

FOR LEASE

ENCINITAS WEST

171 SAXONY ROAD

ENCINITAS, CALIFORNIA 92024



EXCLUSIVELY MARKETED BY:

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[VIEW SITE SPECIFIC COVID-19
PREVENTION PLAN](#)



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

FIRST FLOOR



SUITE	RSF	SHORT TERM MONTHLY LEASE RATE	AVAILABLE	AS-BUILT FEATURES
106	1,104	\$3.25/RSF +Utilities & Janitorial	Immediate	3 private offices, conference room & open office area

NOW OFFERING COVID-19 RECOVERY LEASE TERMS!

- Flexible lease terms, 3+ months
- Suites accommodate 1 to 12 person businesses
- Each suite has its own, separate HVAC (heating & cooling)
- Building layout is ideal for social distancing
- 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!

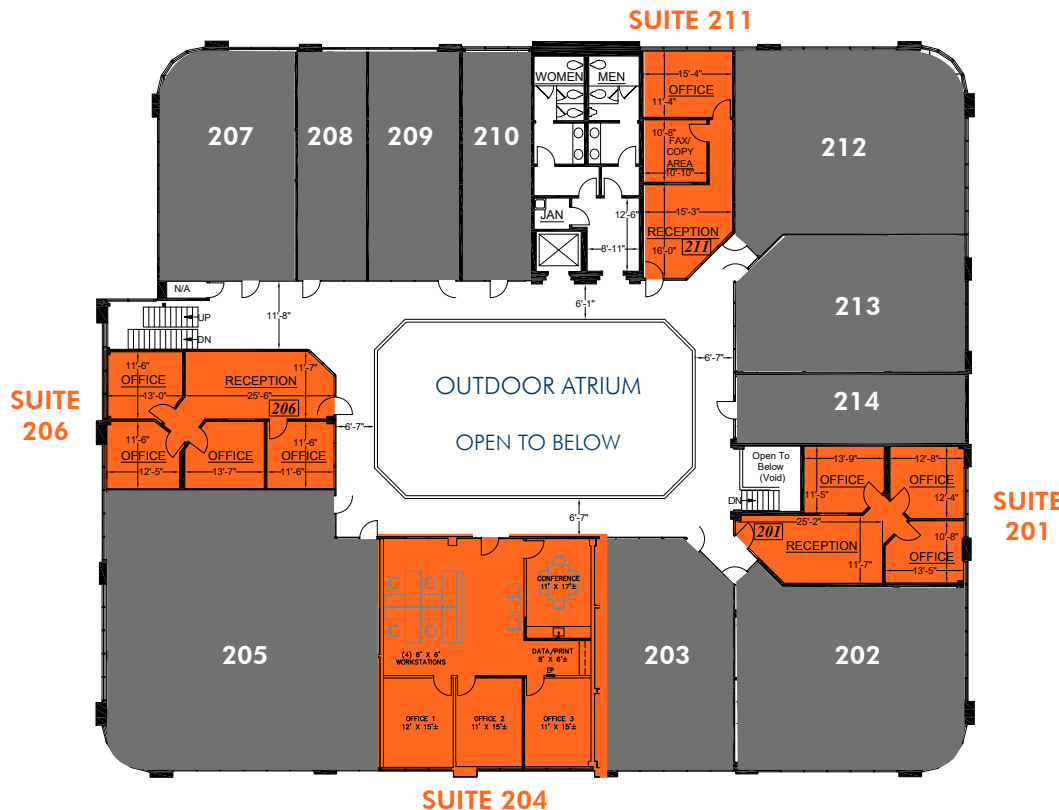


SUITE AVAILABILITY

SECOND FLOOR



SUITE	RSF	LEASE RATE	AVAILABLE	AS-BUILT FEATURES
201	931	\$3.25/RSF + Utilities & Janitorial	Immediate	3 private offices & open office area
204	1,721	\$3.50/RSF + Utilities & Janitorial	Immediate	3 private offices, large open office, conference room + café with sink
206	1,119	\$3.50/RSF + Utilities & Janitorial	Immediate	3 private offices, open office, conference room + café with sink
211	703	\$3.25/RSF + Utilities & Janitorial	6/1/2021	2 private offices & open office/reception area

