 rent will be \$2.90/sf and \$2.64/sf, respectively. Ownership reserves the right to adjust the Spring Promotion based on qualified lease terms.

PROPERTY HIGHLIGHTS



PRIME COASTAL LOCATION

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



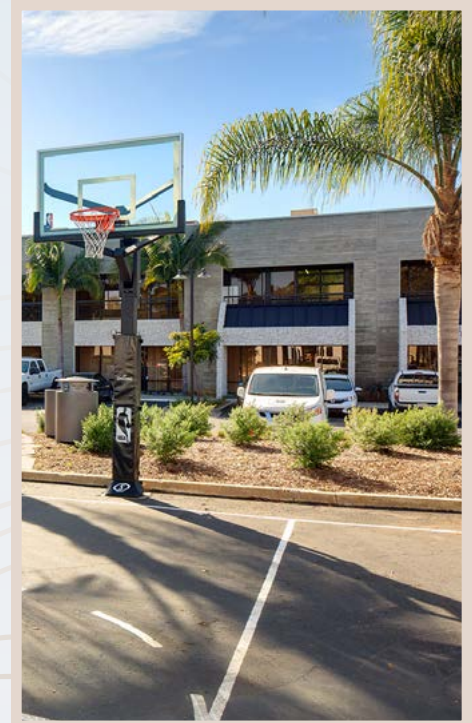
AMENITIES

- 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
5235	G	1,980 SF	AVAILABLE	VIEW PLAN	\$2.79/SF NNN
5315	250	1,117 SF	AVAILABLE	VIEW PLAN	\$2.65/SF NNN
5355	201	1,693 SF	AVAILABLE	VIEW PLAN	\$2.49/SF NNN
5355	208A	630 SF	AVAILABLE	VIEW PLAN	\$2.49/SF NNN
5355	208B	649 SF	AVAILABLE	VIEW PLAN	\$2.49/SF NNN
5355	209	803 SF	AVAILABLE	VIEW PLAN	\$2.49/SF NNN

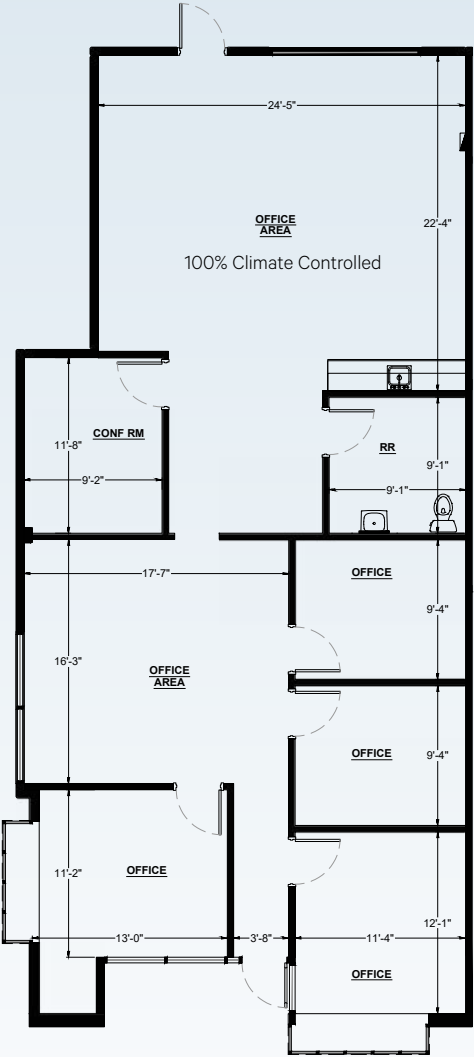
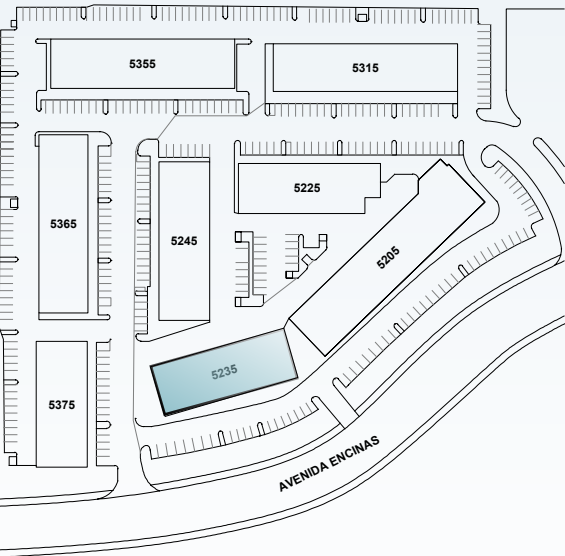
BUILDING 5235

Suite G: 1,980 SF

CREATIVE OFFICE CONCEPT



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*Layout customizable for Tenant

