

FOR LEASE  
ENCINITAS WEST  
171 SAXONY ROAD  
ENCINITAS, CALIFORNIA 92024



EXCLUSIVELY MARKETING BY:

**BROOKS CAMPBELL**  
+1 760 500-7720  
brooks.campbell@cushwake.com  
LIC #01380901

**JOE ANDERSON**  
+1 760 431 4209  
joe.anderson@cushwake.com  
LIC #01280854

**PETER CURRY**  
+1 760 431 4238  
peter.curry@cushwake.com  
LIC #01241186



# 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

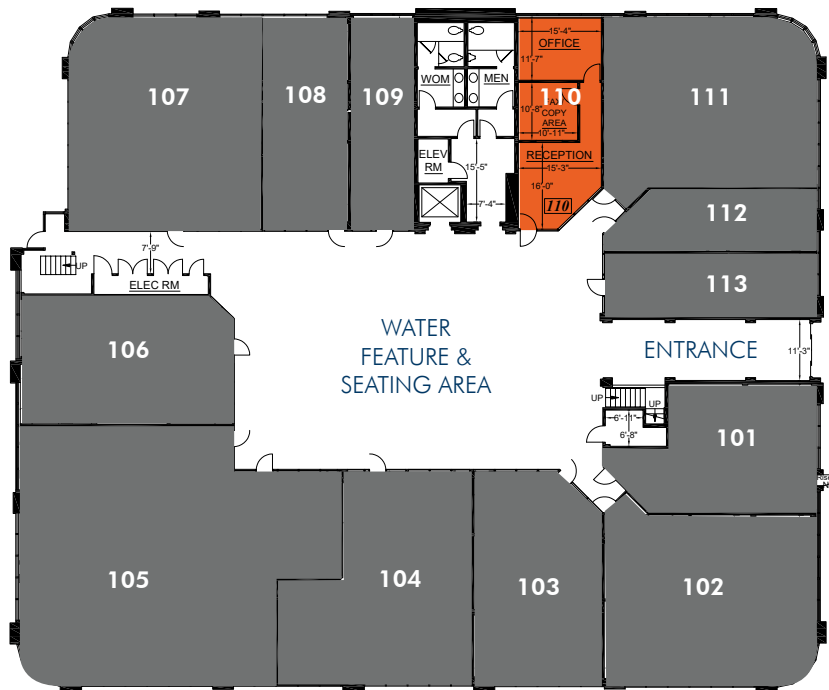


# SUITE AVAILABILITY



SUITE	RSF	LEASE RATE	AVAILABLE	AS-BUILT FEATURES
110	707	\$4.50/RSF + Utilities & Janitorial	Immediate	2 Private offices, open workspace
202	1,532	\$4.50/RSF + Utilities & Janitorial	Immediate	1 Private office, large open workspace, kitchenette
206	1,119	\$4.50/RSF + Utilities & Janitorial	Immediate	4 Private offices, large reception area
210	555	\$4.50/RSF + Utilities & Janitorial	Immediate	1 Private office, reception space, open work area