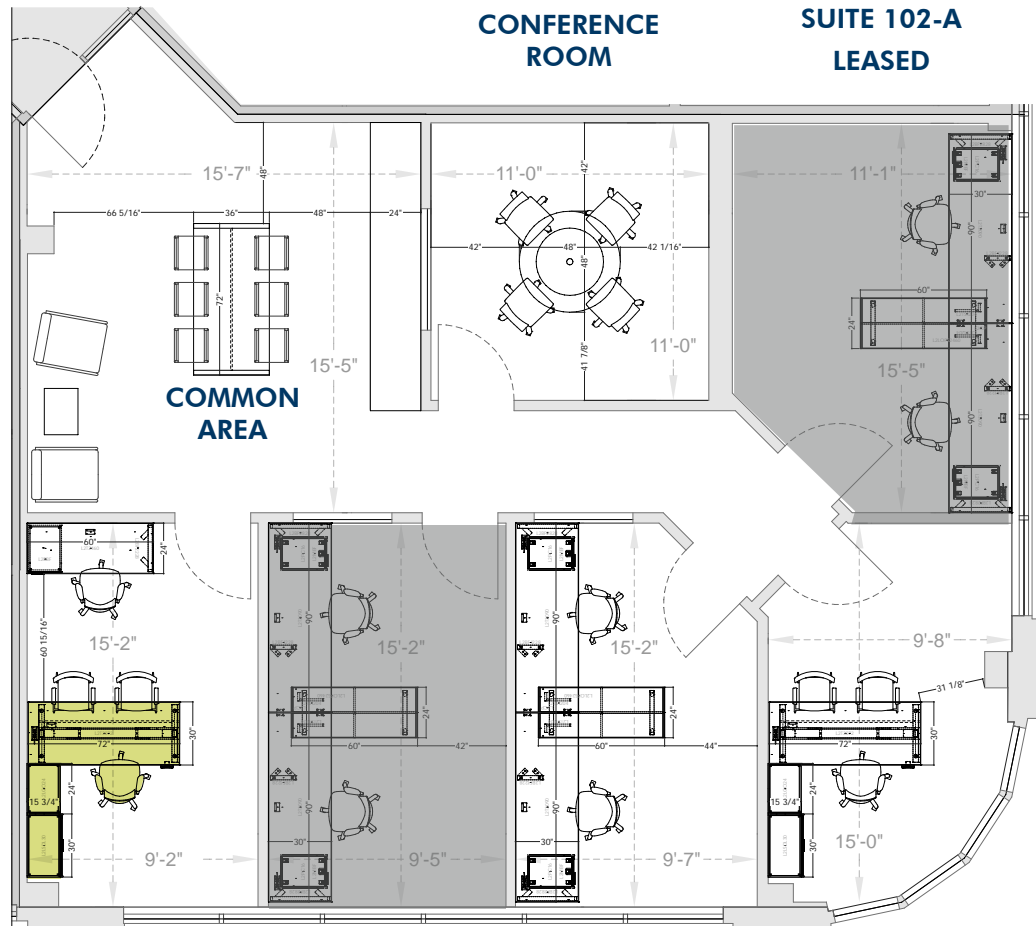


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EXECUTIVESUITES

FIRST FLOOR | SUITE 102



SUITE 102-E
\$1,325/month*

**furnished rate
 includes single desk
 and chair.*

SUITE 102-D
LEASED

SUITE 102-C
\$1,200/month

SUITE 102-B
\$1,300/month

TENANT AMENITIES

- Common area café with seating, Keurig machine, hot/cold filtered water and sink
- Access to scheduled conference room (additional charge)
- Internet service provided with individual IP address per suite
- Daily janitorial service
- Option for furnished suite - please call for pricing

Furniture in space plan shown for demonstration purposes only.

