

ATRIUM

380
S.Melrose

410
S.Melrose

400
S.Melrose

Colliers
INTERNATIONAL

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PROPERTY HIGHLIGHTS



102,147
SF



Conveniently
Located




Excellent
Freeway Access



Great
Signage
Opportunities



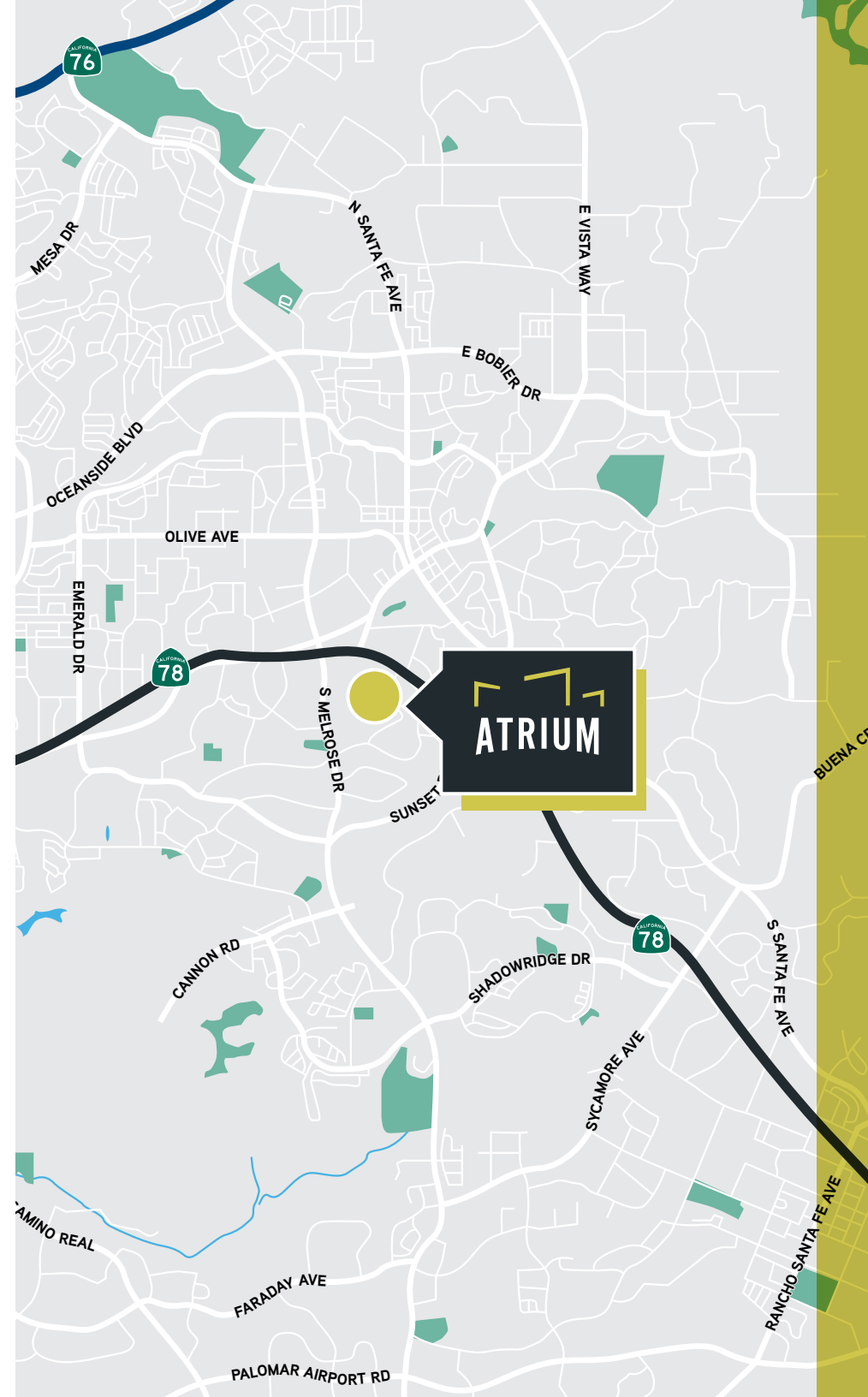
High Speed
Internet
Access



4.05/1,000
Parking Ratio

THE OFFERING

- Extensive renovations recently completed. The Atrium is Vista's most desirable office project
- Flexible lease terms & tenant improvement packages available
- 102,147 SF, 3-building multi-tenant office project
- Located in one of North San Diego County's premiere business locations, directly across the street from the North County Superior Court Complex and approx 300,000 square feet of walkable retail amenities
- Offers visibility and easy access to the freeway being less than 1/4 mile from the Melrose Drive exit off Hwy 78
- Unparalleled signage opportunities with exposure to South Melrose Drive (average traffic counts of approximately 32,875 cars per day)
- City of Vista – Zoned Office Professional (OP)
- 345 surface parking spaces, reflecting an overall parking ratio of 4.05 spaces per 1,000 square feet of usable area



LEASING INCENTIVES

3 YEAR LEASE TERM | 380/400/410 BLDGS

**\$1.85/SF rate for the first year*
& 3 months of free rent!**

*3% ANNUAL INCREASES THEREAFTER
\$1.75/SF EFFECTIVE LEASE RATE

MINIMUM 3 YEAR LEASE TERM

- \$1.85/SF in year 1 (1 month free)
- \$1.91/SF in year 2 (1 month free)
- \$1.96/SF in year 3 (1 month free)

5 YEAR LEASE TERM | 400/410 BLDGS

\$1.00/SF rate for the first year

\$1.73/SF EFFECTIVE LEASE RATE
MINIMUM 5 YEAR LEASE TERM

MINIMUM 5 YEAR LEASE TERM

- \$1.00/SF in year 1
- \$1.50/SF in year 2
- \$2.00/SF in year 3
- \$2.06/SF in year 4
- \$2.12/SF in year 5



