

\$100 Visa Gift Card for Submitting Qualified LOI*



PACIFIC COAST

INDUSTRIAL CENTER

FALL PROMO**

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

SINGLE-STORY BUILDINGS

- Year 1 promo rate: \$1.40 NNN

BUILDINGS 5315 & 5355 ONLY

- Year 1 promo rate: \$1.27 NNN



5205 – 5375 AVENIDA ENCINAS, CARLSBAD, CA 92008

FOR LEASE - Multi-Tenant Flex 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 Fall Promotion will extend to the first 5 leases signed (or until 8/31/26, 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 Fall Promotion. Year 2 rent will be \$2.90/sf and \$2.64/sf, respectively. Ownership reserves the right to adjust the Winter 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



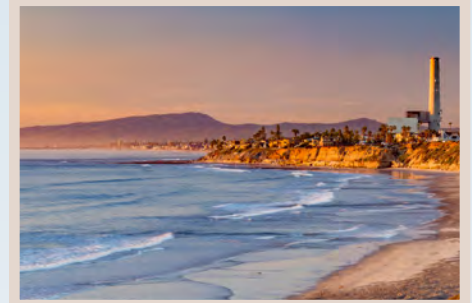
AMENITIES

- Tenant Lounge & Conference Center
- Fitness Center/Yoga Studio
- Shower & Locker Facilities
- Outdoor Seating & Collaborative Area
- 24/7 Monitored Security Cameras



