

FOR LEASE

ENCINITAS WEST

171 SAXONY ROAD

ENCINITAS, CALIFORNIA 92024



EXCLUSIVELY MARKETING BY:

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PROPERTY FEATURES

ENCINITAS WEST is located in the heart of San Diego's thriving North Coastal community. Just off Interstate-5 and Encinitas Boulevard, the building sits within a mile of Moonlight Beach and is surrounded by a host of unique shops, restaurants, and services. With flexible office layouts, 24/7 access for tenants, ample parking, and high-tech capabilities, the building is an ideal fit for emerging start-ups and established small businesses. Also in near proximity are the executive housing areas of Rancho Santa Fe, La Costa, Solana Beach and Del Mar. The building design highlights an inviting open-air central courtyard that features a serene waterscape and seating area.

ADDRESS:	171 Saxony Road, Encinitas CA
BUILDING SIZE:	31,421 Rentable Square Feet (professional yet exclusive size & feel)
BUILDING LAYOUT:	27 suites each with separate HVAC, 2-stories, one elevator (two open air staircases)
BUILDING CONSTRUCTION:	Class A steel frame and ample window line, built in 2003
ALLOWED USES:	Office and Medical

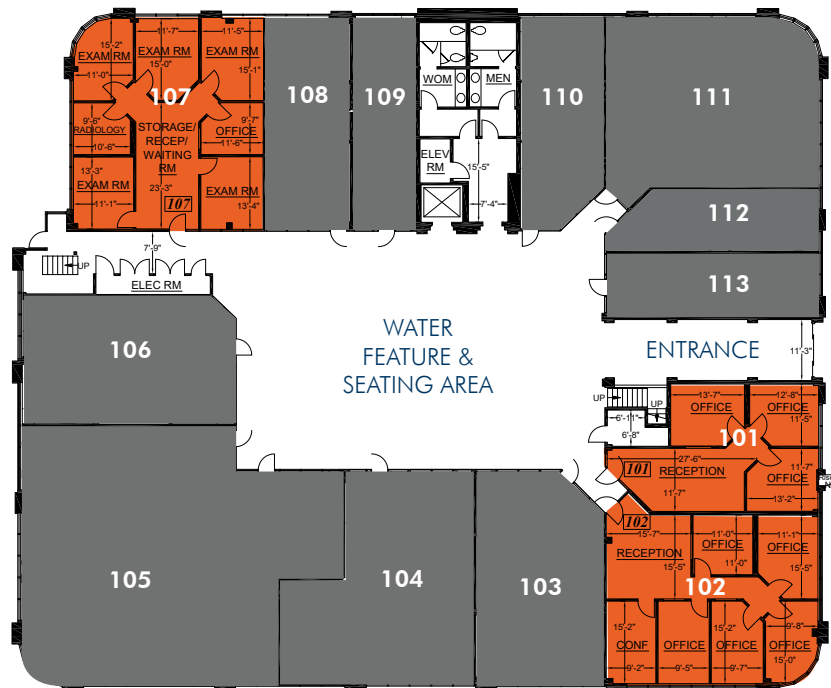


SUITE AVAILABILITY



SUITE	RSF	LEASE RATE	AVAILABLE	AS-BUILT FEATURES
101	1,000	\$4.50/RSF + Utilities & Janitorial	Immediate	3 Private offices, open workspace, and private entrance
102	1,529	\$4.50/RSF + Utilities & Janitorial	Immediate	4 Private offices, 2 conference rooms, reception space
107	1,682	\$4.50/RSF + Utilities & Janitorial	Immediate	6 Private offices, conference room