## FIRST FLOOR

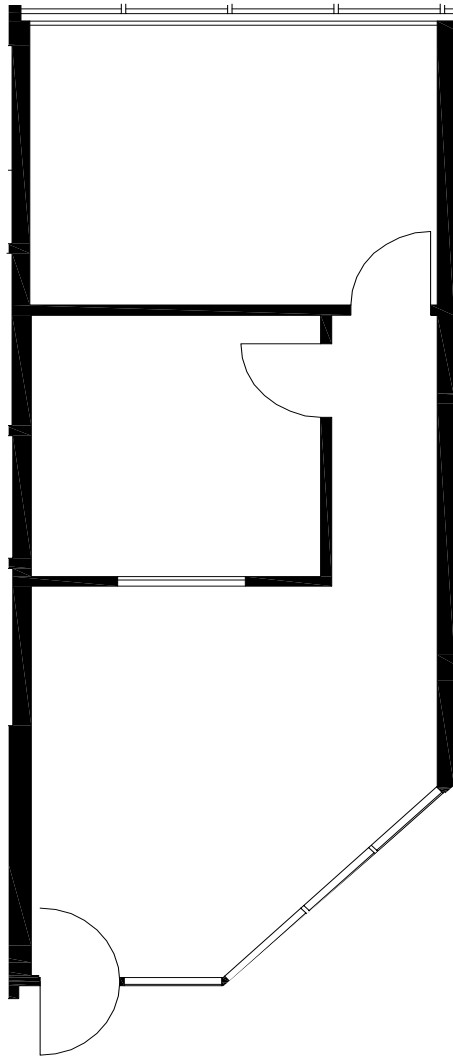


## SECOND FLOOR



# SUITE AVAILABILITY

SECOND FLOOR | SUITE 110



## SUITE FEATURES

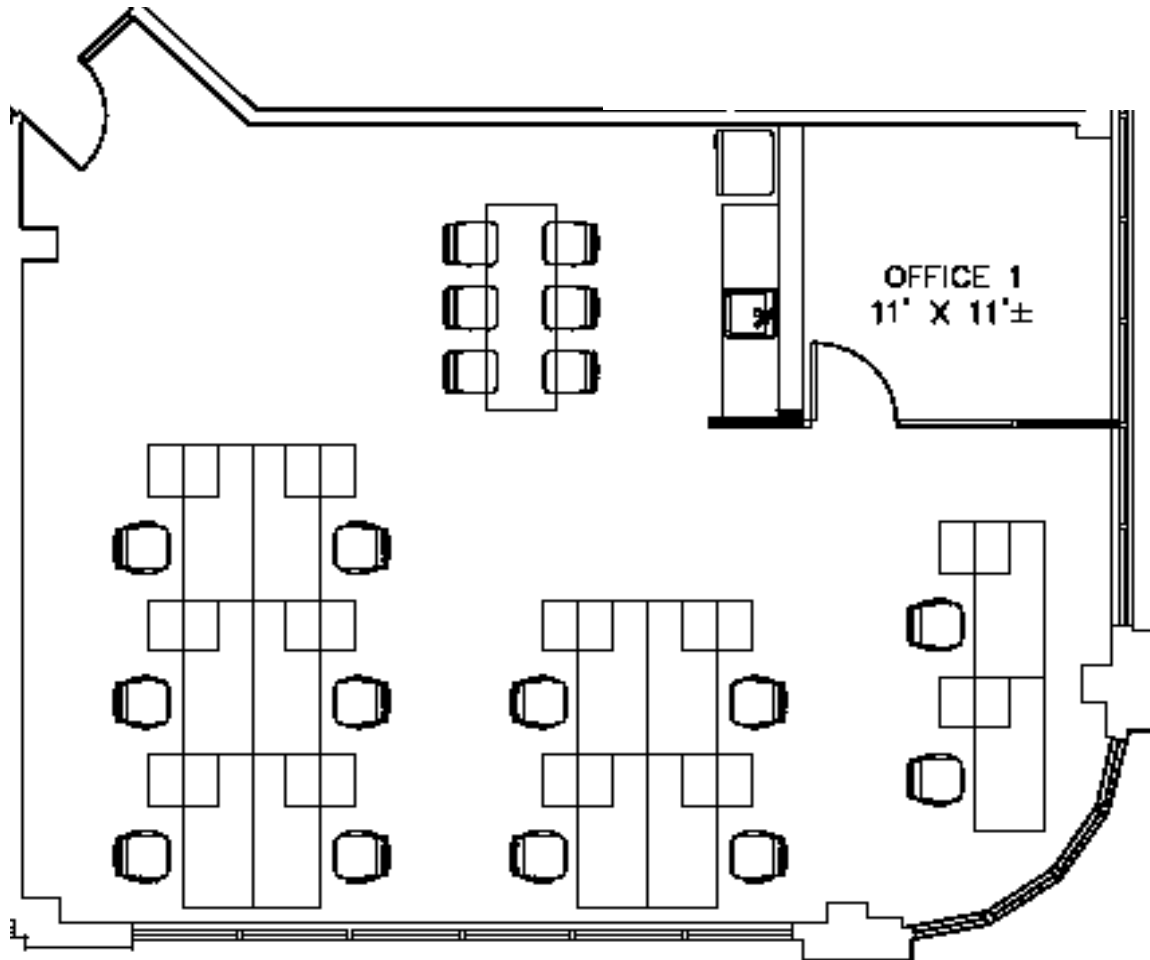
- 2 Private offices
- Open work area
- Each suite has its own, separate HVAC (heating & cooling)
- Automated/no touch building entry
- Suite entries from outdoor courtyard; no interior hallways
- 2 open air staircases; elevator served also