ADDITIONAL FEATURES

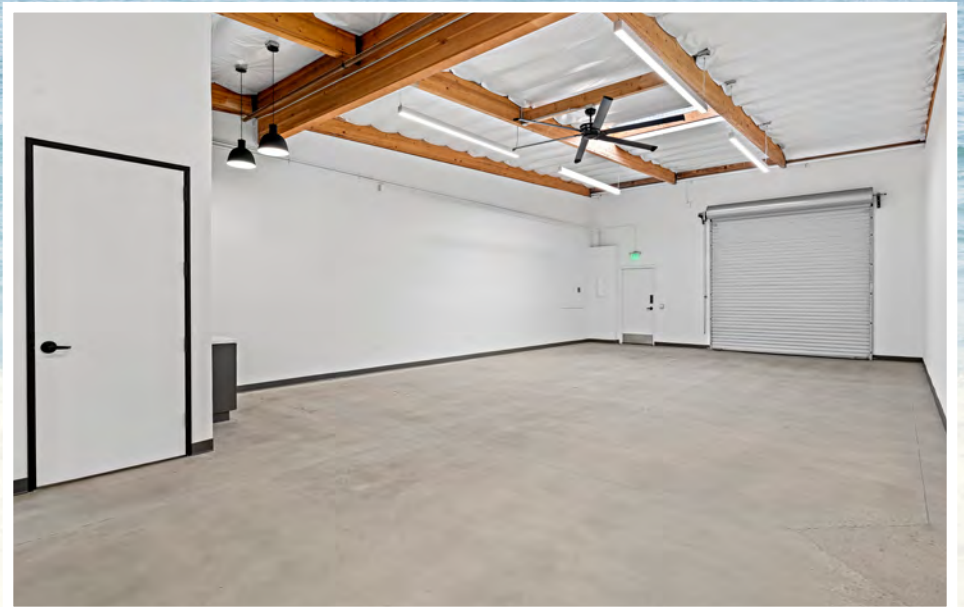
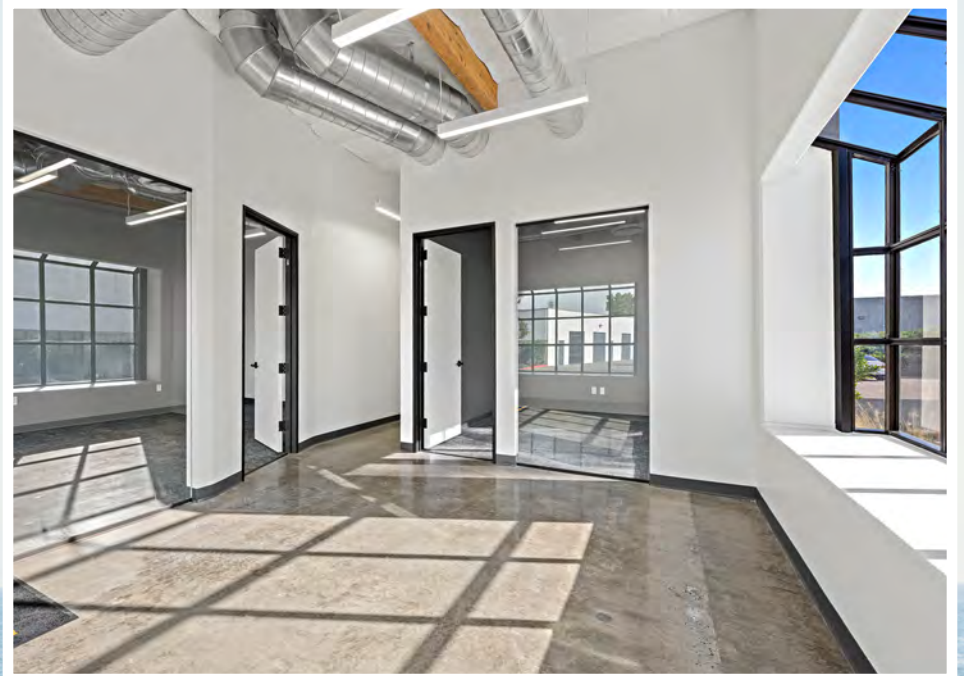
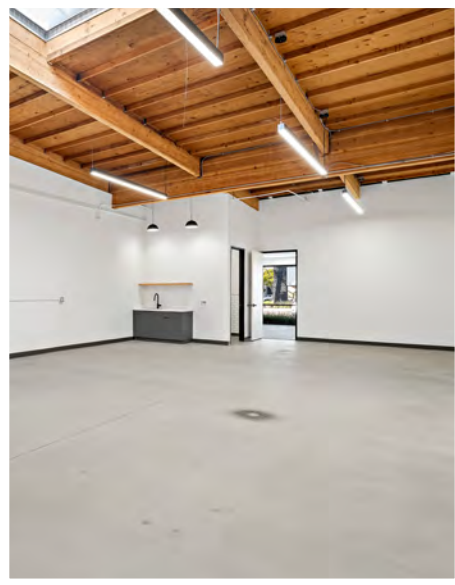
- High End “Creative Office” Finishes
- Glass Roll Up Doors
- 3.0/1,000 Parking
- Abundant Glass Line





