

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.

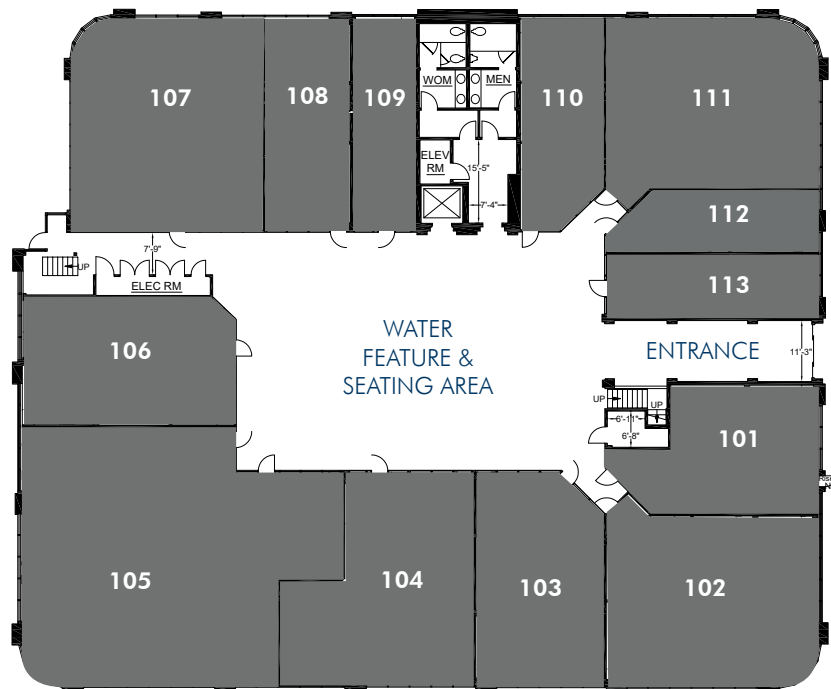
<b>ADDRESS:</b>	171 Saxony Road, Encinitas CA
<b>BUILDING SIZE:</b>	31,421 Rentable Square Feet (professional yet exclusive size & feel)
<b>BUILDING LAYOUT:</b>	27 suites each with separate HVAC, 2-stories, one elevator (two open air staircases)
<b>BUILDING CONSTRUCTION:</b>	Class A steel frame and ample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



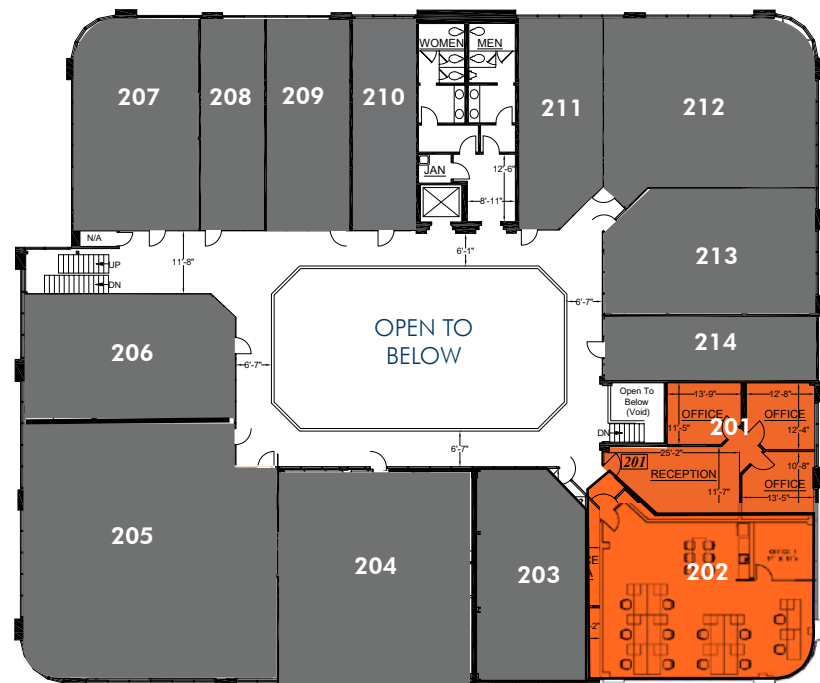


SUITE	RSF	LEASE RATE	AVAILABLE	AS-BUILT FEATURES
201	931	\$3.95/RSF + Utilities & Janitorial	Immediate	3 Private offices and reception space
202	1,532	\$3.95/RSF + Utilities & Janitorial	Immediate	1 Private office, large open workspace, kitchenette

