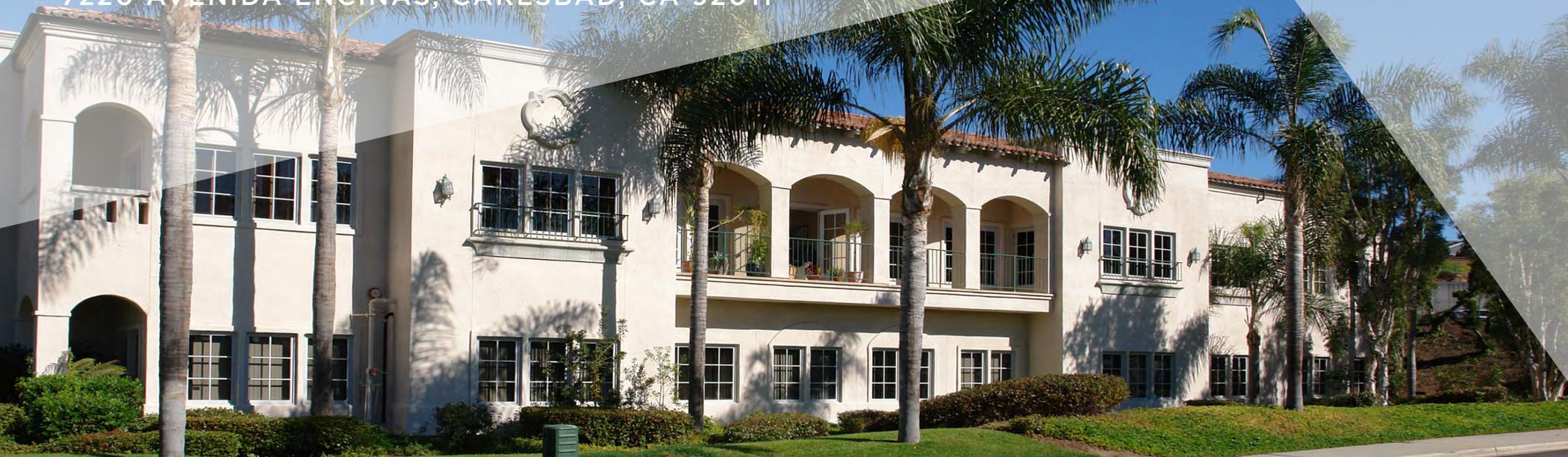


# POINSETTIA VILLAGE

7220 AVENIDA ENCINAS, CARLSBAD, CA 92011



## 20,688 SF OFFICE / MEDICAL BUILDING

- Immediate Occupancy
- Located west of I-5
- Excellent Freeway Access via Poinsettia Ave.
- Medical Office Approved
- Courtyard style office building, exterior suite entries, abundant natural light and balconies
- Parking 5.0/1,000 SF
- Walking distance to restaurants, retail and beach

Offered exclusively by:

**BROOKS CAMPBELL**

+1 760 431 4215

[brooks.campbell@cushwake.com](mailto:brooks.campbell@cushwake.com)

LIC #01380901

**PETER CURRY**

+1 760 431 4238

[peter.curry@cushwake.com](mailto:peter.curry@cushwake.com)

LIC #01241186

**OWEN CURRY**

+1 760 431 4229

[owen.curry@cushwake.com](mailto:owen.curry@cushwake.com)

LIC #01972528

Owned by:



12830 El Camino Real, Suite 100  
San Diego, CA 92130  
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[www.cushwake.com](http://www.cushwake.com)



# POINSETTIA VILLAGE

7220 AVENIDA ENCINAS, CARLSBAD, CA 92011

## AVAILABILITIES

Suite #	RSF	Rate/RSF	Available
120	1,505	<i>Office/Medical Use: \$2.95/SF FS</i>	Immediate



