

FOR SALE
OR FOR LEASE

527 - 543 Encinitas Boulevard, Encinitas
North Coast Business Park

OFFICE CONDOS FOR SALE | LIMITED TIME OFFERING



AMY MCNAMARA
TEL: 760 930 7920
amy.mcnamara@colliers.com
Lic No. 01083491

JOHN HOFFMANN
TEL: 760 402 8950
johnh@kiddermathews.com
Lic No. 01023816

km Kidder
Mathews

Colliers
INTERNATIONAL



KEY HIGHLIGHTS

- Four office condos for sale or for lease
- Largest office property in Encinitas
- Strategic coastal location
- Just east of Interstate 5
- Lush Landscaping in a park-like setting
- Diverse tenant mix
- Creative office "high ceiling" opportunities
- On-site property management
- Partial ocean views from select suites
- Within walking distance to banks, restaurants, retail and all services

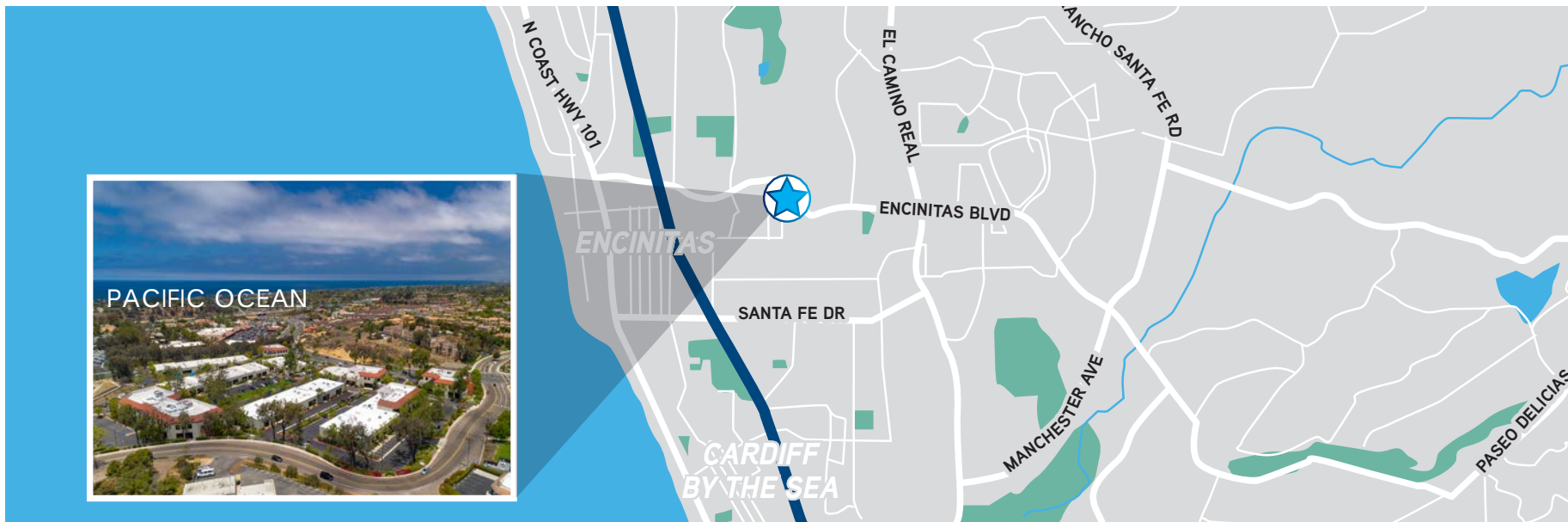
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies.

AVAILABILITIES FOR SALE

Building	Suite	Square Feet	Zoning	Price	Status
531 Encinitas Boulevard	121	3,026 SF	Office/Medical	\$1,966,900	Available
535 Encinitas Boulevard	109/111	1,650 SF	Office/Medical	\$1,072,500	Available
531 Encinitas Boulevard	114	963 SF	Office/Medical	\$625,950	Available
543 Encinitas Boulevard	107	828 SF	Office/Medical	\$538,200	SOLD

