

# FOR LEASE BY OWNER

332 Encinitas Blvd.  
1st Floor Office Space in Encinitas Corporate Center



## Office Space Available for Lease – Encinitas Corporate Center

Move your business into a professional, well-maintained office in the desirable Encinitas Corporate Center. This first-floor suite is ideally located on the east side of the building in a quiet setting, just a half mile from the beach and with immediate access to Interstate 5—offering convenience for both clients and employees.

### Property Highlights\*

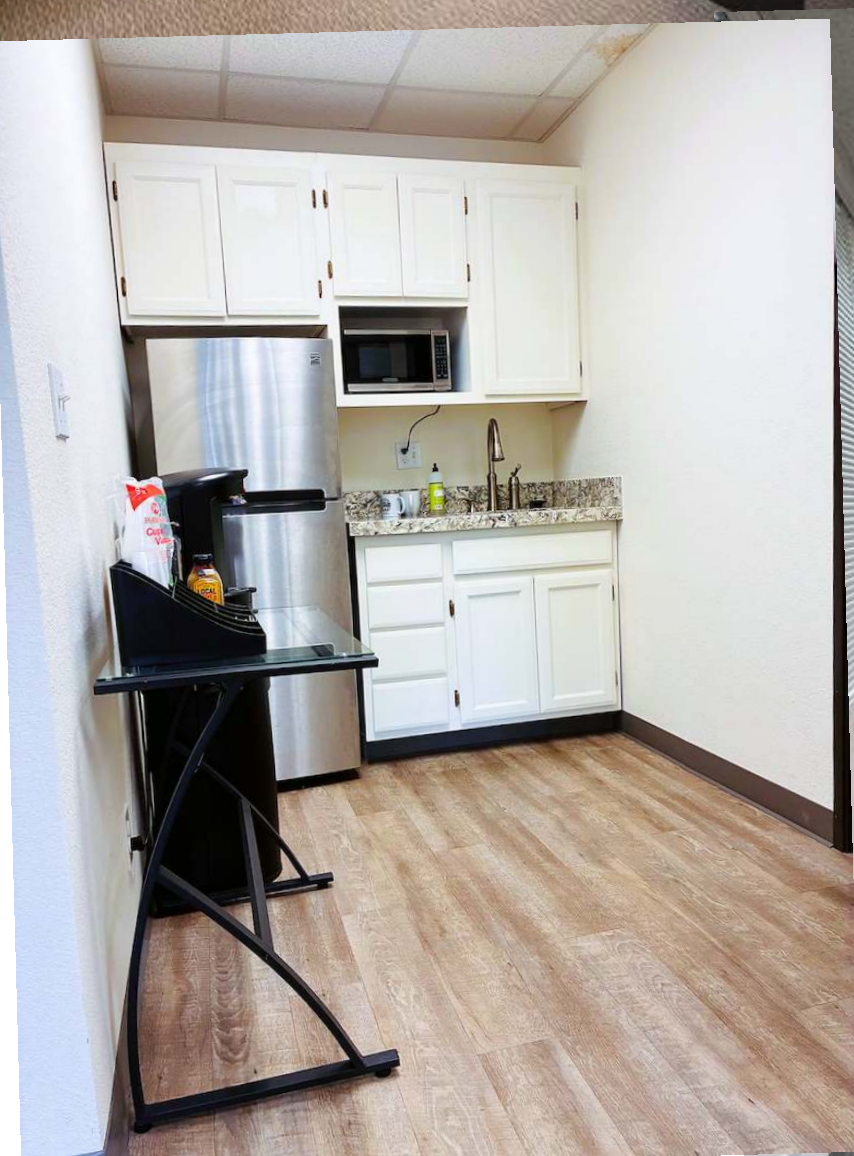
- \*\*1,100 RSF\*\* first-floor office suite
- \*\*Available for immediate occupancy\*\*
- \*\*Lease Rate: \$42.60 RSF per year (equivalent to \$3.55 RSF per month)\*
- \*\*Quiet, professional business environment with parking lot
- \*\*Excellent access to Interstate 5
- \*\*Walking distance from restaurants, gyms, parks, shopping, and coastal amenities
- \*\*Suitable for \*\*general office use\*\*
- \*\*Flexible Leasing Opportunity\*\*\*\*Property Manager on-site

The owner is motivated and willing to negotiate lease terms for qualified tenants, including as-is leasing and expedited move-in options.