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R&D/FLEX AVAILABILITIES

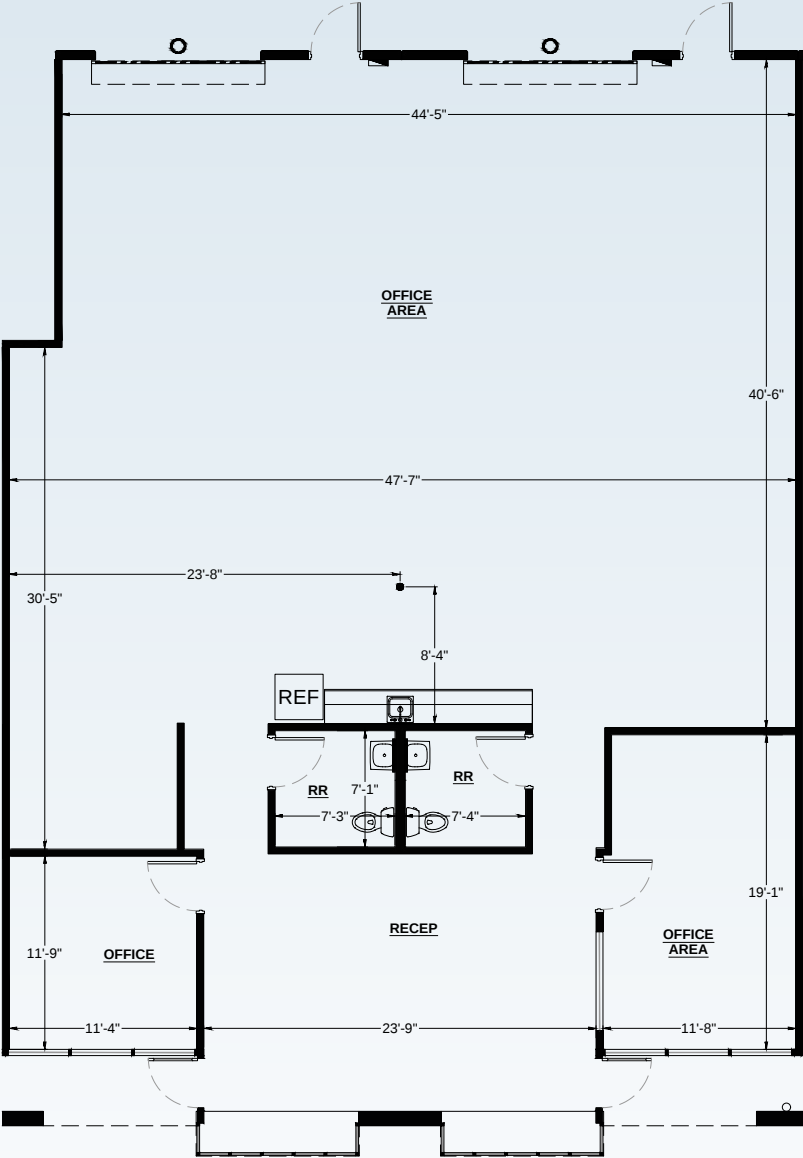
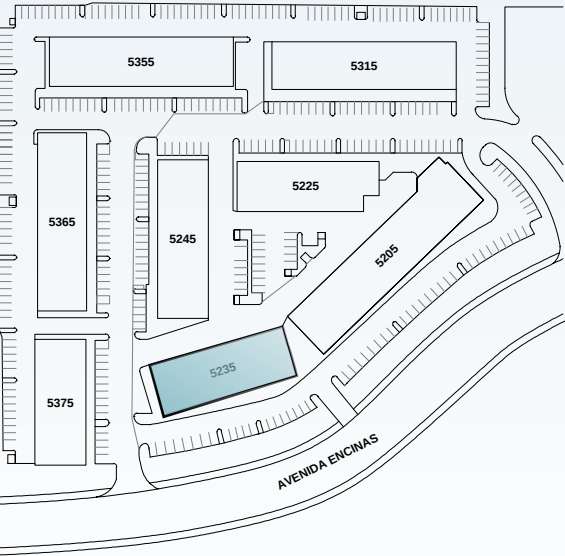
BUILDING #	STE	SQ. FT.	FLOOR PLAN	ASKING LEASE RATE
5235	B/C	3,233 SF	VIEW PLAN	\$2.79/SF NNN
5245	E	1,290 SF	VIEW PLAN	\$2.79/SF NNN
5355	105	1,447 SF	VIEW PLAN	\$2.54/SF NNN
5365	C	1,639 SF	VIEW PLAN	\$2.79/SF NNN
5365	G	1,638 SF	VIEW PLAN	\$2.79/SF NNN
5375	C/D	3,175 SF	VIEW PLAN	\$2.79/SF NNN

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BUILDING 5235

STE B/C - 3,233 SF

[← BACK TO AVAILABILITIES](#)

