

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

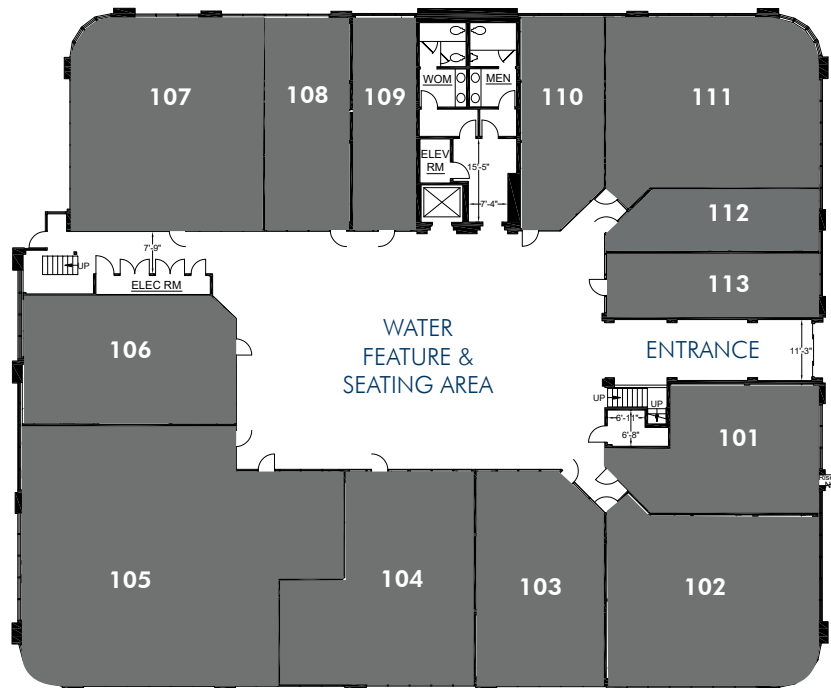


SUITE AVAILABILITY



SUITE	RSF	LEASE RATE	AVAILABLE	AS-BUILT FEATURES
201	931	\$3.95/RSF + Utilities & Janitorial	Immediate	3 Private offices and reception space
204	1,721	\$3.95/RSF + Utilities & Janitorial	3/1/2025	3 Private offices, conference room, data/print station
210	555	\$3.95/RSF + Utilities & Janitorial	30 Days	2 Private offices and reception space