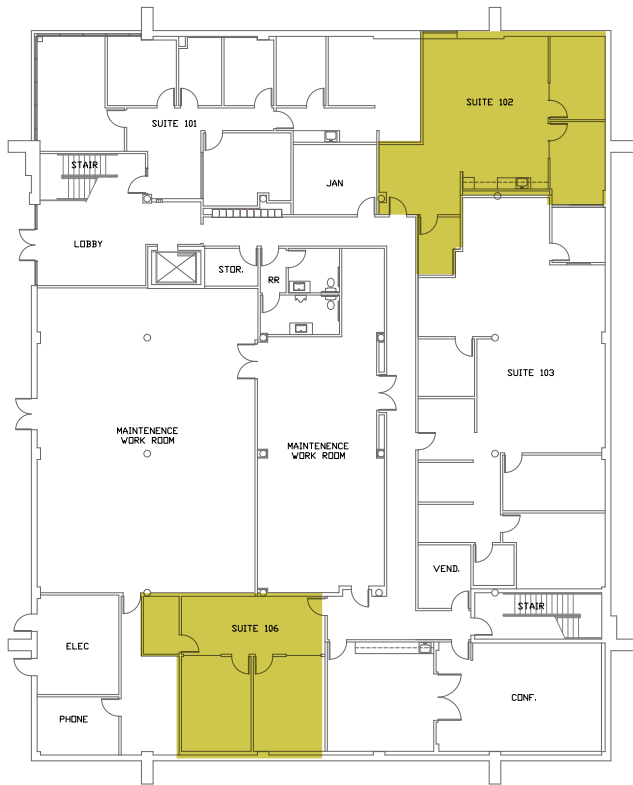


<700 SF AVAILABILITY

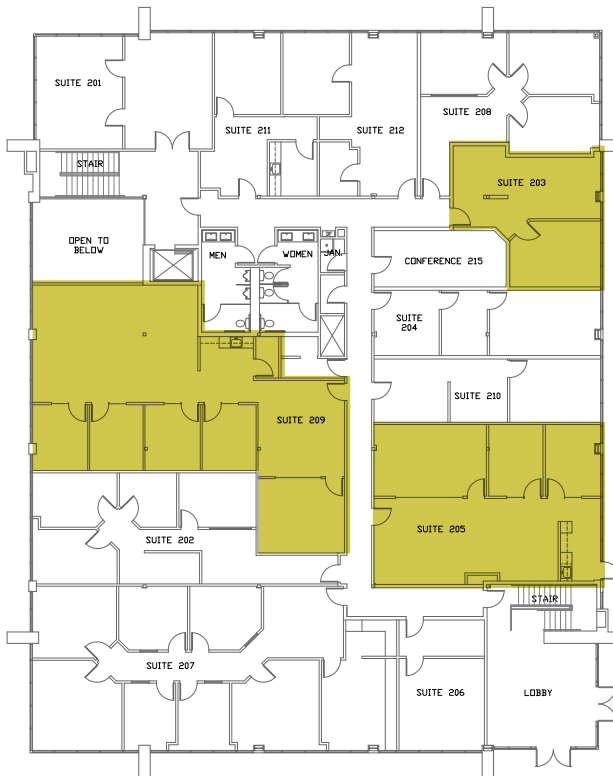
BLDG	SUITE	RSF	CONDITION	AVAILABLE
380	206	471	Built-out	Vacant
380	210	618	Built-out	Vacant
380	211	602	Built-out	Vacant
410	210	152	Open Office	Vacant
410	213	153	Open Office	Vacant
410	214	152	Open Office	Vacant
410	213/214	305	Contiguous Option	Vacant
410	219	322	Built-out	Vacant
410	220	289	Built-out	Vacant
410	222	610	Built-out	Vacant
410	224	360	Built-out	Vacant

