

# SUBLEASE

5825 Avenida Encinas  
Carlsbad, Ca 92008



## SITE INFORMATION



**\$1.75/SF/MO NNN**

Rental Rate



**Ste 101/102 – 7,373 RSF**

**Ste 102 – 2,200 RSF**

Premises



**3/1,000 SF**

Parking



**03/31/2021**

Sublease Expiration



**30 - 60 Days Notice**

Availability



**Brian Klepacki | Partner**

(858) 699-3825 | [bk@ipgsf.com](mailto:bk@ipgsf.com)

BRE 01309383

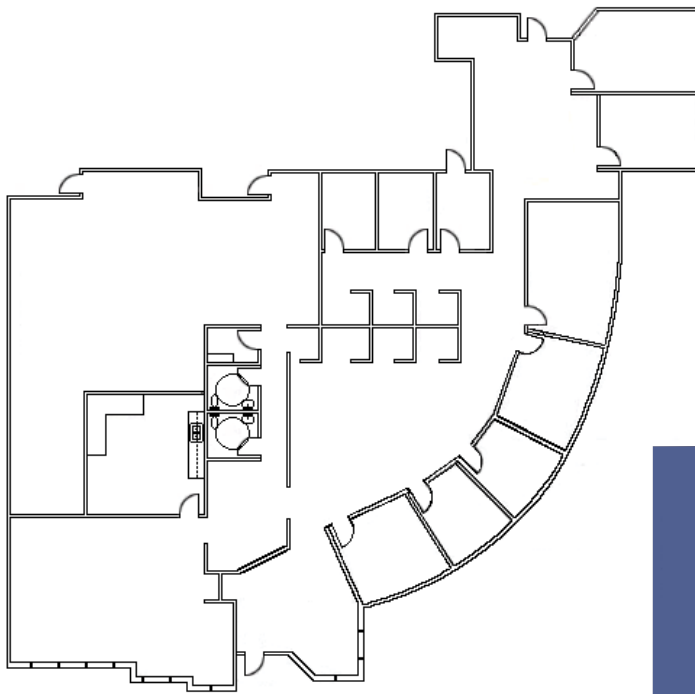


**Innovation Properties Group**

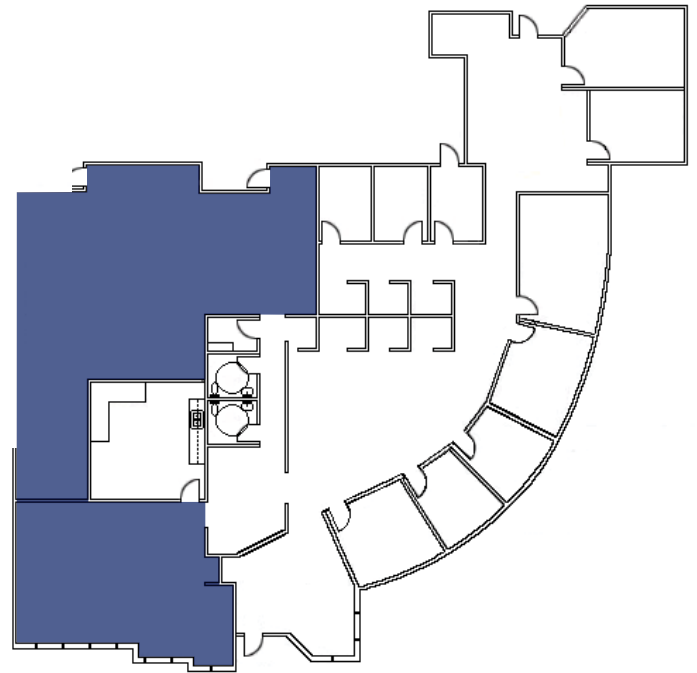
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**SUITE 101/102**  
7,373 RSF



**SUITE 102**  
2,200 RSF

## SUITE HIGHLIGHTS

- Either the entire 7,373 SF can be leased, or the in-line portion of 2,200 SF can be leased.
- For Suite 102, the back portion is warehouse space with 2 roll up doors in the back. The portion up front is open office space.