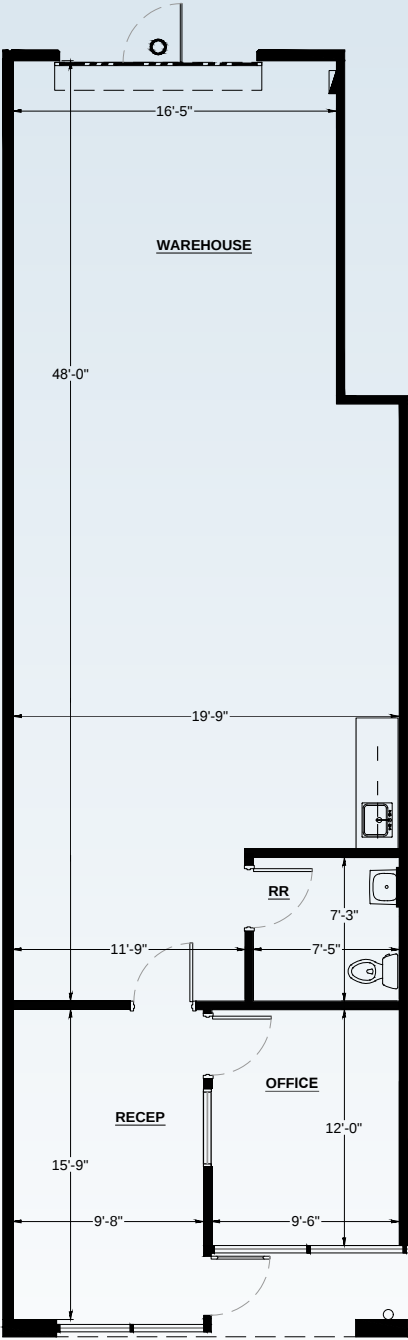
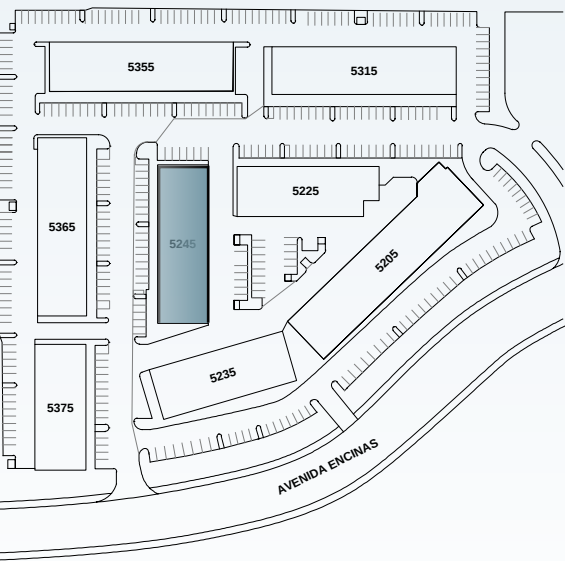
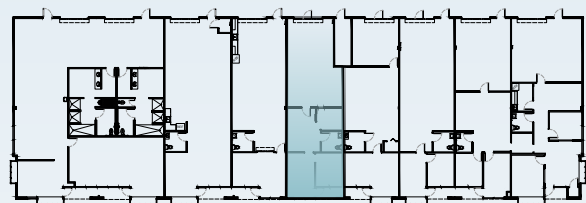


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BUILDING 5245

STE E - 1,290 SF

[← BACK TO AVAILABILITIES](#)