FIRST FLOOR

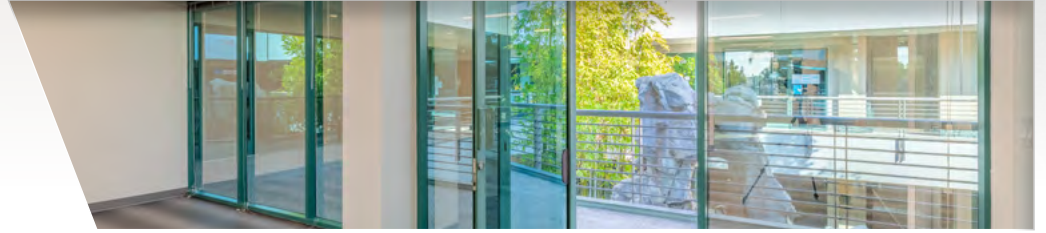


SECOND FLOOR - FULLY LEASED

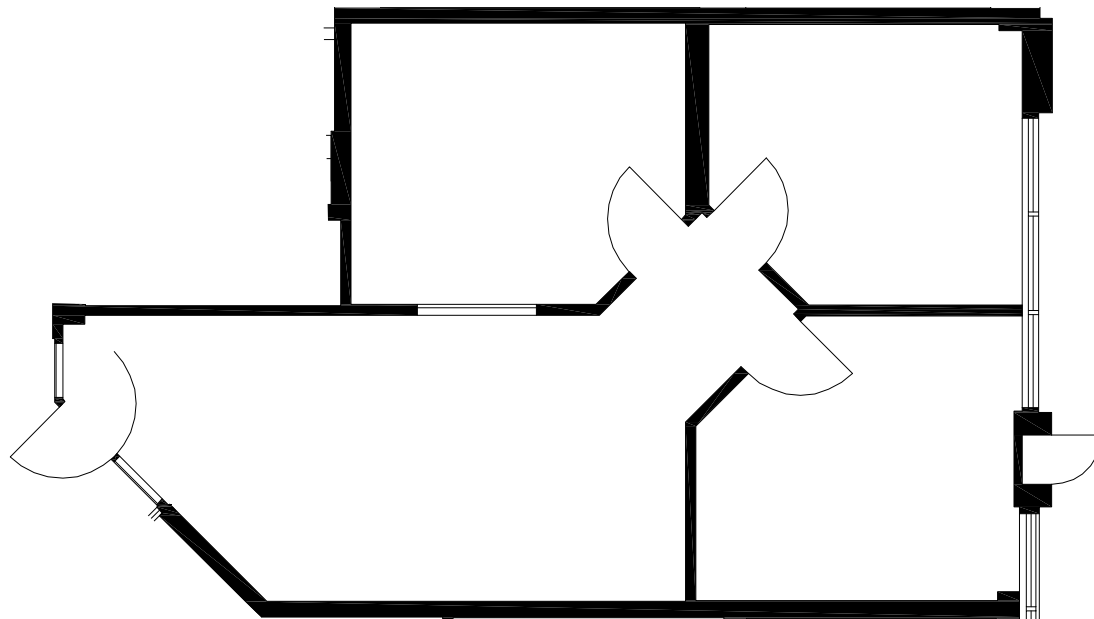


SUITE AVAILABILITY

SECOND FLOOR | SUITE 101



SUITE FEATURES



- 3 Private offices
- Open work area
- Private Entrance
- Each suite has its own, separate HVAC (heating & cooling)
- Automated/no touch building entry
- Suite entries from outdoor courtyard; no interior hallways
- 2 open air staircases and elevator