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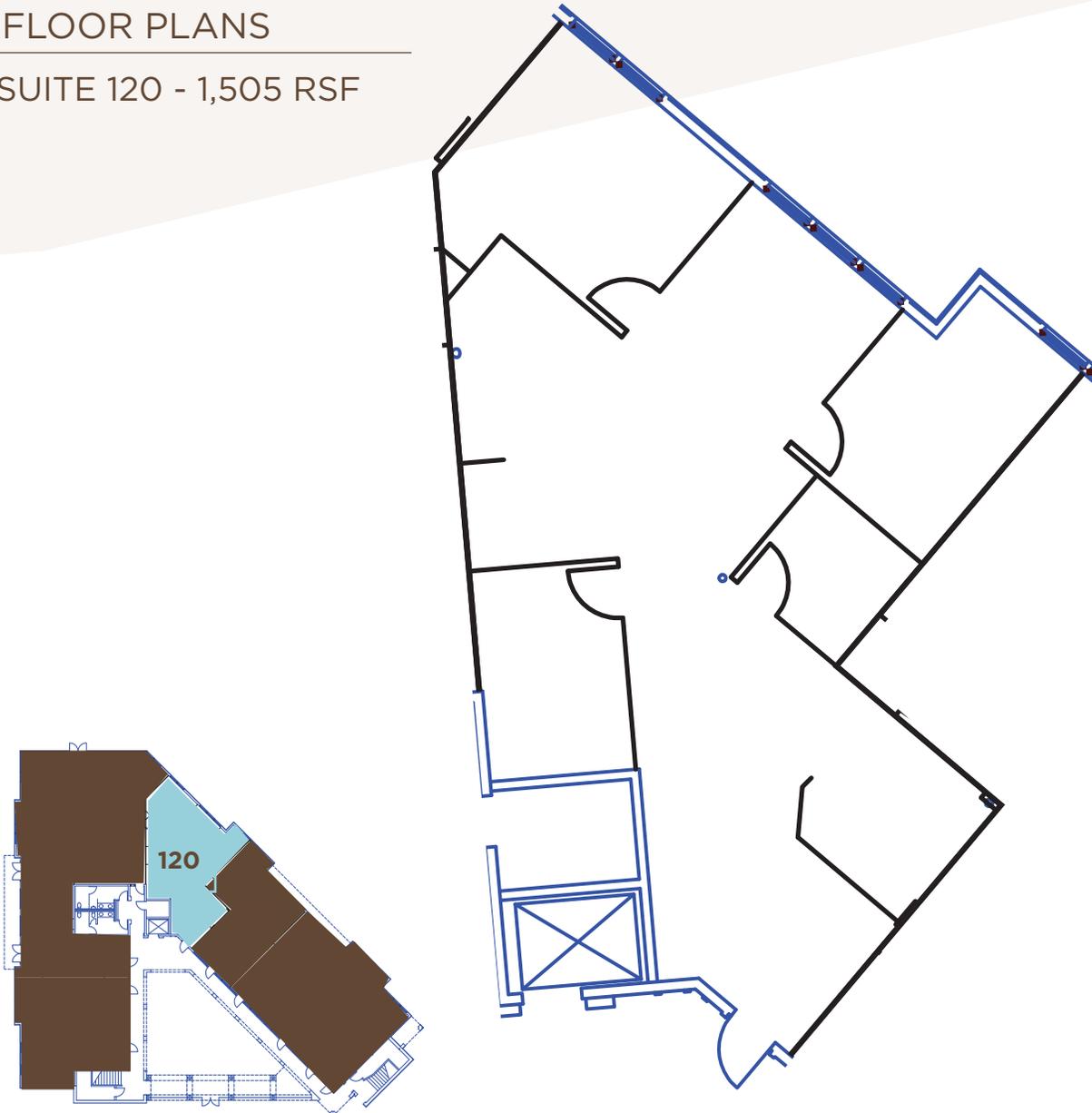