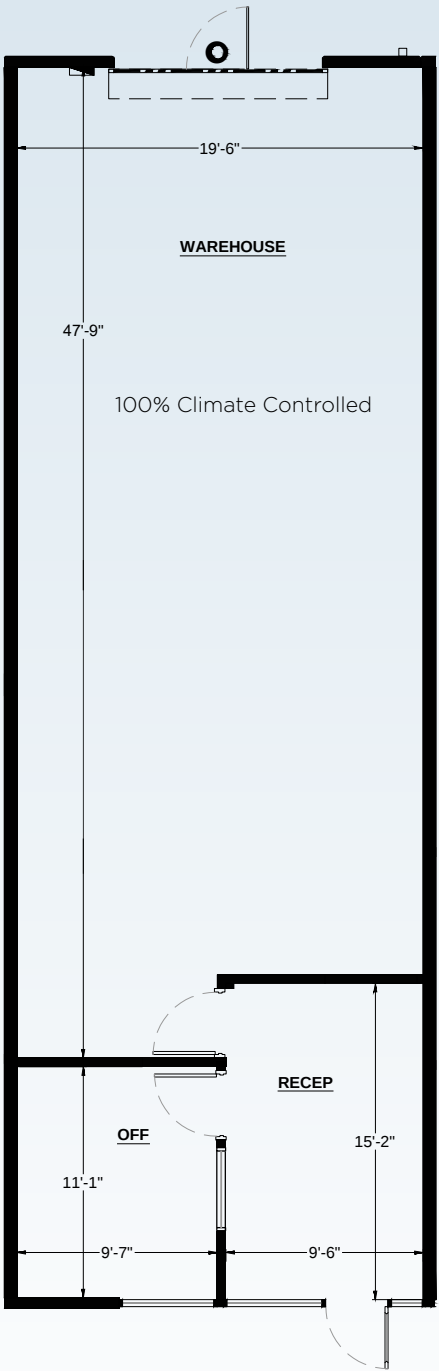
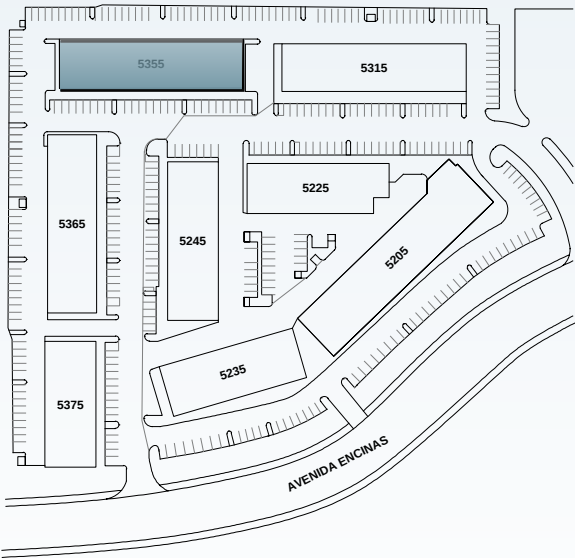
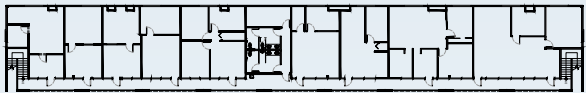


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5355

STE 105 - 1,447 SF

[← BACK TO AVAILABILITIES](#)