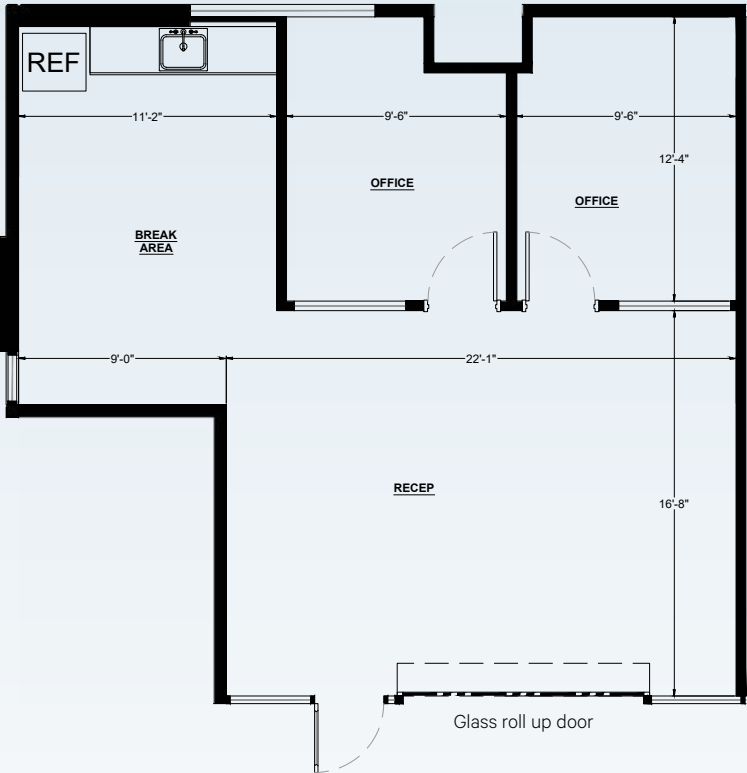
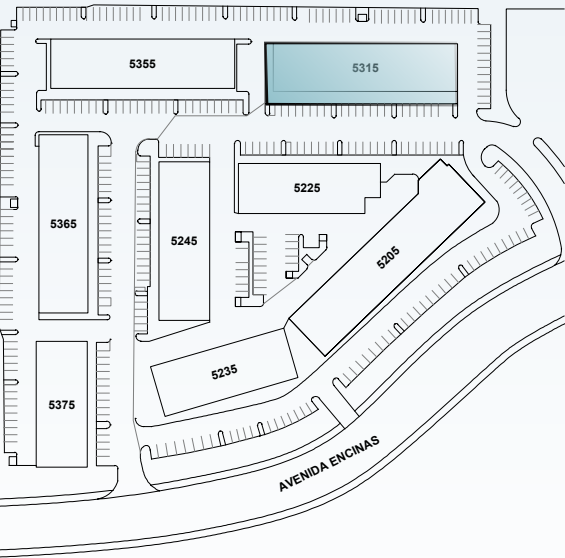
BUILDING 5315