# SUITE AVAILABILITY

SECOND FLOOR | SUITE 202



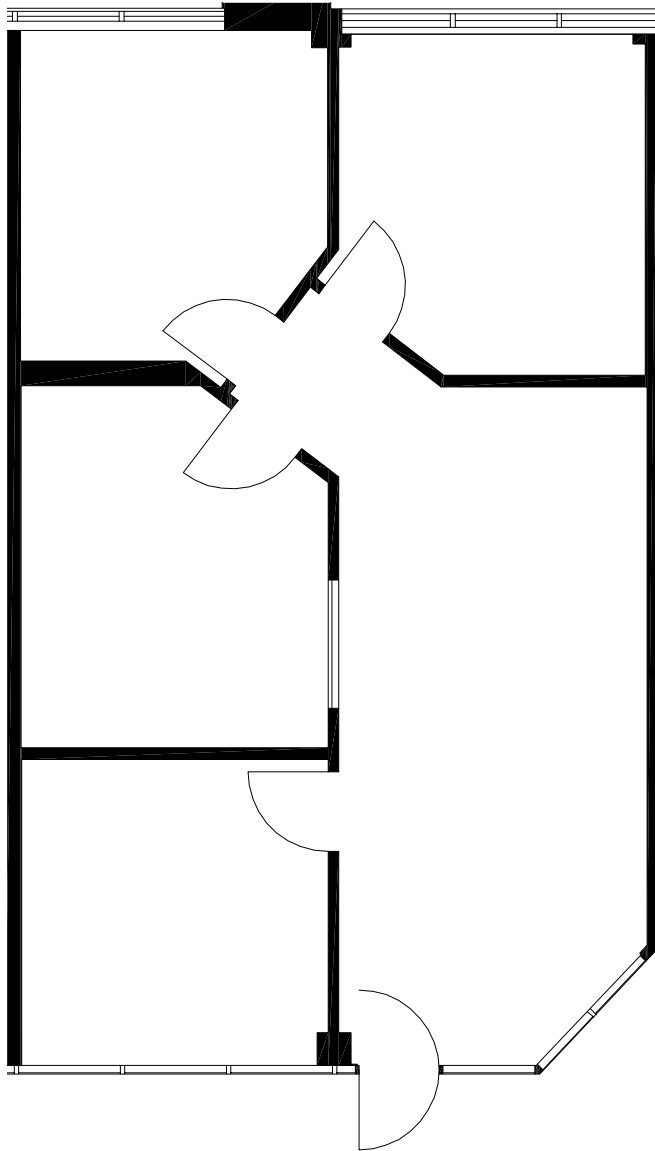
## SUITE FEATURES



- 1 Private office
- Kitchenette
- Open work area
- 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

# SUITE AVAILABILITY

SECOND FLOOR | SUITE 206

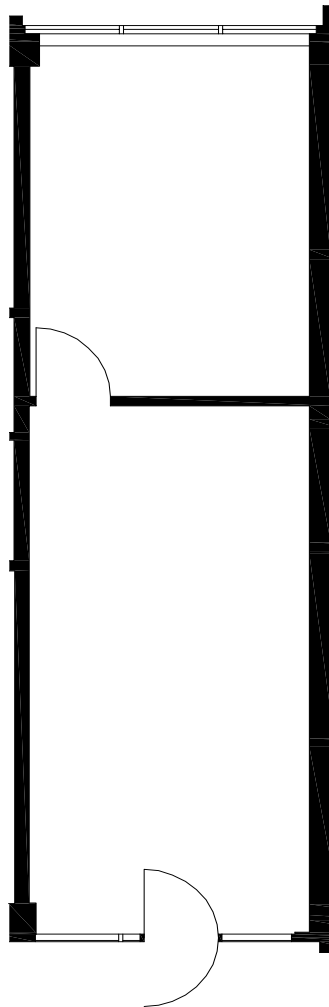


## SUITE FEATURES

- 4 Private offices
- Reception space
- Open work area
- 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