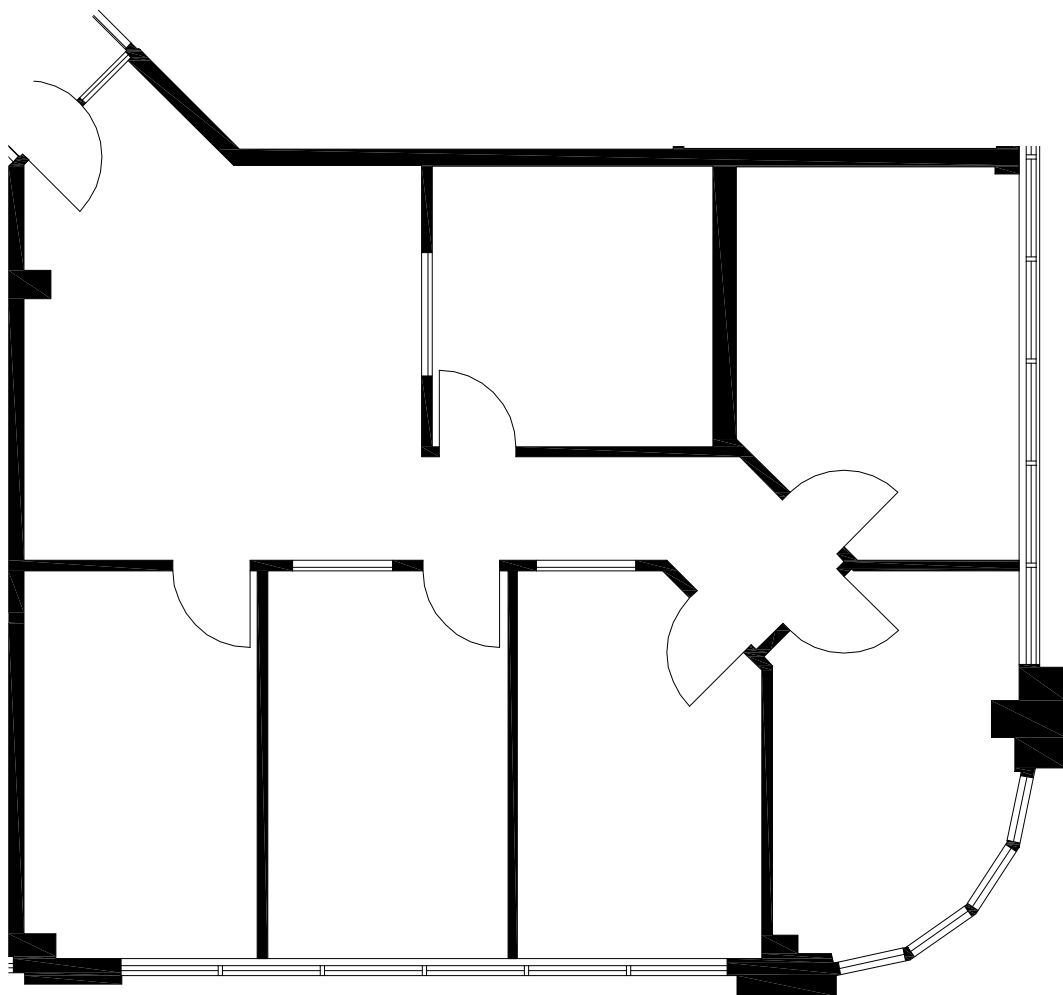
SUITE AVAILABILITY

SECOND FLOOR | SUITE 102



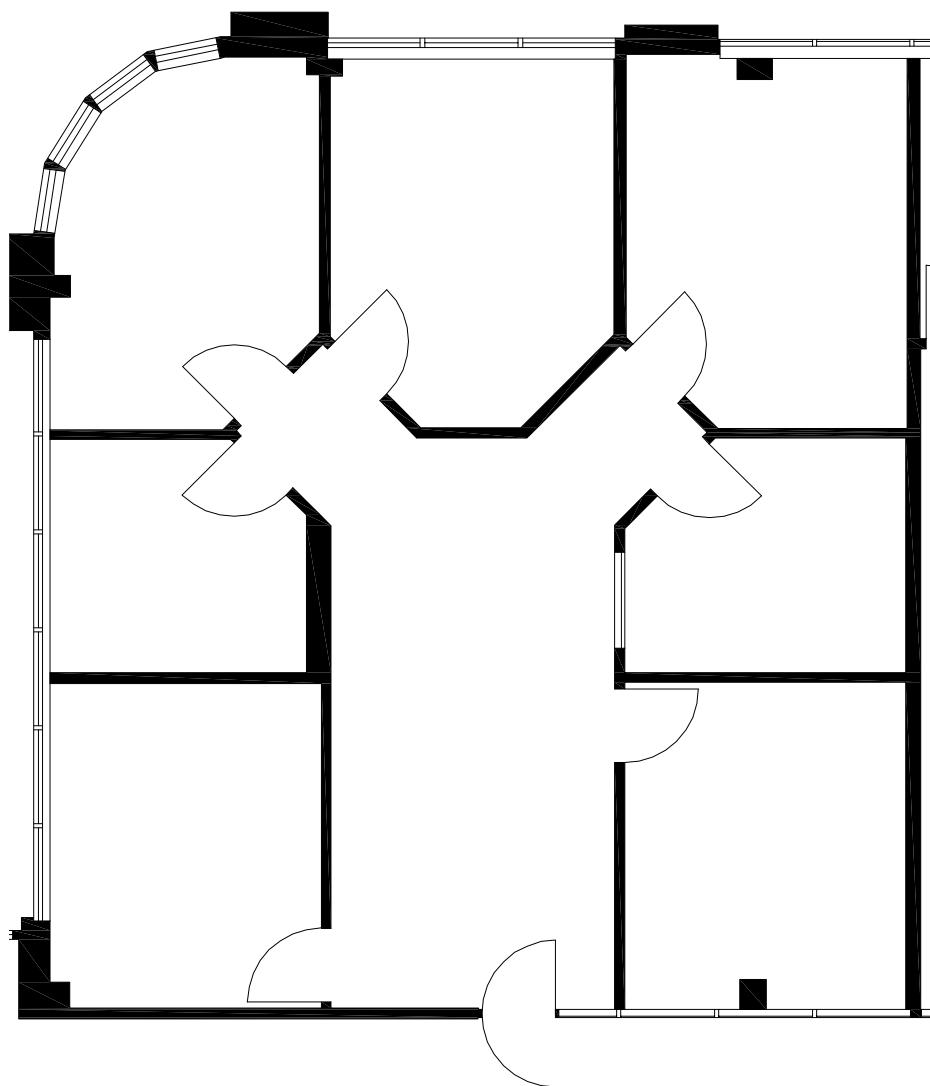
SUITE FEATURES

- 4 Private offices
- 2 Conference rooms
- Reception Space
- Each suite has its own, separate HVAC (heating & cooling)
- Automated/no touch building entry
- Suite entries from outdoor courtyard; no interior hallways
- 2 open air staircases and elevator