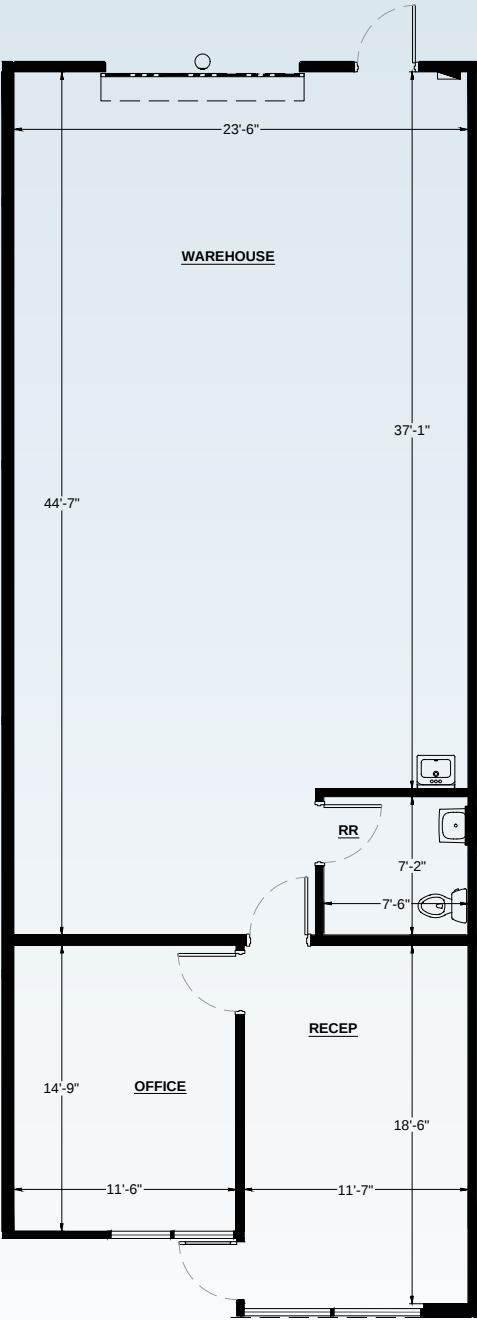
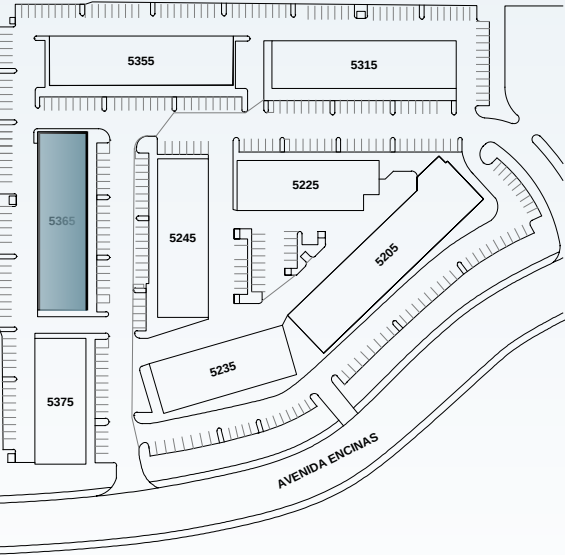
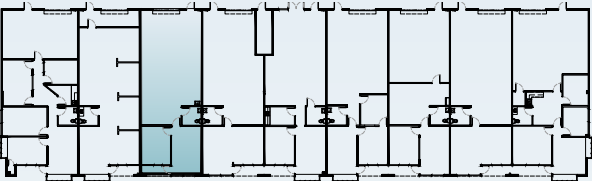


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BUILDING 5365

STE C - 1,639 SF

[← BACK TO AVAILABILITIES](#)