Suite 250: 1,117 SF



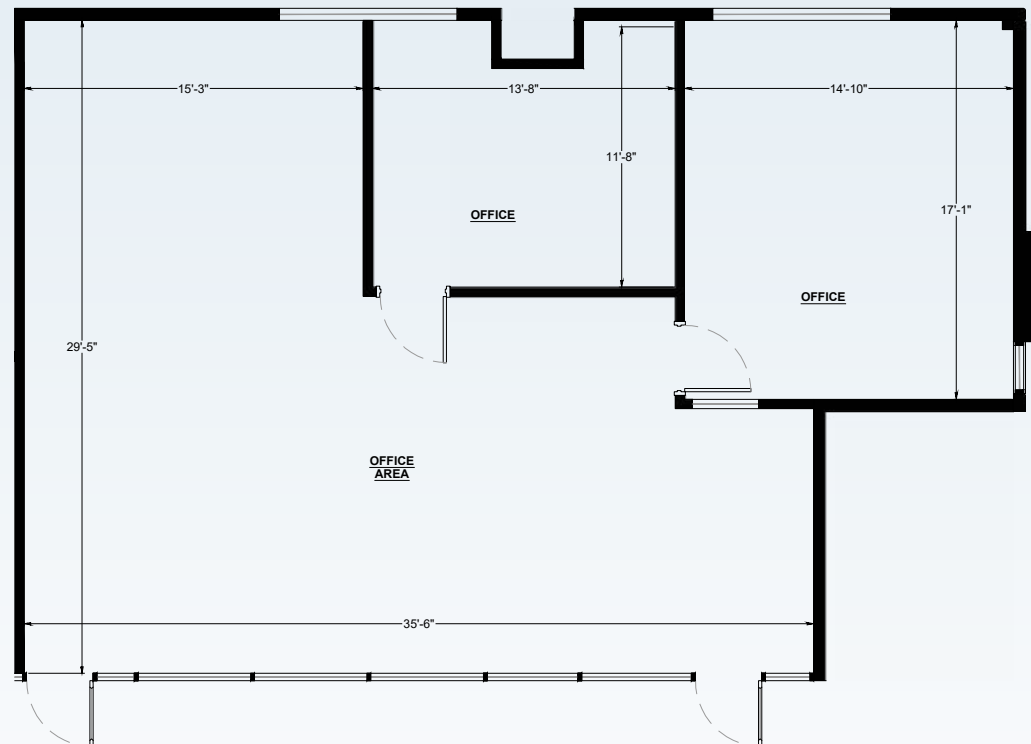
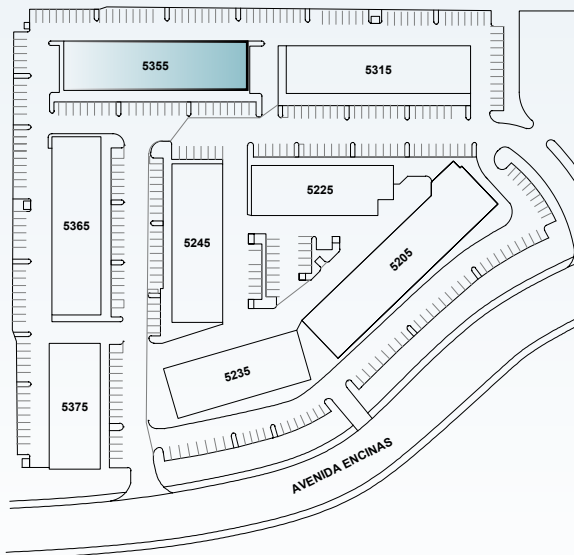
Second Floor

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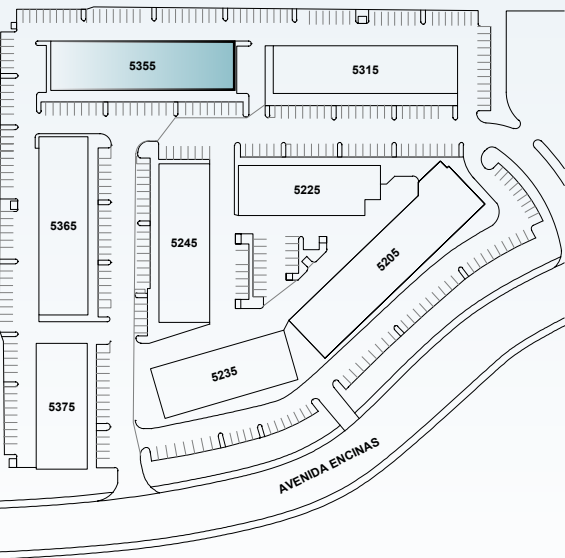
BUILDING 5355

- Suite 208A: 630 SF
- Suite 208B: 649 SF
- Suite 209: 803 SF



Second Floor

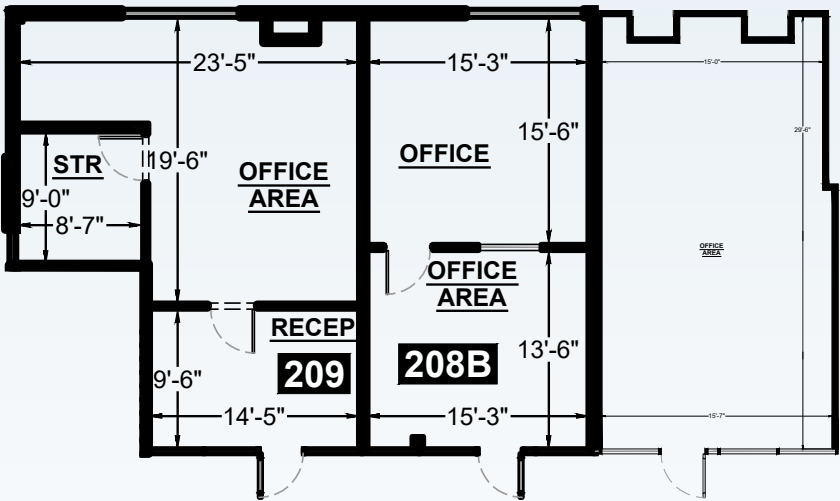
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Suite 209:
803 SF

Suite 208B:
649 SF

Suite 208A:
630 SF



*Layout customizable for Tenant

MAP





I-5

Cannon Road

Cannon Road

Car Country Drive

Paseo del Norte

Avenida Encinas

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



PACIFIC
OCEAN

5315 Second Floor Creative Office



**PACIFIC
COAST**
INDUSTRIAL CENTER

For more information, please contact:

CREATIVE OFFICE

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