FOR THE ABOVE LISTINGS, PLEASE CONTACT
HANK JENKINS AT 760 930 7904

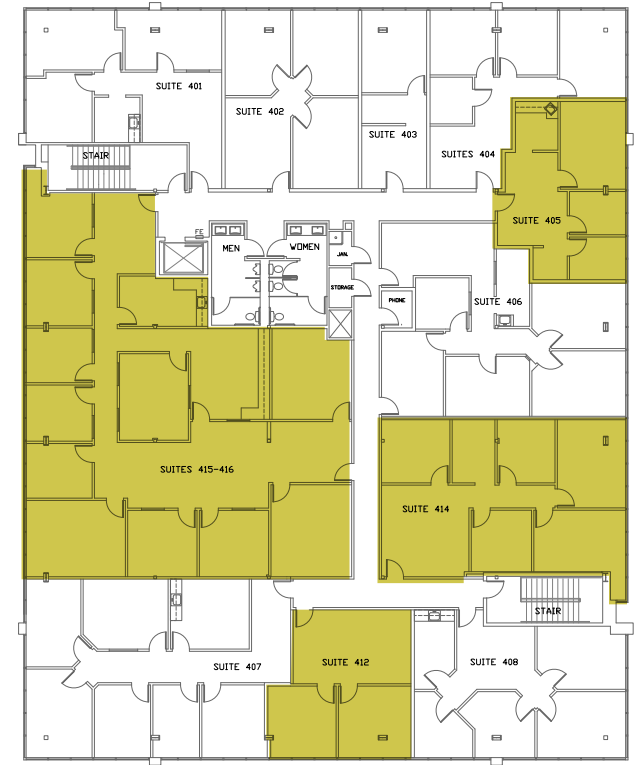
FIRST FLOOR



SECOND FLOOR



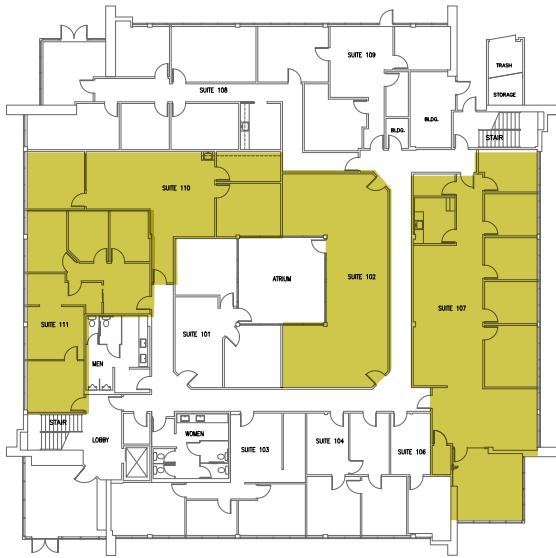
FOURTH FLOOR



BLDG 7
400

LEASING AVAILABILITY

FIRST FLOOR



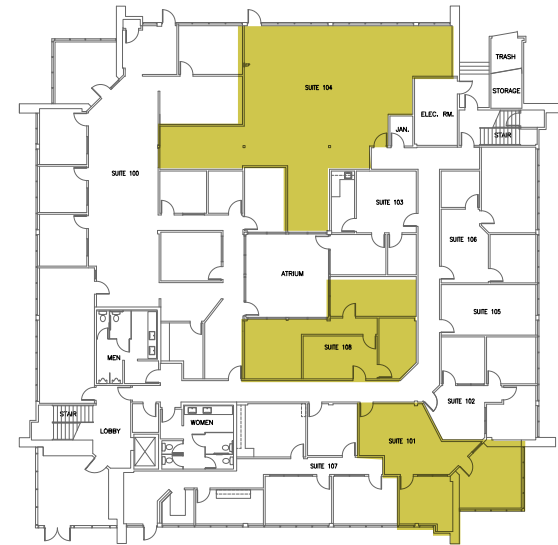
SECOND FLOOR



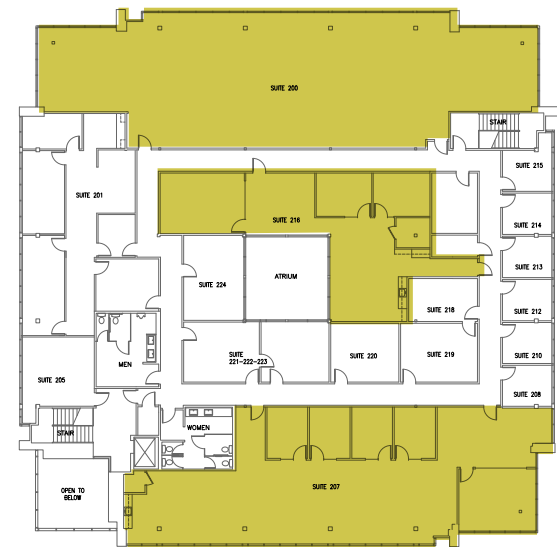
BLDG 7
410

LEASING AVAILABILITY

FIRST FLOOR



SECOND FLOOR



ACCELERATE

PROGRESS





BLDG 380

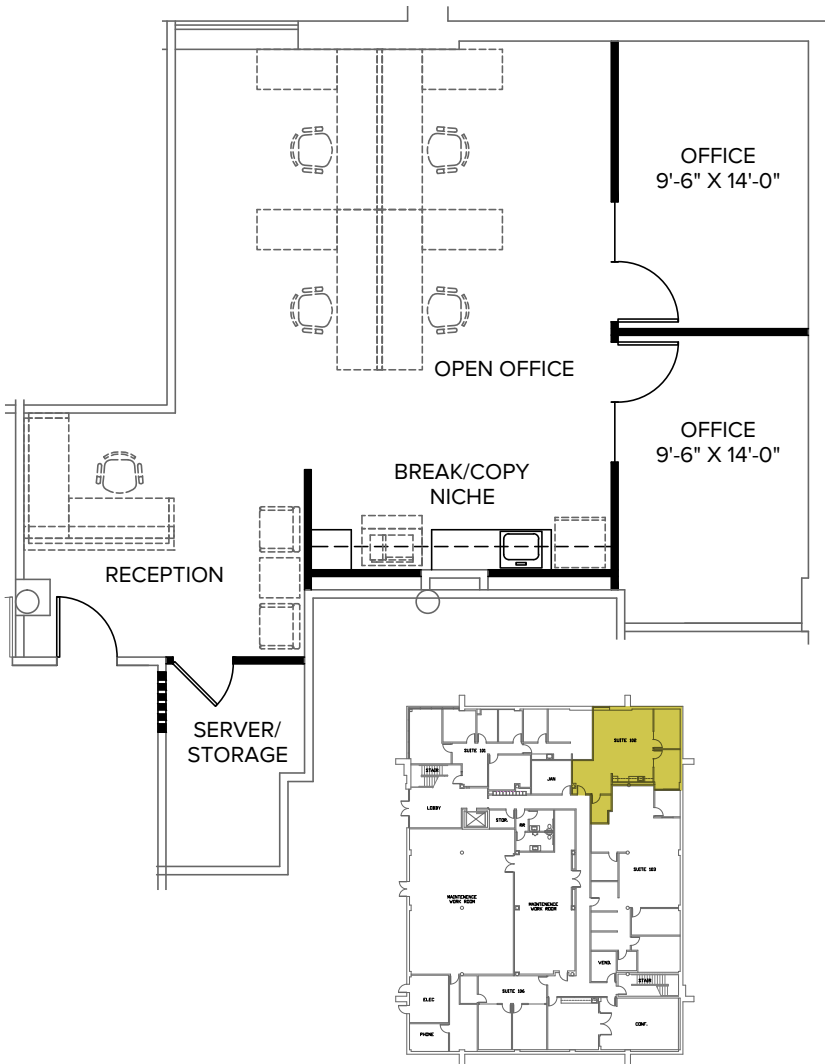


BLDG 380 AVAILABILITY

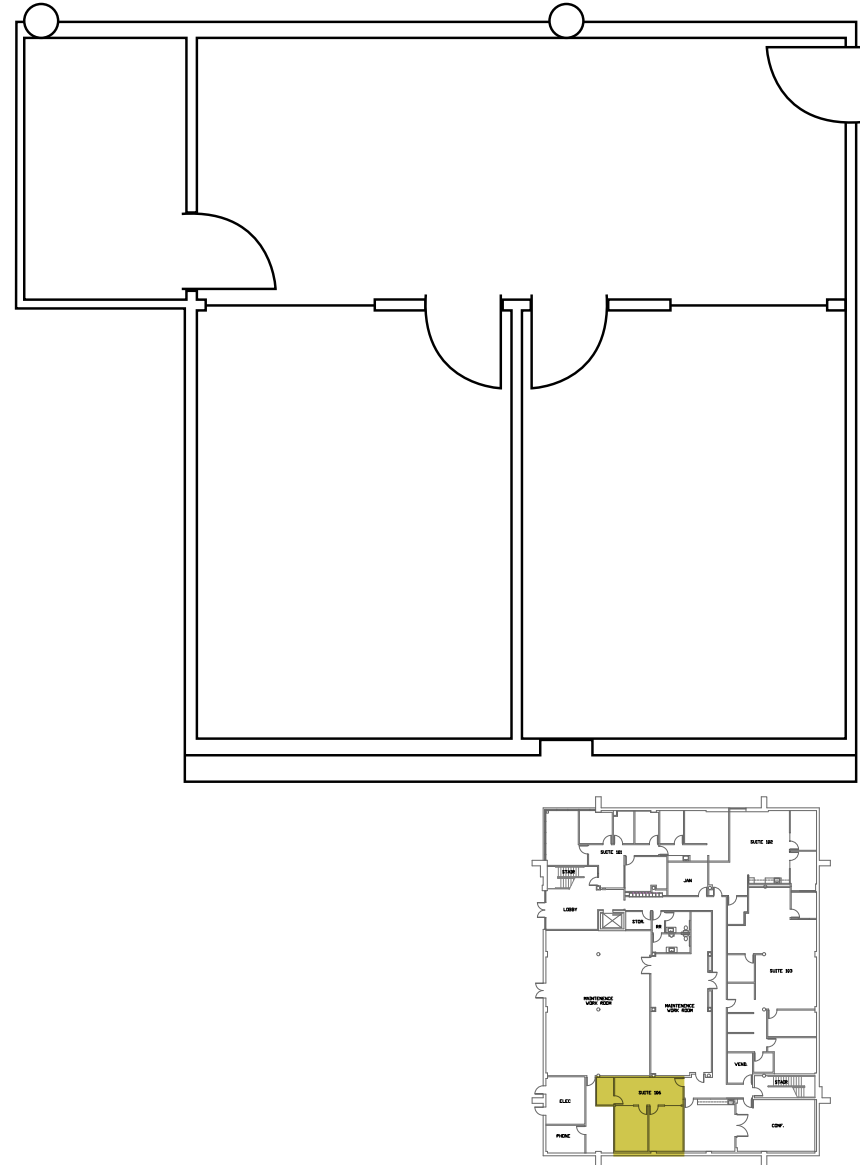
FLOOR	SUITE	RSF	CONDITION	AVAILABLE
First	102	1,437	New Spec Suite	Vacant
First	106	1,005	Built-out	Vacant
Second	203	716	New Spec Suite	Vacant
Second	205	1,482	New Spec Suite	Vacant
Second	209	2,279	New Spec Suite	Vacant
Fourth	402	1,026	Built-out	Vacant
Fourth	405	889	Built-out	Vacant
Fourth	412	830	Built-out	Vacant
Fourth	414	1,621	Built-out	Vacant
Fourth	415/416	4,256	Built-out	Vacant

FLOOR PLANS

SUITE 102 | BLDG 380 - FIRST FLOOR
NEW SPEC SUITE - 1,438 SF

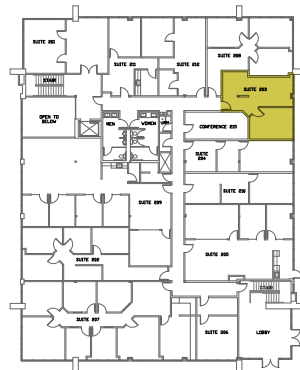
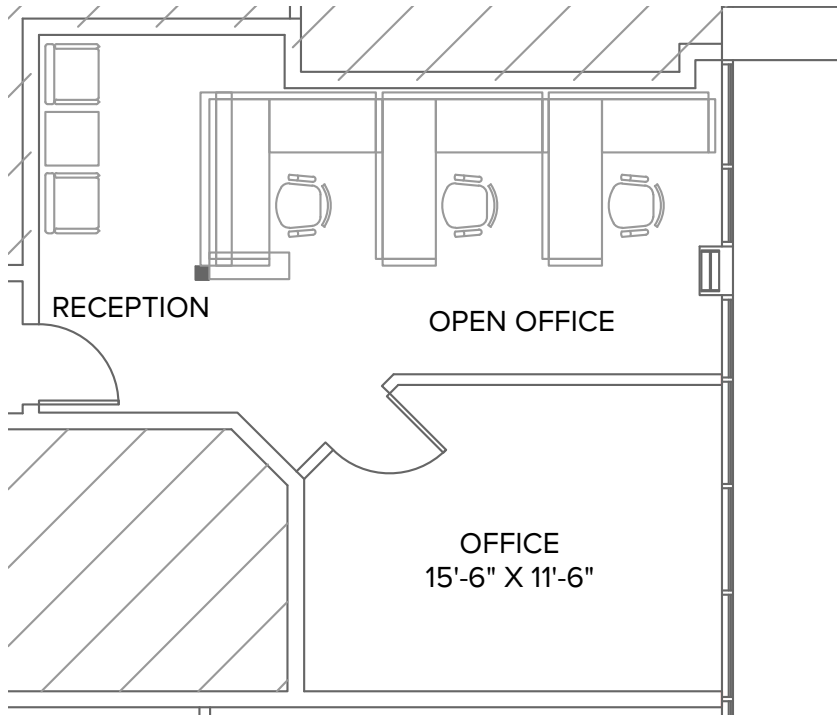