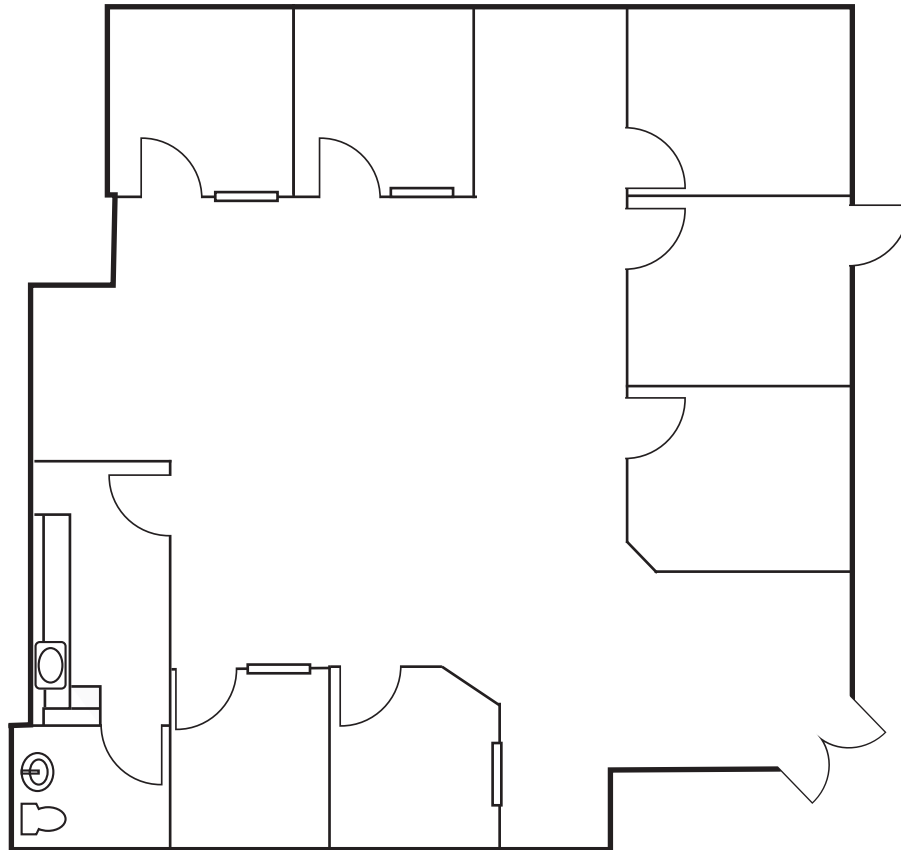
AVAILABILITIES FOR LEASE

Building	Suite	Square Feet	Zoning	Asking Rate
527 Encinitas Boulevard	105	1,665 SF	Office	\$3.00/SF/Month U + J



531 Encinitas Blvd, Suite 121

3,026 RSF



FOR SALE

\$1,966,900

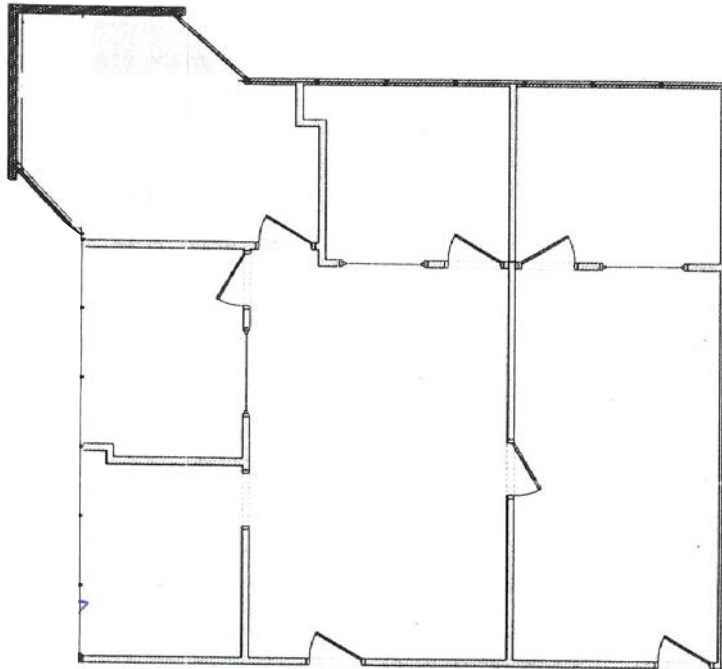
Office/Medical Condo

(\$650 PSF)