**FOR MORE INFORMATION  
PLEASE CONTACT**

**John Fitzpatrick | 760-944-6795 |**

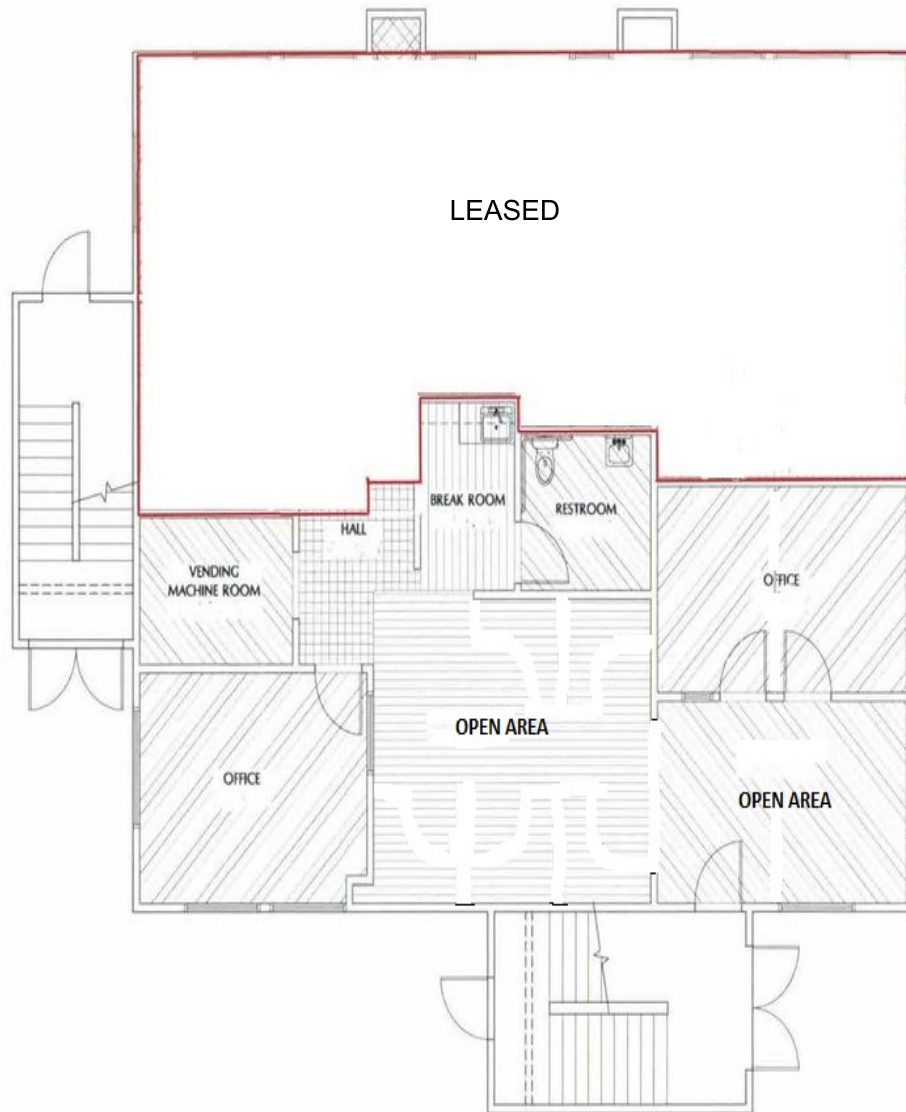
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## 1ST FLOOR



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