## FIRST FLOOR



## SECOND FLOOR

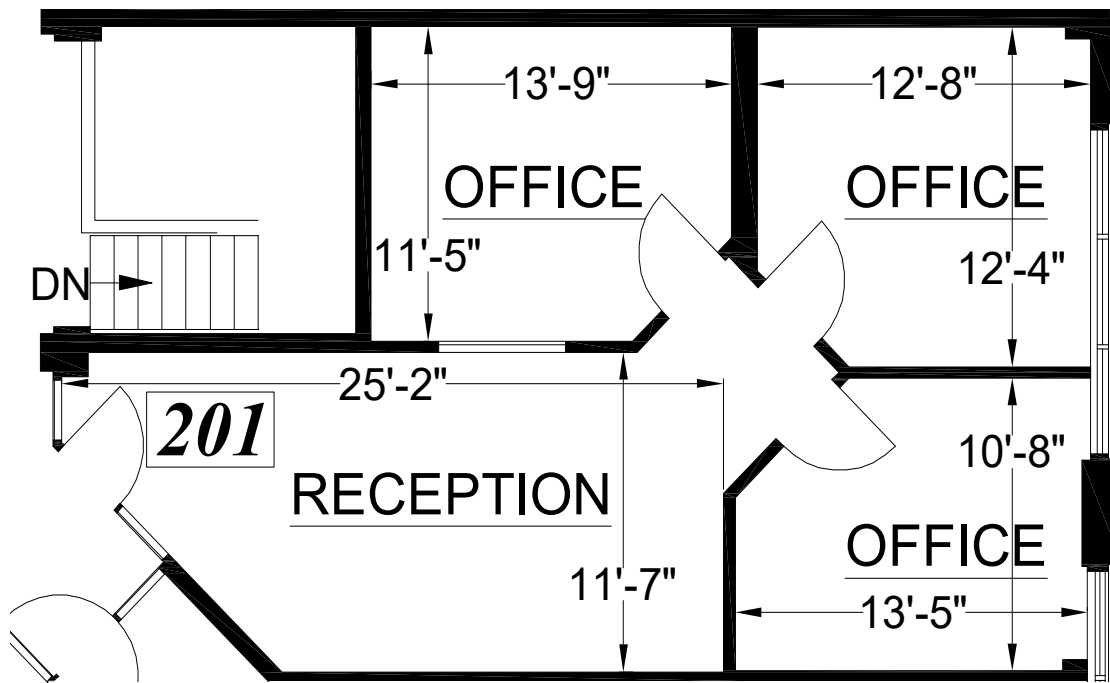


# SUITE AVAILABILITY

## SECOND FLOOR | SUITE 201



### SUITE FEATURES



- 3 Private Offices
- Large open reception 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
- Move-in ready! Newly improved suites!