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## FLOOR PLANS

SUITE 120 - 1,505 RSF



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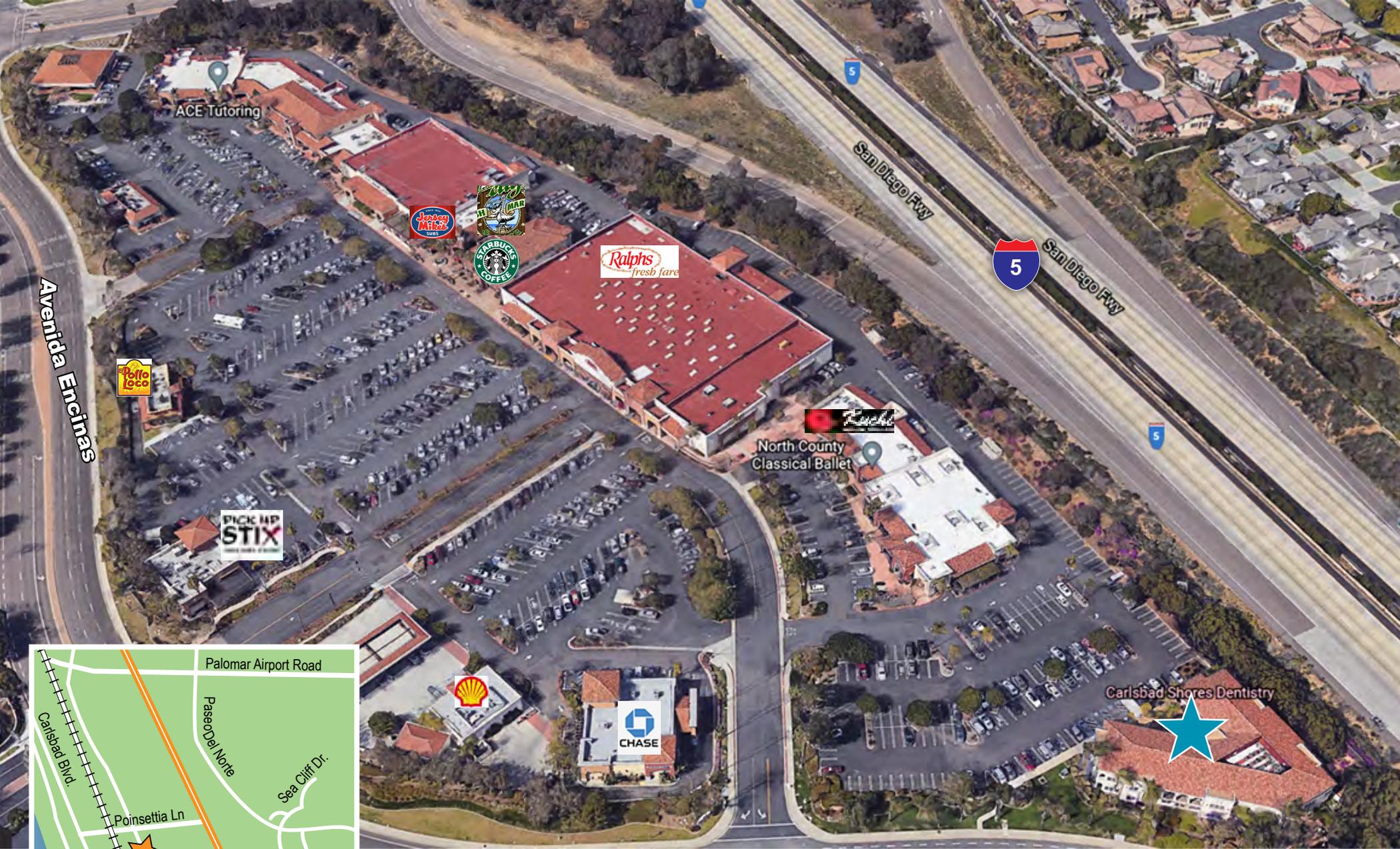
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# LOCATION OVERVIEW

# POINSETTIA VILLAGE

7220 AVENIDA ENCINAS, CARLSBAD, CA 92011



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