SUITE 106 | BLDG 380 - FIRST FLOOR
1,005 SF

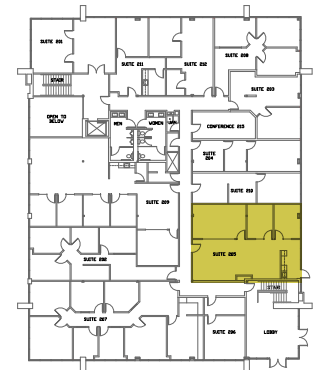
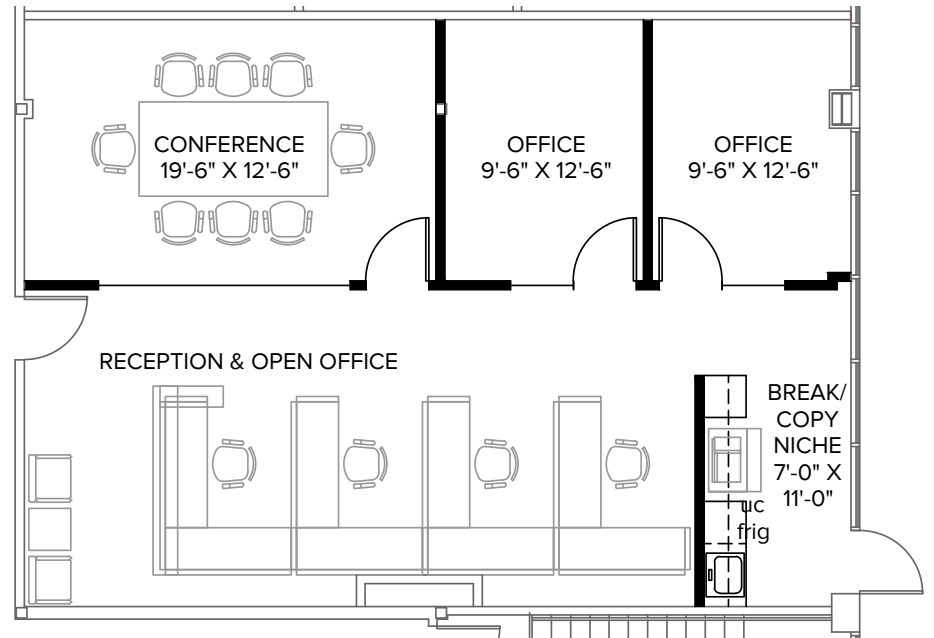


FLOOR PLANS

SUITE 203 | BLDG 380 - SECOND FLOOR
NEW SPEC SUITE - 716 SF



SUITE 205 | BLDG 380 - SECOND FLOOR
NEW SPEC SUITE - 1,482 SF

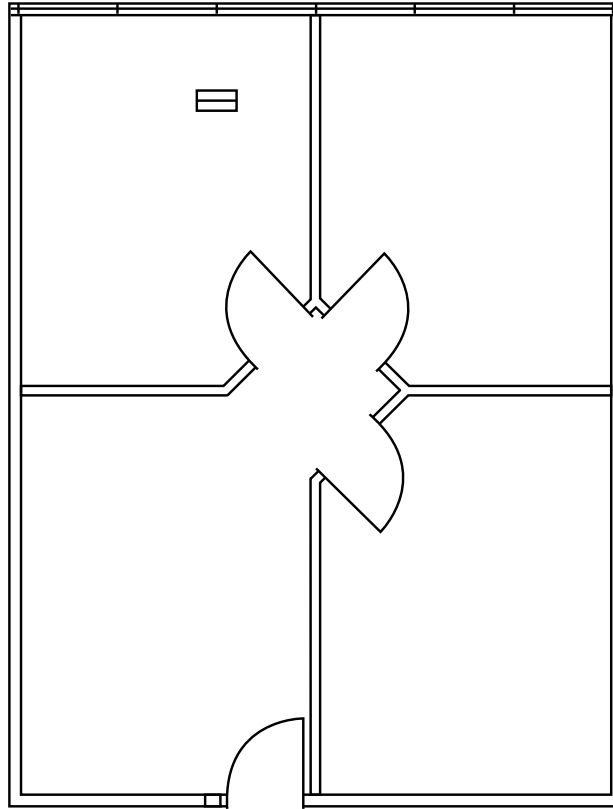


FLOOR PLANS

SUITE 209 | BLDG 380 - SECOND FLOOR
NEW SPEC SUITE - 2,279 SF

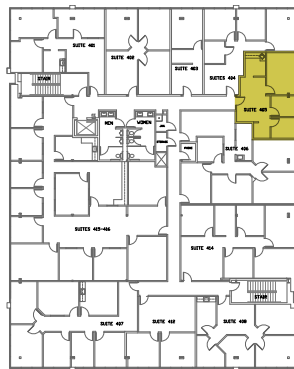
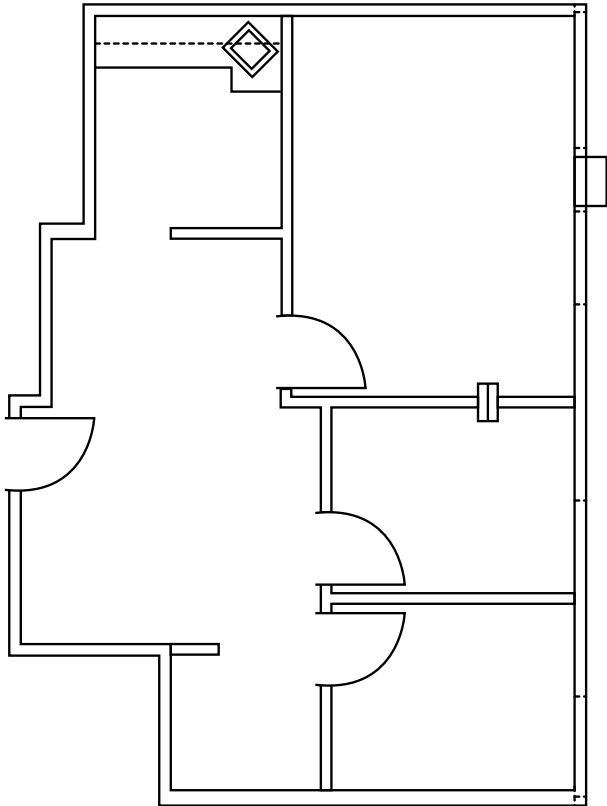