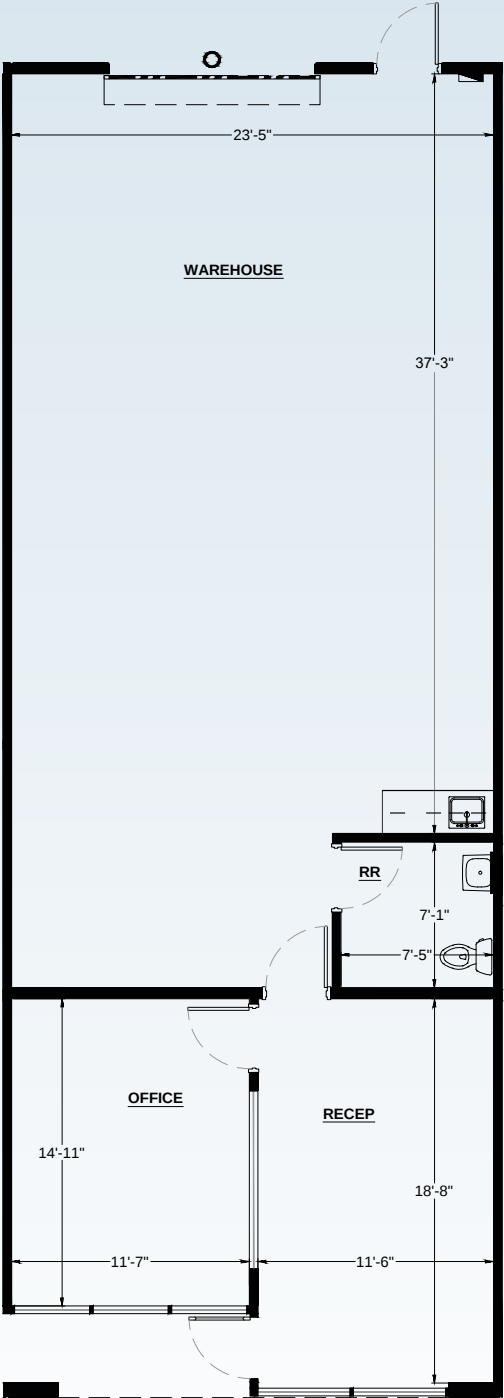
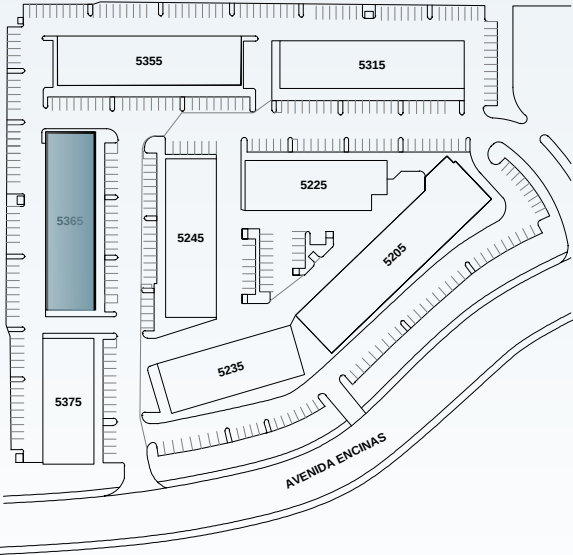
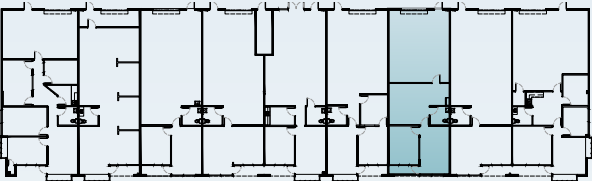