PHOTOGALLERY

SUITE 102 EXECUTIVE SUITES



PHOTOGALLERY

SUITE 204

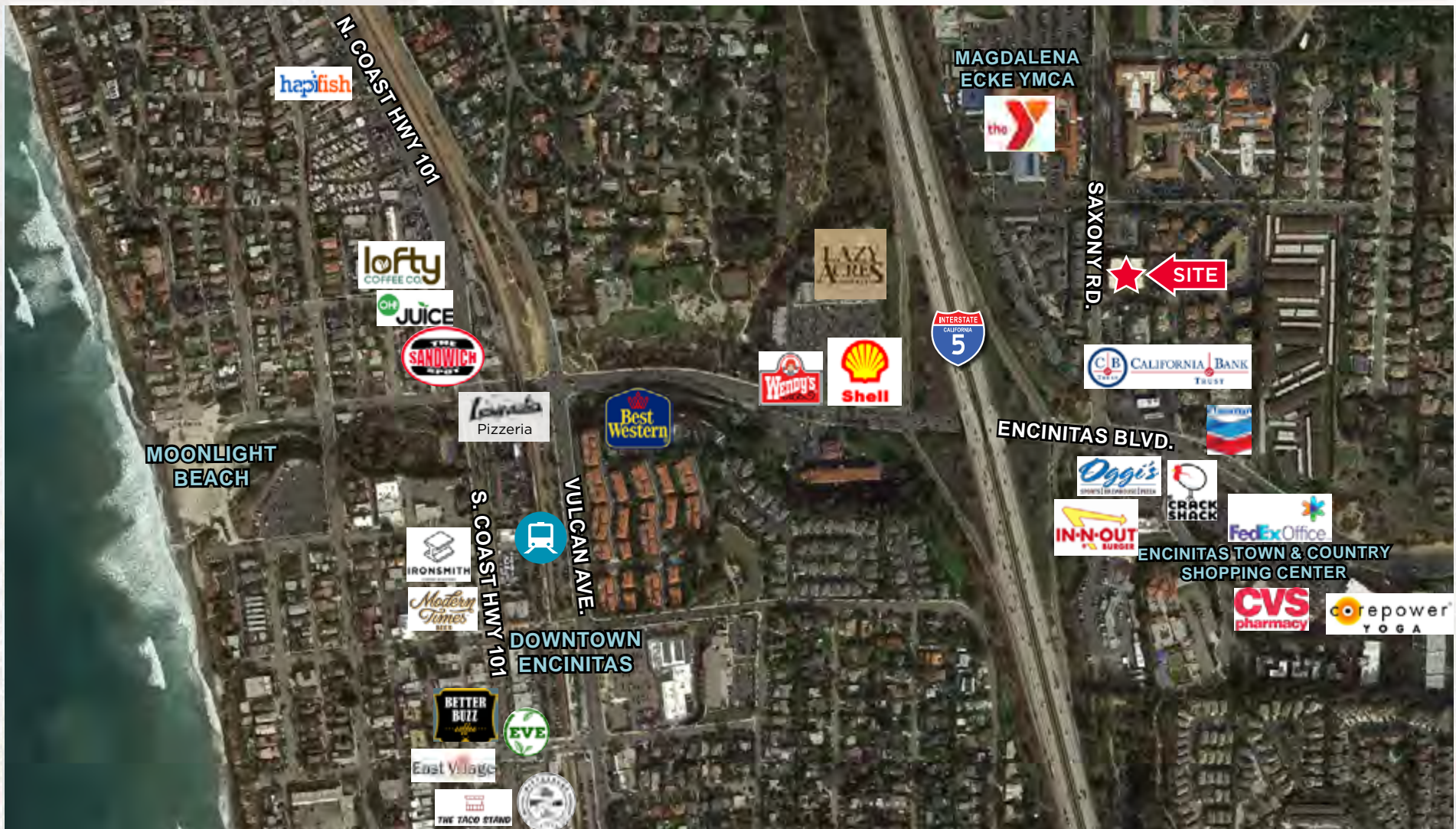


PHOTOGALLERY

SUITE 206



LOCATION OVERVIEW



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