SUITE 402 | BLDG 380 - FOURTH FLOOR
1,026 SF

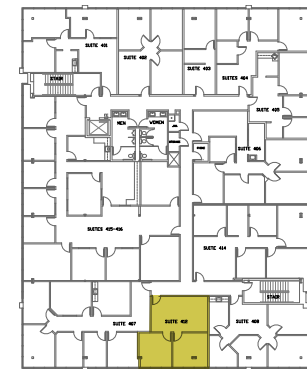
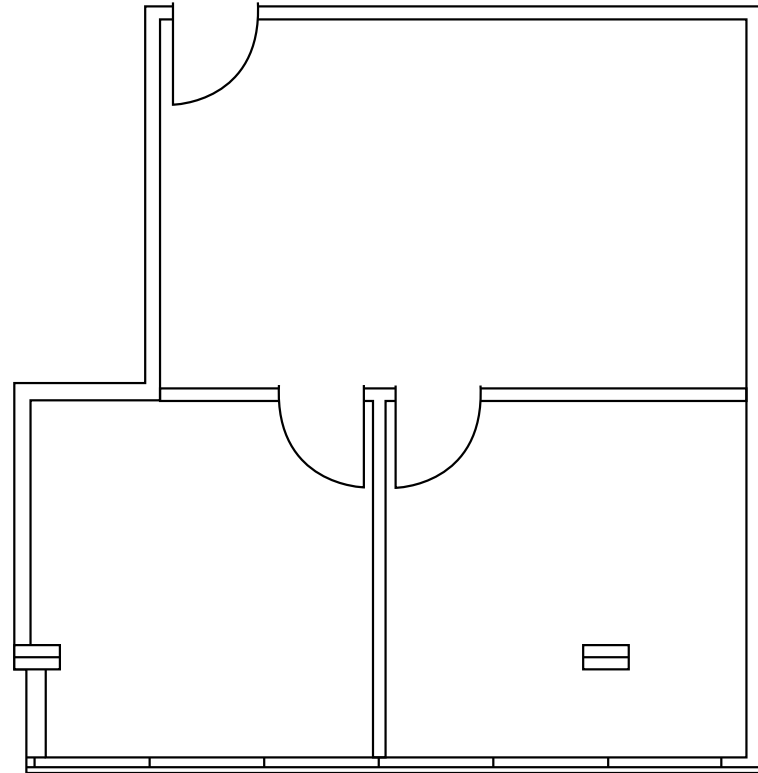