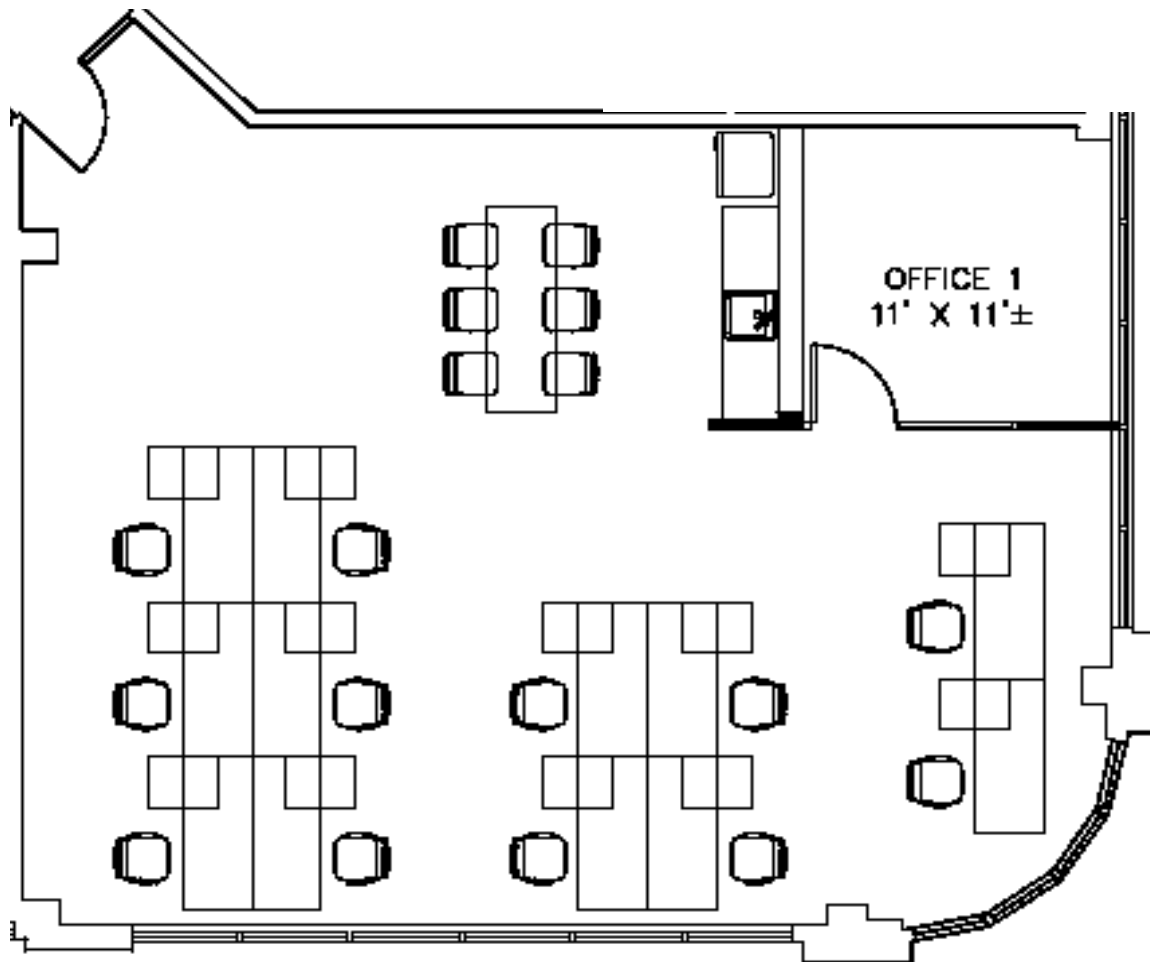
# SUITE AVAILABILITY

## SECOND FLOOR | SUITE 202



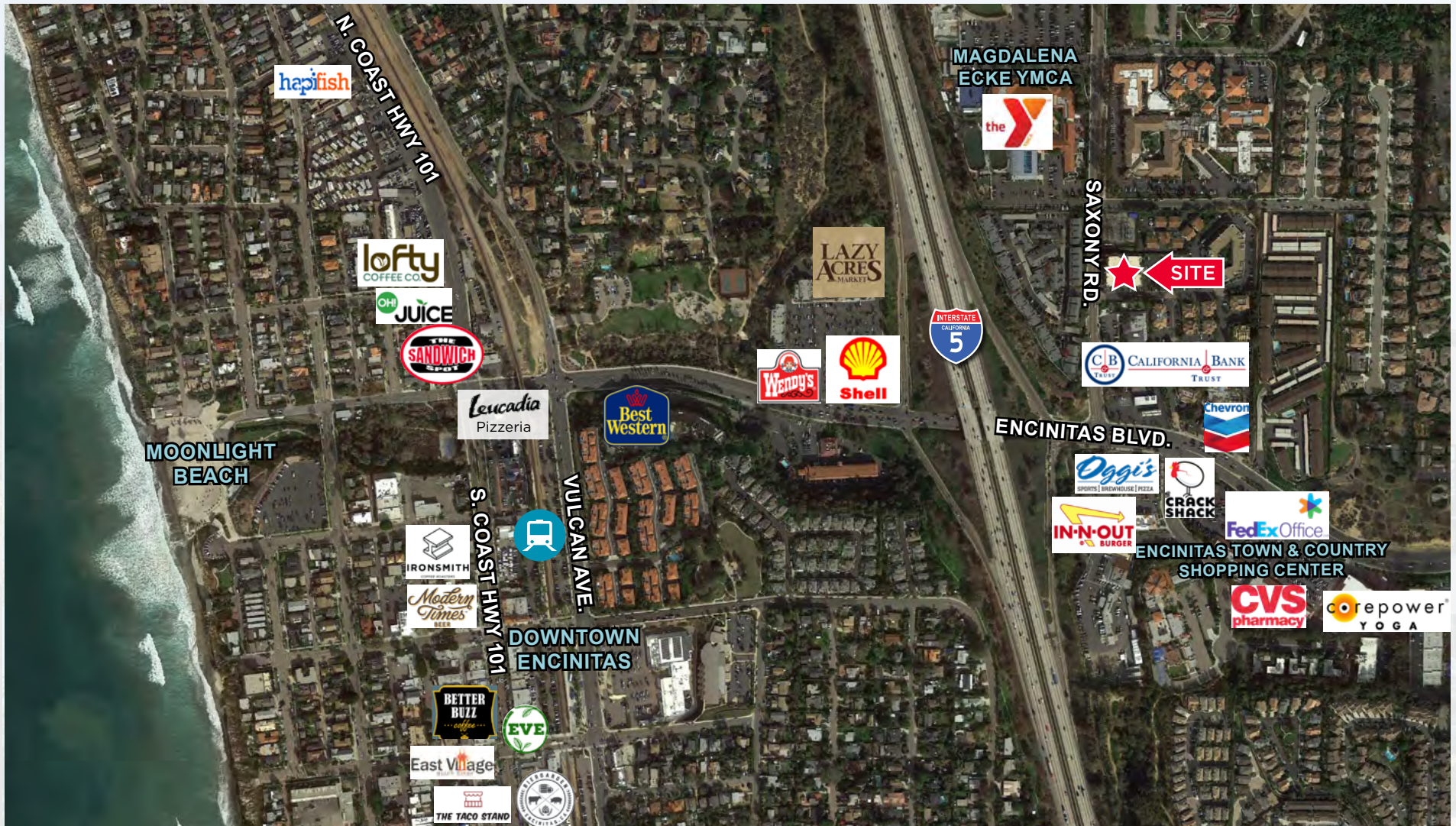
### SUITE FEATURES

- 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





# LOCATION OVERVIEW



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