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BUILDING 5365

STE G - 1,638 SF

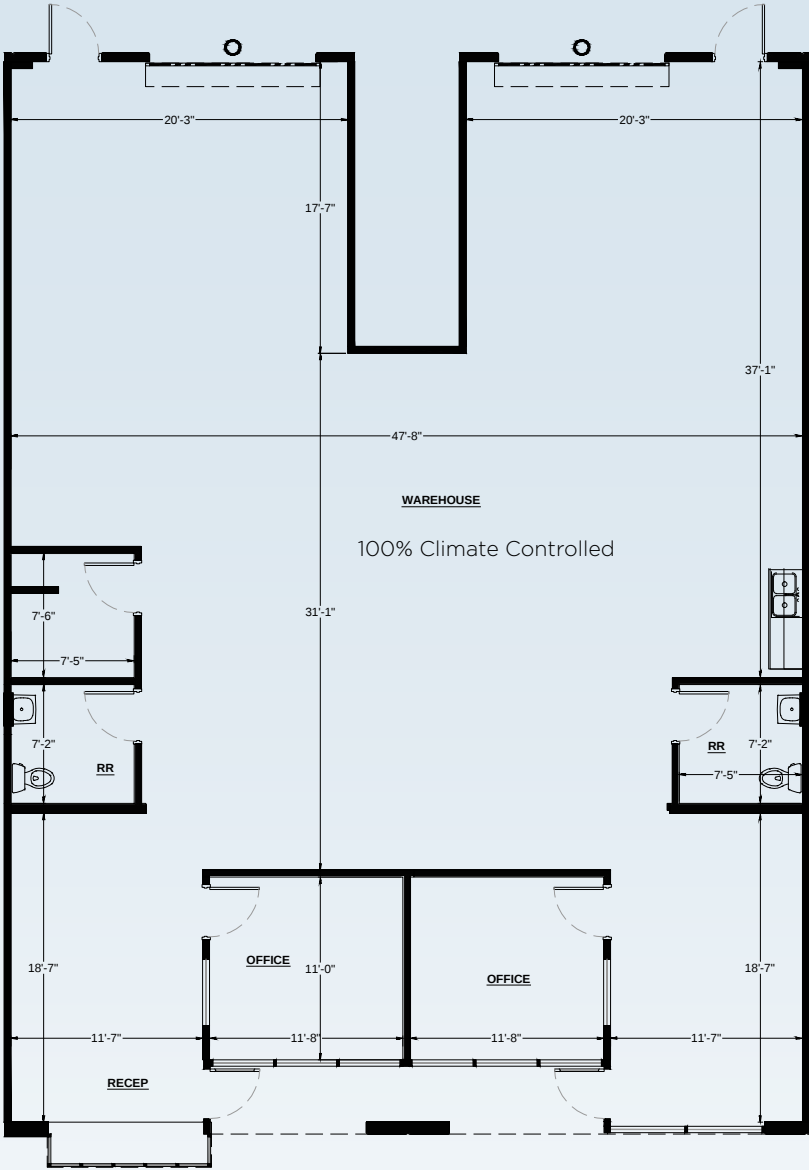
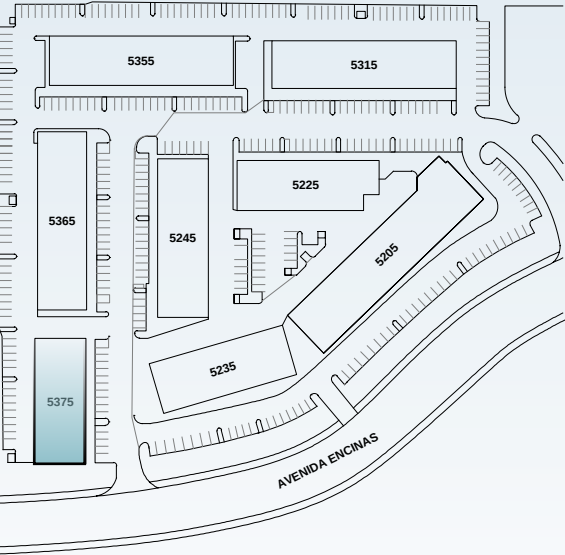
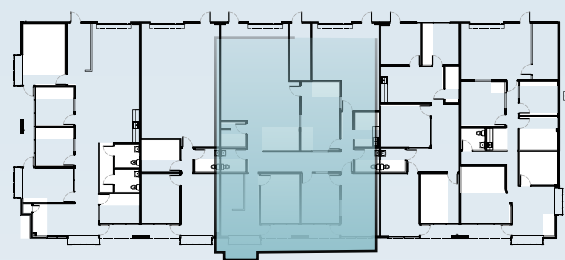
[← BACK TO AVAILABILITIES](#)



BUILDING 5375

STE C/D - 3,175 SF

[← BACK TO AVAILABILITIES](#)



MAP

Carlsbad Flower Fields

Windmill Food Hall

In-N-Out Burger



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**PACIFIC
OCEAN**

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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



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AVENIDA ENCINAS



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