# SUITE AVAILABILITY

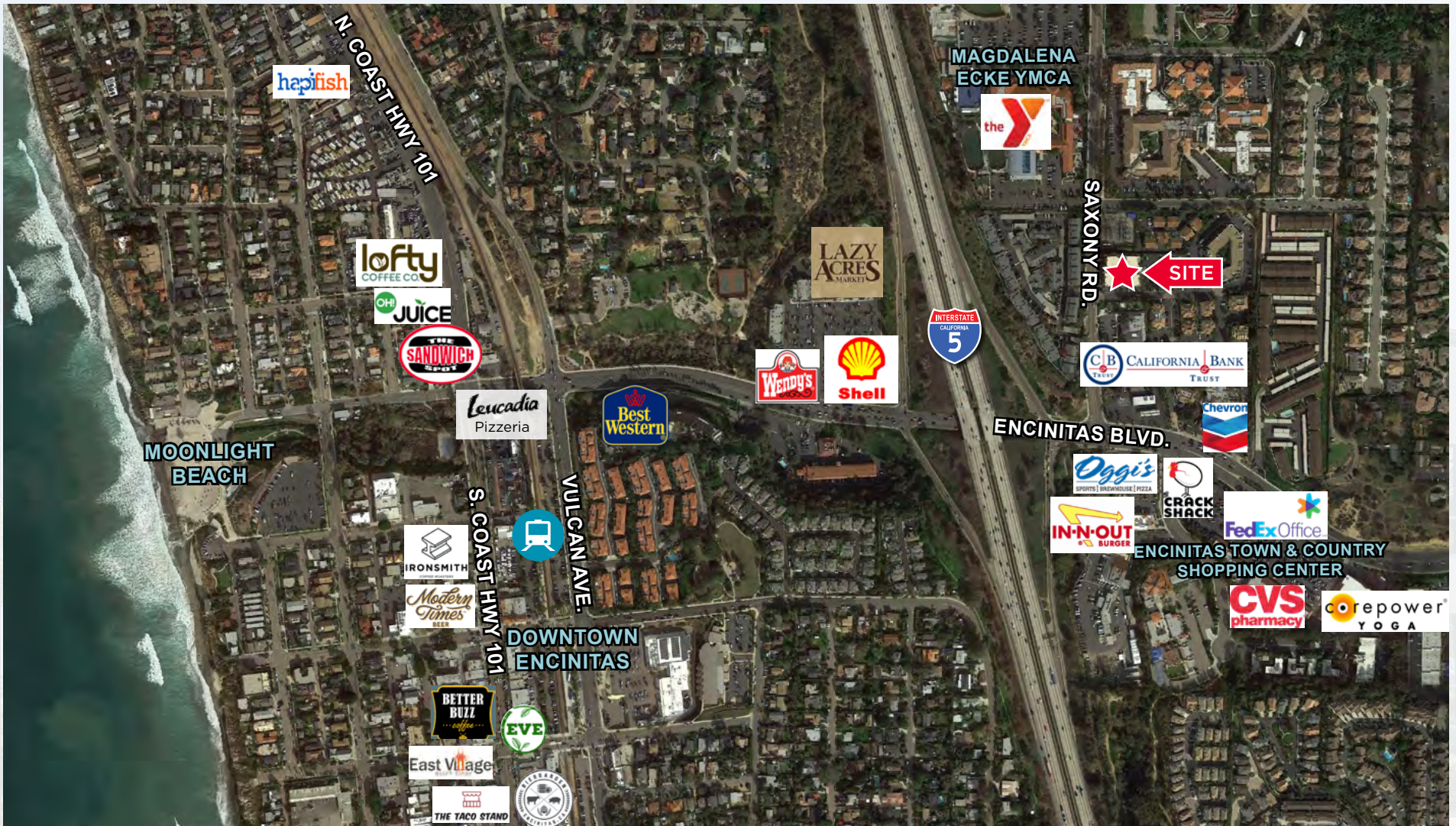
SECOND FLOOR | SUITE 210



## SUITE FEATURES

- 1 Private office
- Reception Space
- Open work area
- 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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