FIRST FLOOR



SECOND FLOOR

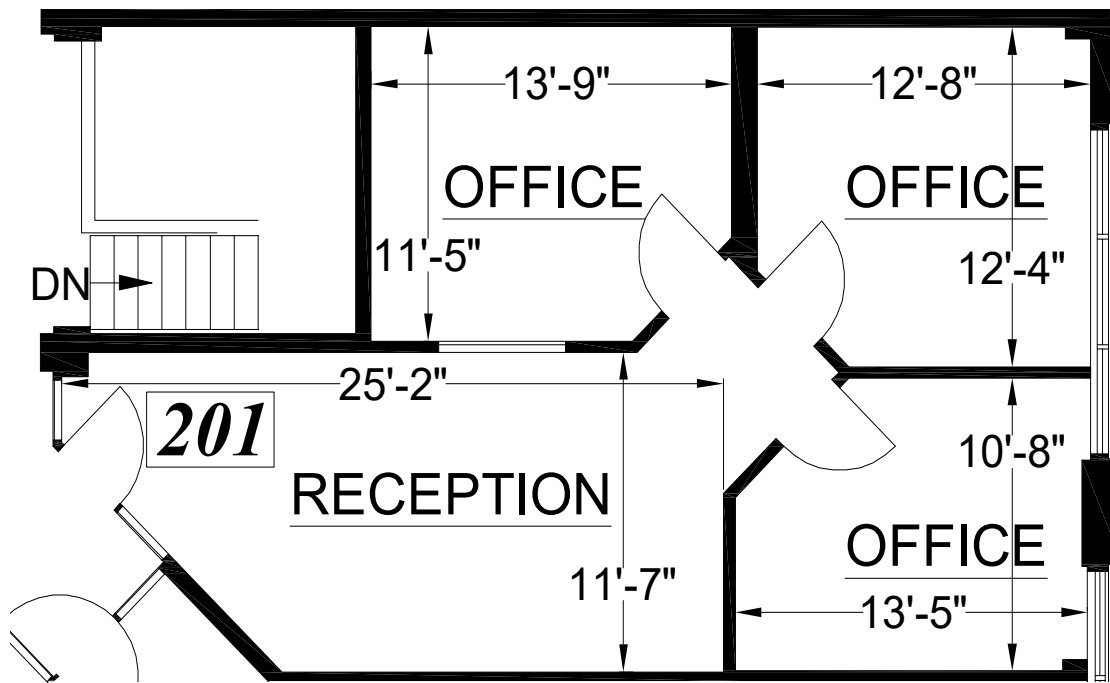


SUITE AVAILABILITY

SECOND FLOOR | SUITE 201



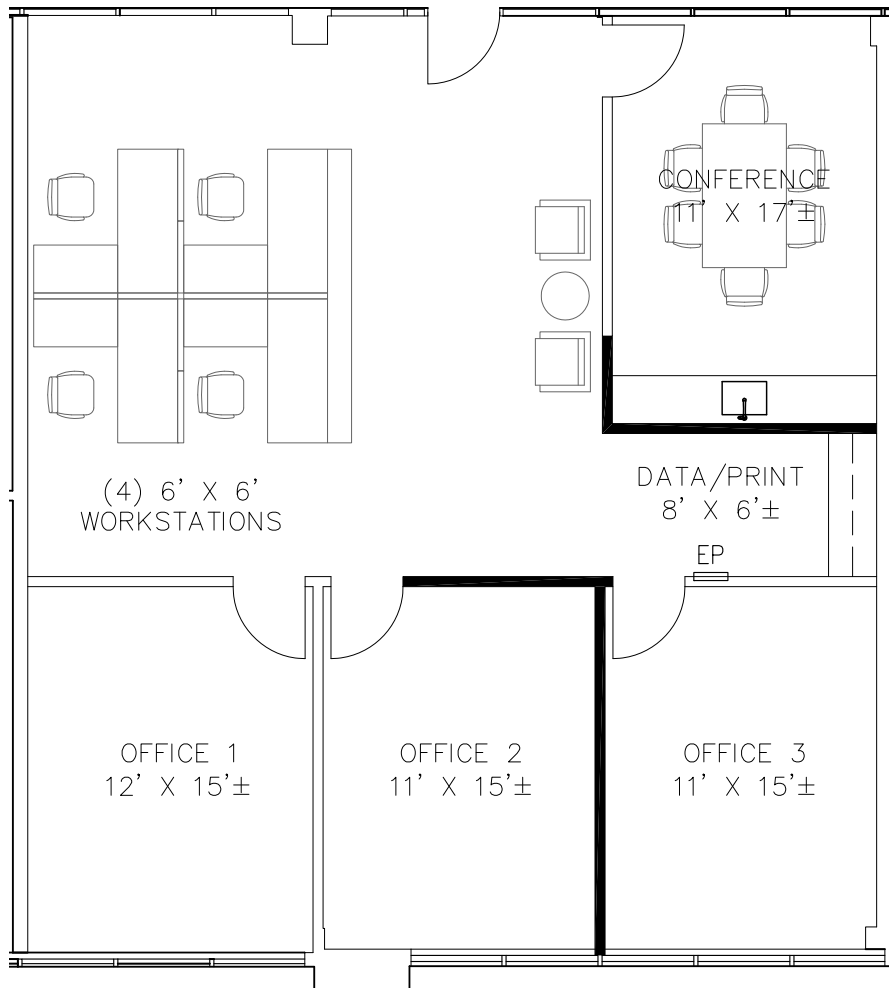
SUITE FEATURES



- 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 204

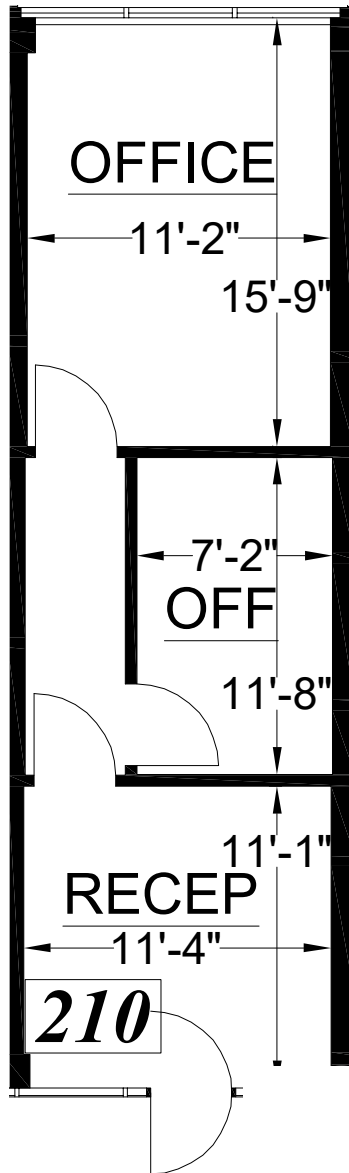


SUITE FEATURES

- 3 Private offices
- Conference room
- Data/Print station
- 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
- Move-in ready! Newly improved suites!