FLOOR PLANS

SUITE 405 | BLDG 380 - FOURTH FLOOR
889 SF

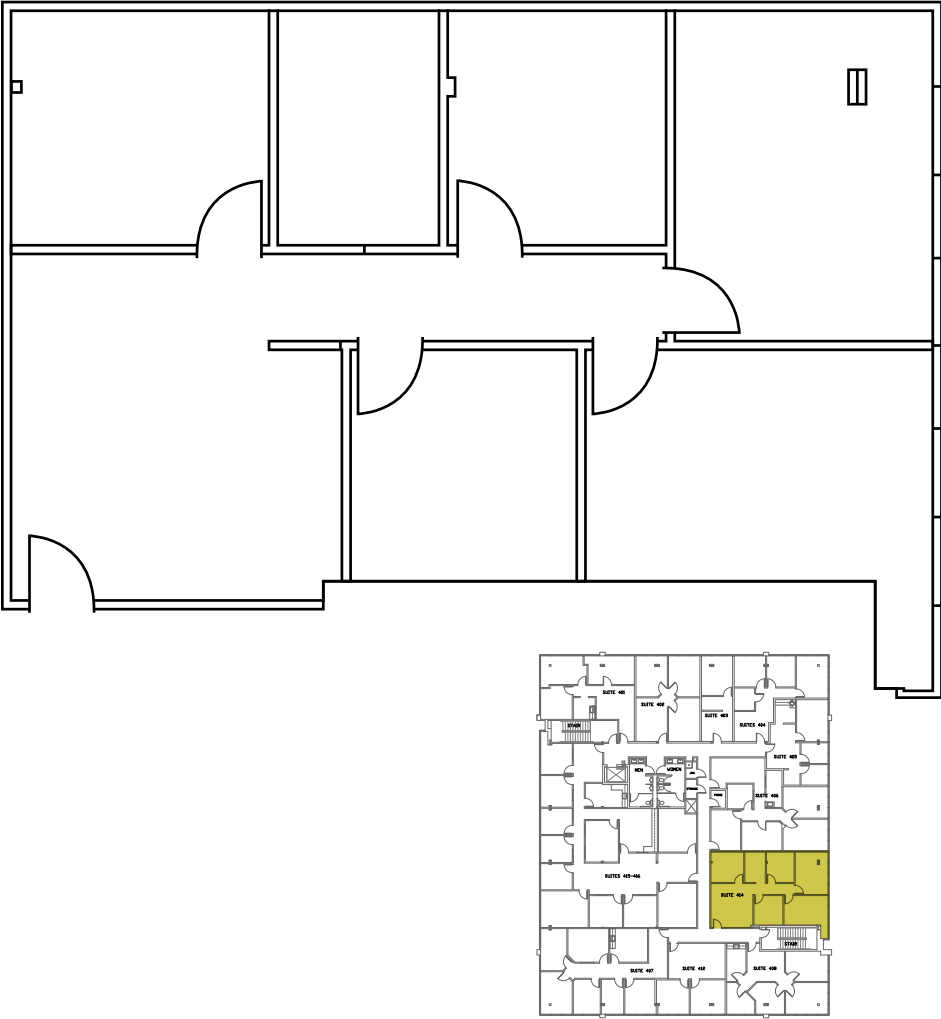


SUITE 412 | BLDG 380 - FOURTH FLOOR
830 SF

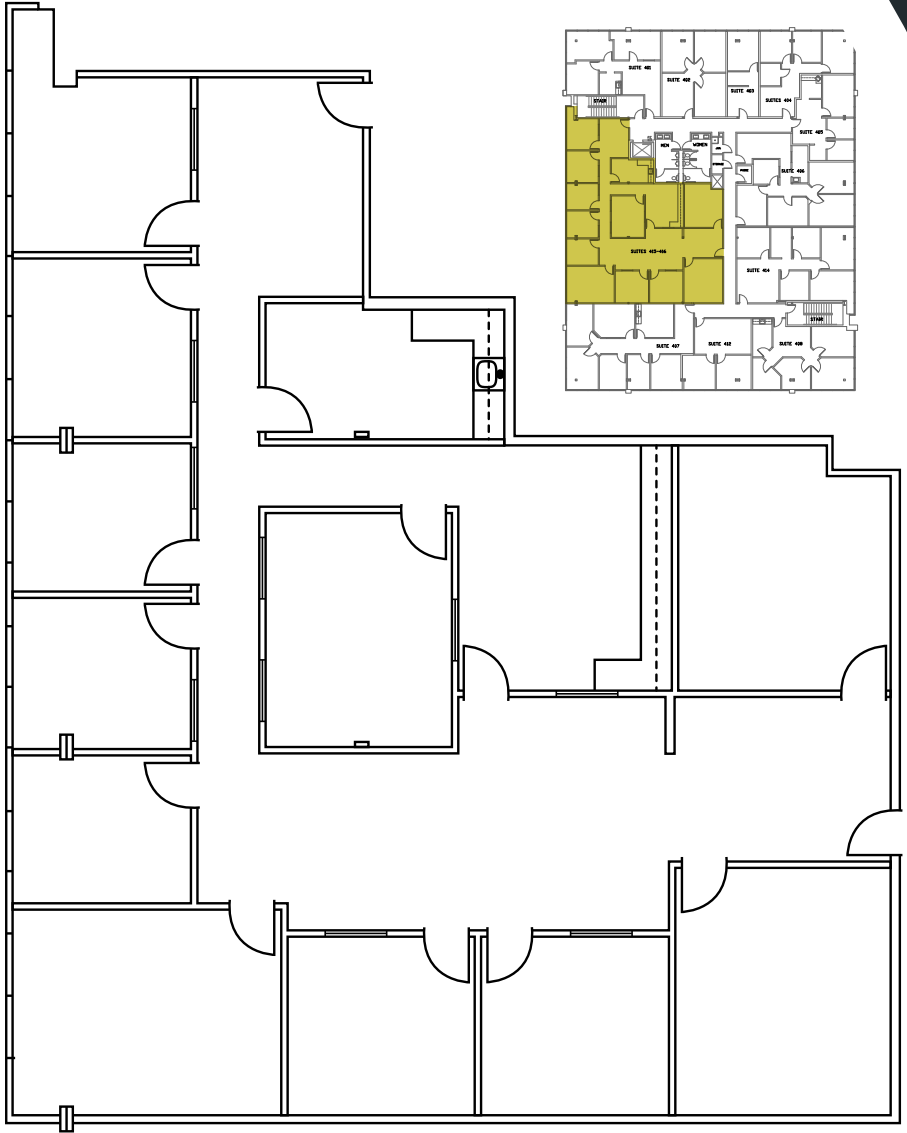


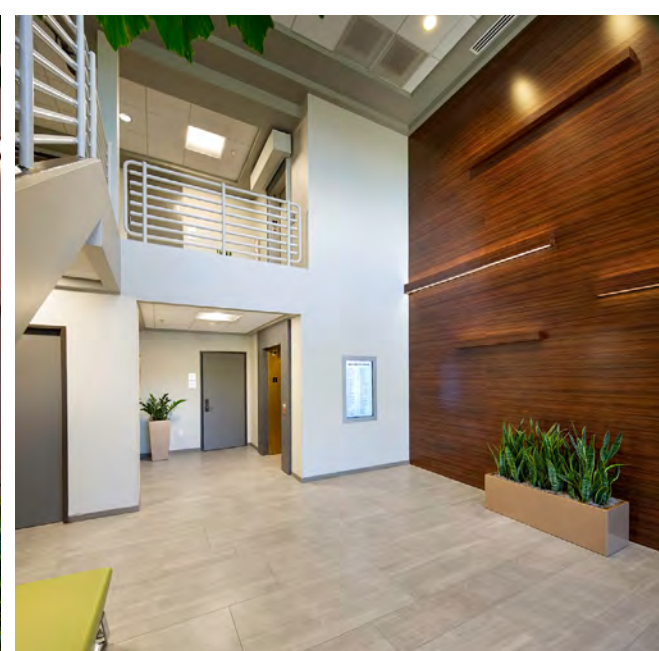
FLOOR PLANS

SUITE 414 | BLDG 380 - FOURTH FLOOR
1,621 SF



SUITE 415/416 | BLDG 380 - FOURTH FLOOR
4,256 SF





ACHIEVE

RESULTS





BLDG 400

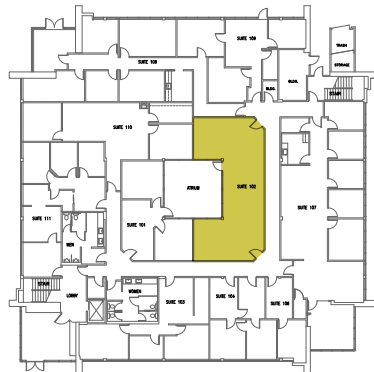
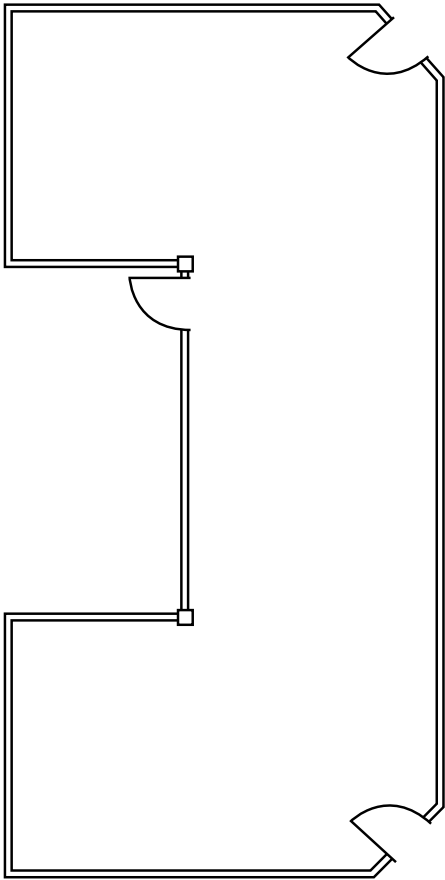


BLDG 400 AVAILABILITY

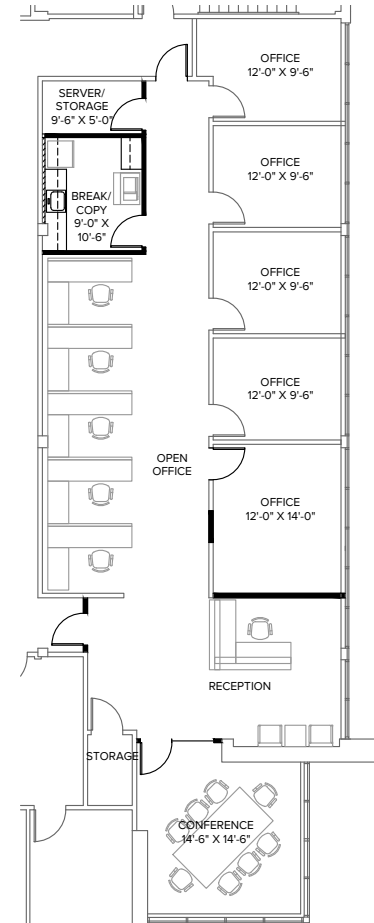
FLOOR	SUITE	RSF	CONDITION	AVAILABLE
First	102	1,174	Shell space	Vacant
First	107	2,612	New Spec Suite	Vacant
First	110	1,267	New Spec Suite	Vacant
First	111	1,198	Built-out	Available 8/1/18
Second	200	8,559	Shell space	Vacant
Second	204	1,142	New Spec Suite	Vacant
Second	215	2,044	New Spec Suite	Vacant