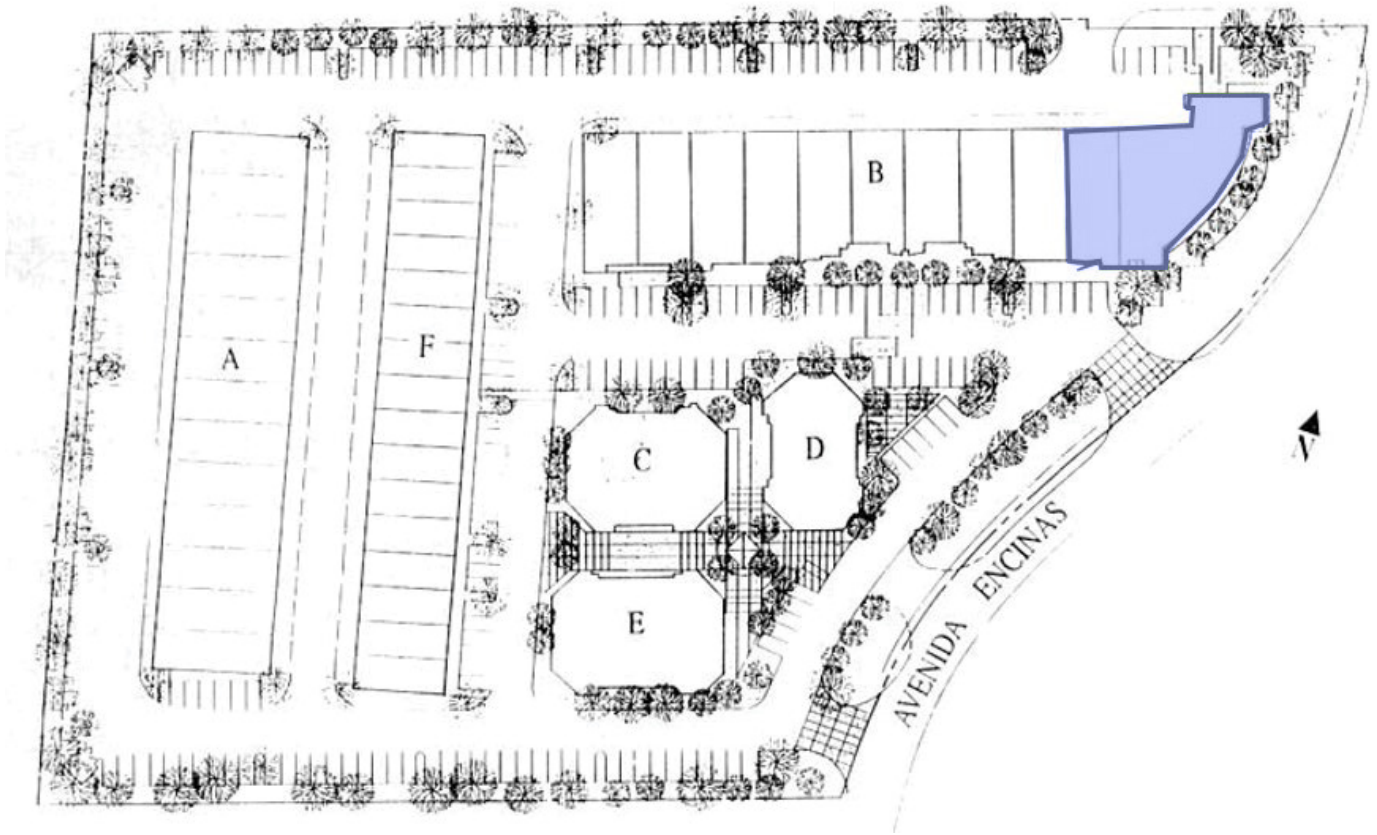


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**SUITE 101/102** 7,373 RSF

**SUITE 102** 2,200 RSF

## PROPERTY FEATURES

- Pacific Point Center offers prominent building signage in a highly visible location near Interstate 5 and Palomar Airport Road.
- Do not disturb tenant. Call to tour.



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