SUITE AVAILABILITY

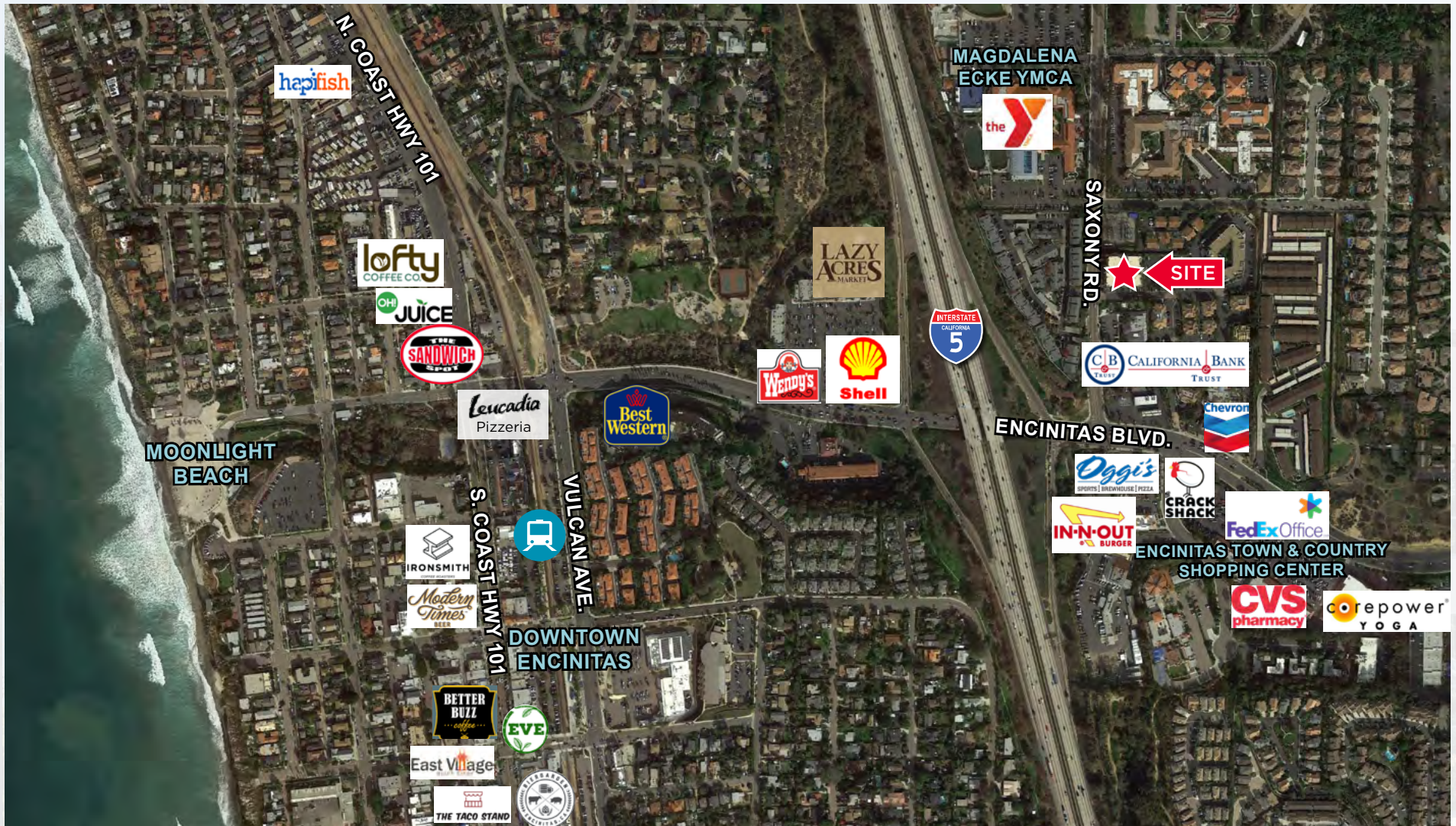
SECOND FLOOR | SUITE 107



SUITE FEATURES

- 6 Private offices
- Conference room
- Each suite has its own, separate HVAC (heating & cooling)
- Automated/no touch building entry
- Suite entries from outdoor courtyard; no interior hallways
- 2 open air staircases; elevator served also

LOCATION OVERVIEW



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