FLOOR PLANS

SUITE 102 | BLDG 400 - FIRST FLOOR
1,174 SF

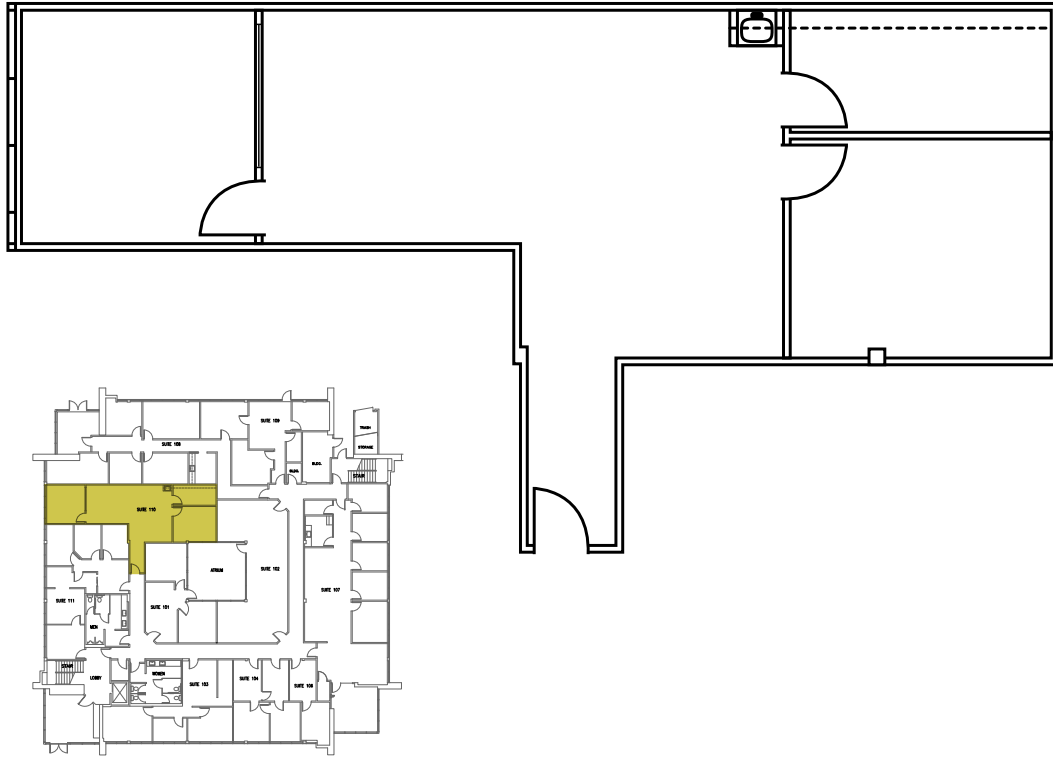


SUITE 107 | BLDG 400 - FIRST FLOOR
NEW SPEC SUITE - 2,612 SF

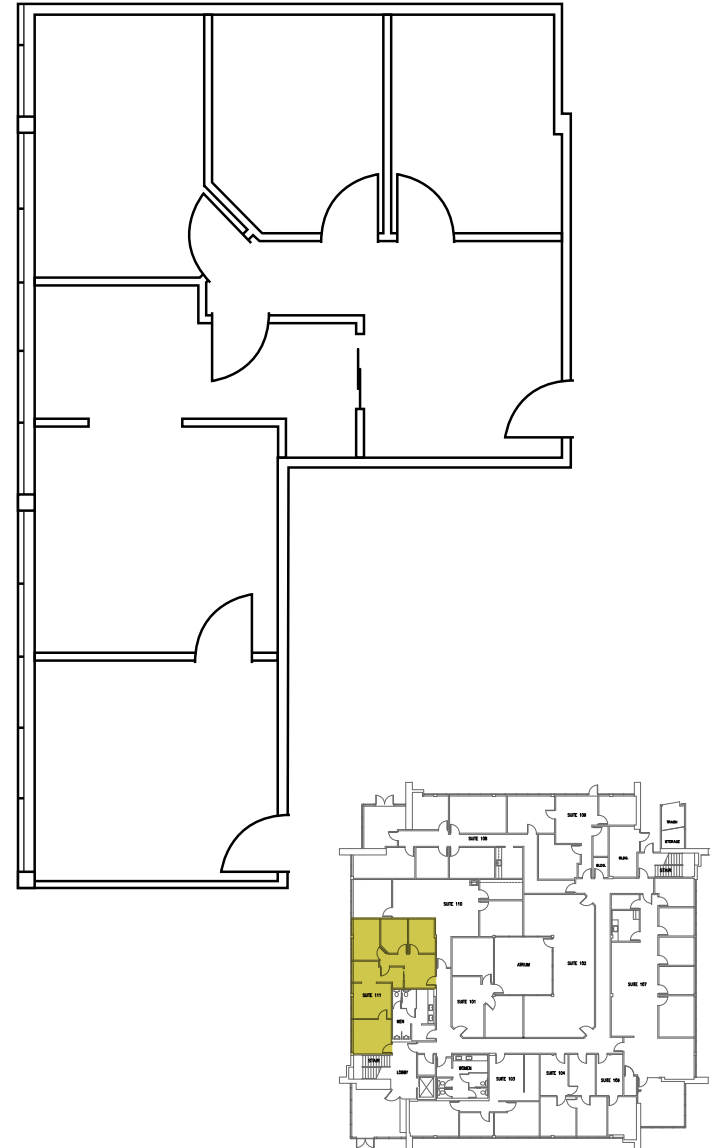


FLOOR PLANS

SUITE 110 | BLDG 400 - FIRST FLOOR
NEW SPEC SUITE - 1,267 SF

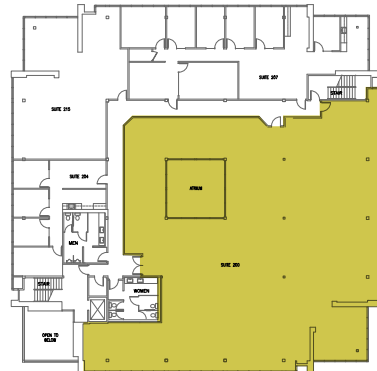


SUITE 111 | BLDG 400 - FIRST FLOOR
1,198 SF

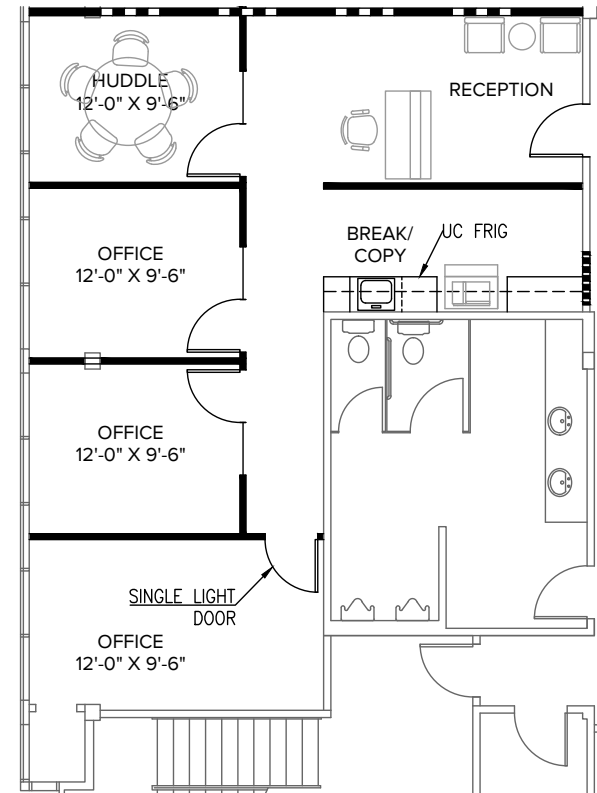


FLOOR PLANS

SUITE 200 | BLDG 400 - SECOND FLOOR
8,559 SF