527 Encinitas Blvd, Suite 105

1,665 RSF



FOR LEASE

\$3.00/SF

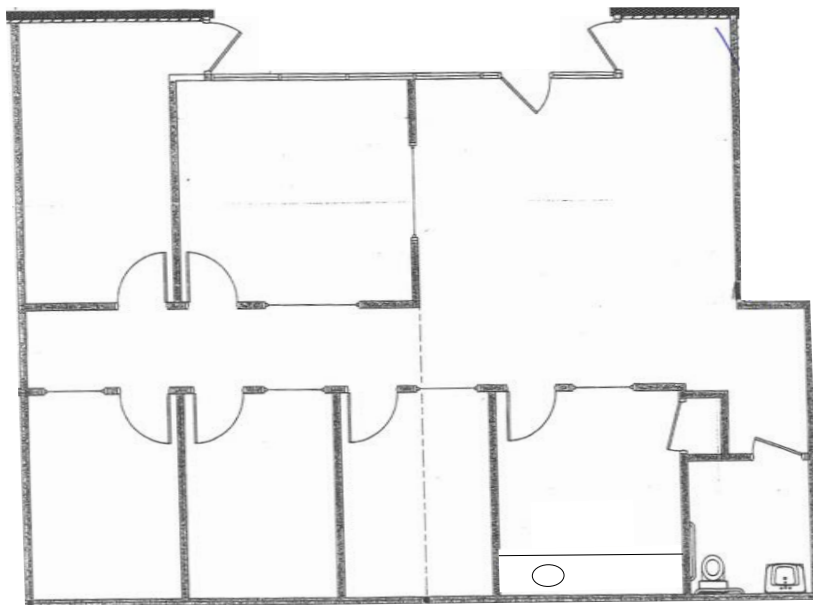
Office Condo

(+ Utilities & Janitorial)



535 Encinitas Blvd, Suite 109/111

1,650 RSF



FOR SALE

\$1,072,500

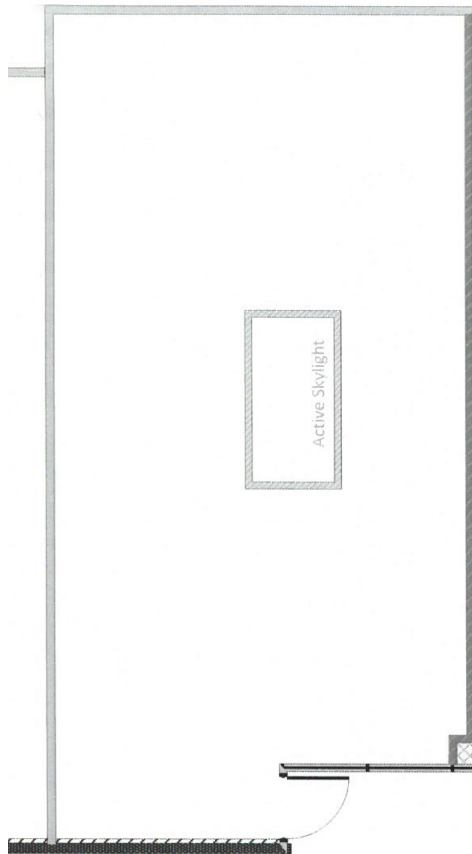
Office/Medical Condo

(\$650 PSF)



531 Encinitas Blvd, Suite 114

963 RSF



FOR SALE

Office/Medical Condo

\$625,950

(\$650 PSF)



San Diego - North
5901 Priestly Dr., Suite 100
Carlsbad, CA 92008
Dir +1 760 438 8950

colliers.com/sandiego

539
(Bldg 5)

543
(Bldg 6)

511
(Bldg 8)

515
(Bldg 9)

519
(Bldg 7)

535
(Bldg 4)

523
(Bldg 3)

531
(Bldg 2)

527
(Bldg 1)

AMY MCNAMARA
TEL: 760 930 7920
amy.mcnamara@colliers.com
Lic No. 01083491

JOHN HOFFMANN
TEL: 760 402 8950
johnh@kiddermathews.com
Lic No. 01023816