

FOR SUBLEASE

5245 AVENIDA ENCINAS
CARLSBAD, CA 92008

INDUSTRIAL / OFFICE SPACE



ALEX JIZE

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SULLIVAN O'BRIEN

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Voit

REAL ESTATE SERVICES

Suite E Availability

1,290 SF
SF Available

\$2.75/SF/NNN
Asking Rate

Dec 31, 2029
Master Lease Expires

BUILDING SPECIFICATIONS



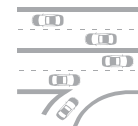
1,290 SF
Sublease Available



Tenant Lounge/Conf. Room



3.02/1,000 SF
Parking Ratio



Close Freeway Proximity
I-5



100a/102 - 208v
Power



16'
Clear Height

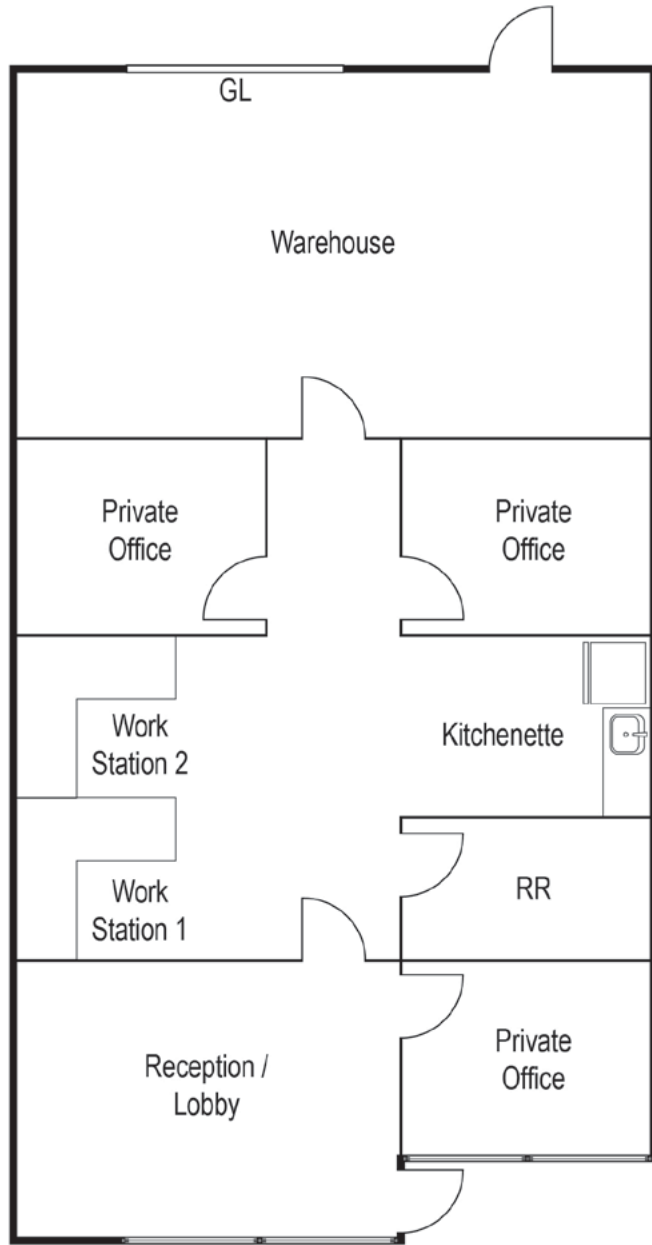


Retail Amenities
Close By

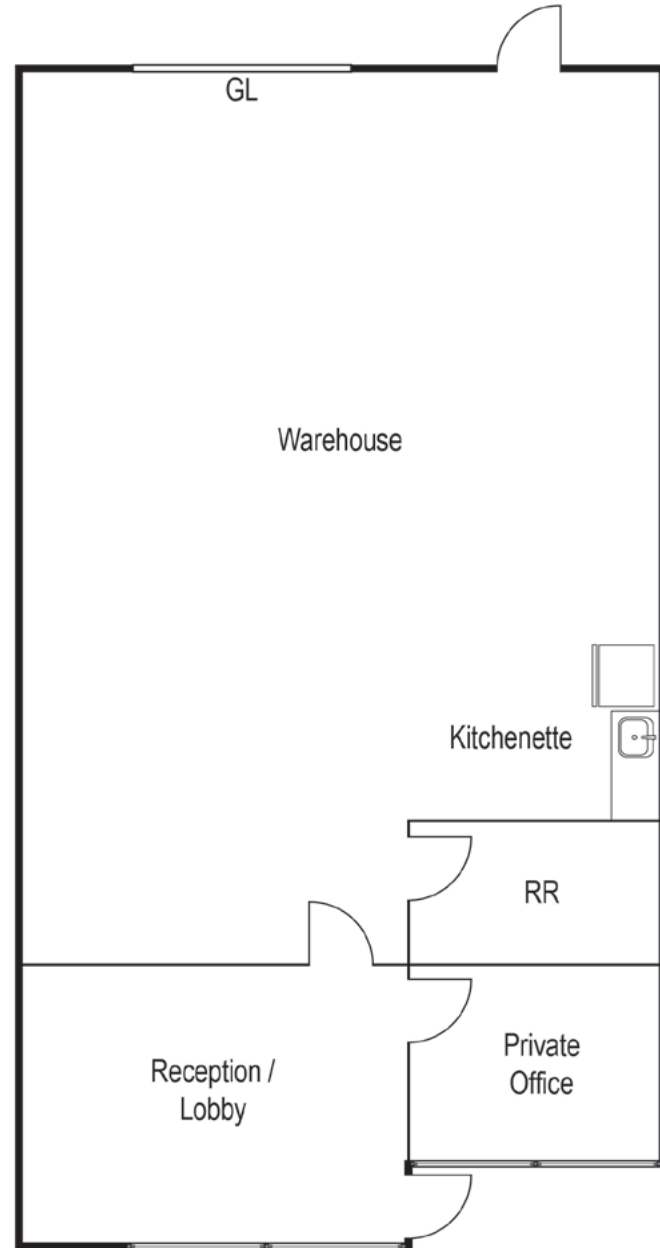


1 GL Door

CURRENT FLOOR PLAN



CONCEPTUAL FLOOR PLAN







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