SUITE AVAILABILITY

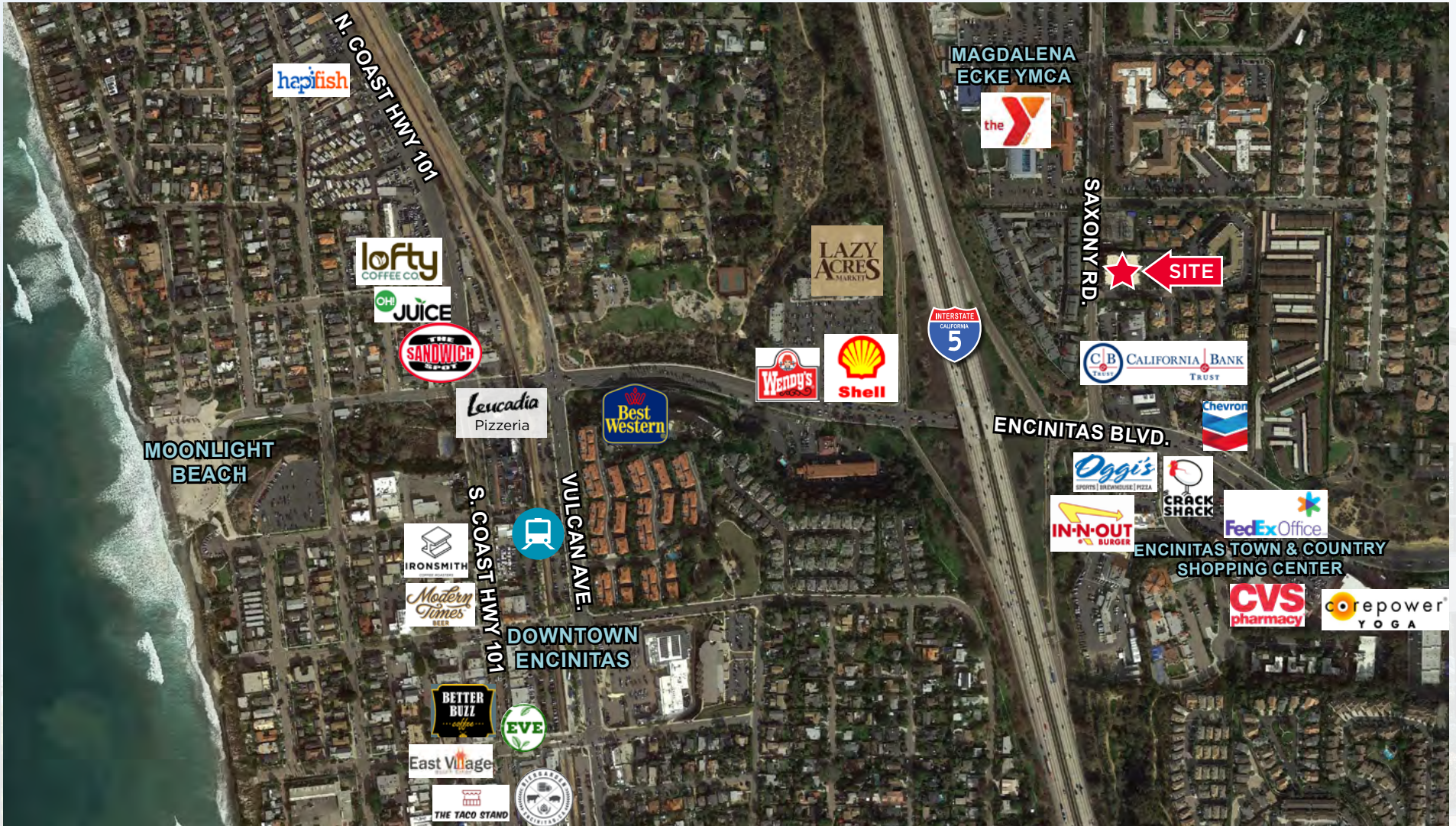
SECOND FLOOR | SUITE 210



SUITE FEATURES

- 2 Private Offices
- 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
- Available with 30 Days Notice

LOCATION OVERVIEW



Cushman & Wakefield Copyright 2024. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.