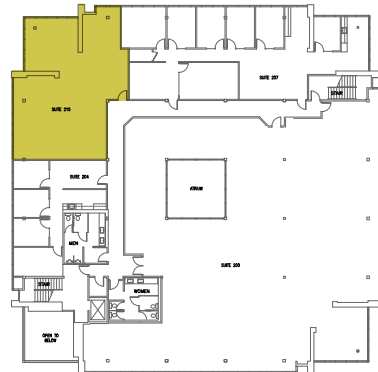
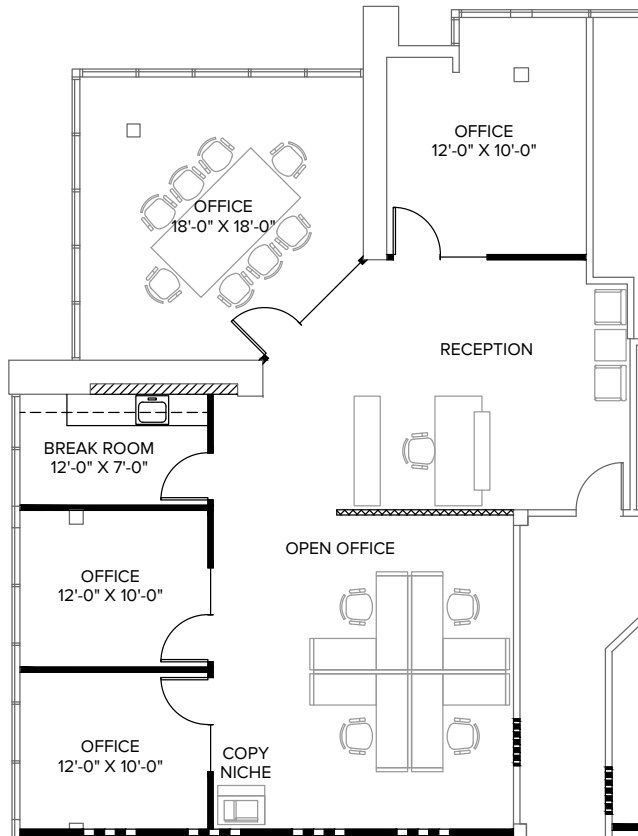


SUITE 204 | BLDG 400 - SECOND FLOOR
NEW SPEC SUITE - 1,142 SF



FLOOR PLANS

SUITE 215 | BLDG 400 - SECOND FLOOR
NEW SPEC SUITE - 2,044 SF







004

400

400

400

ACCOMPLISH

MORE





BLDG 410

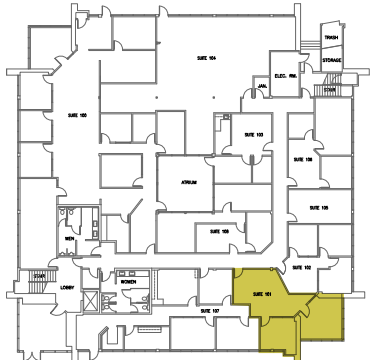
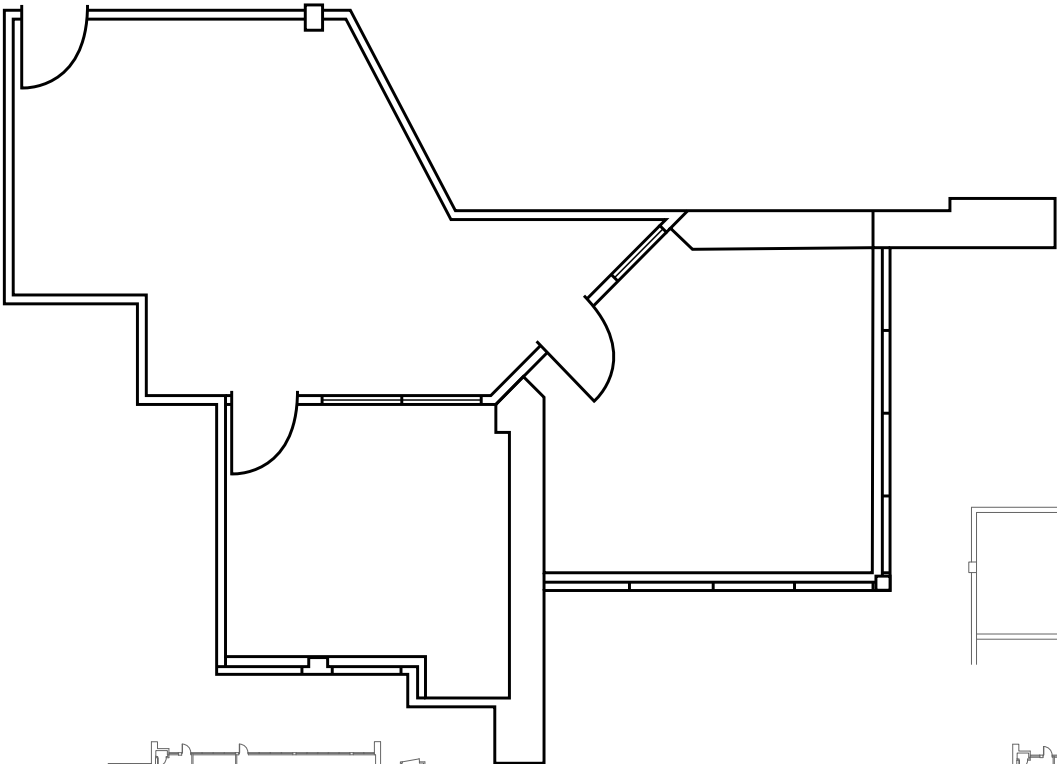


BLDG 410 AVAILABILITY

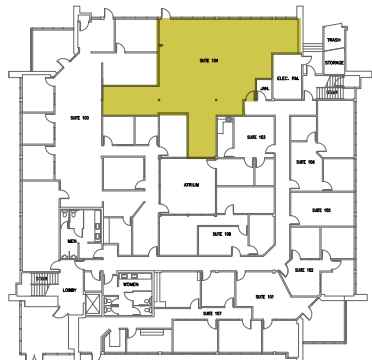
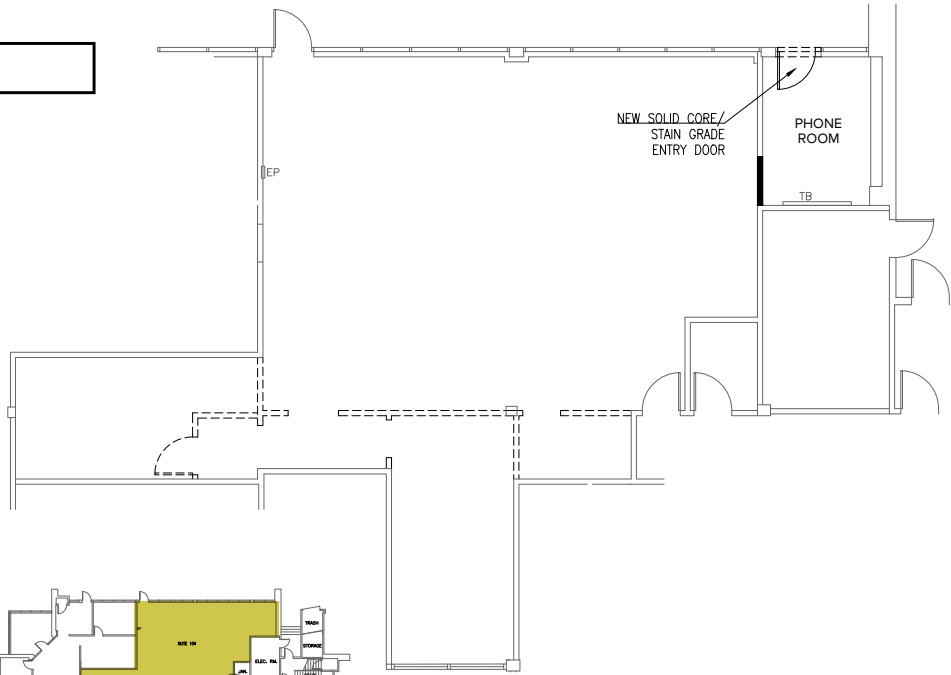
FLOOR	SUITE	RSF	ASKING RENT	AVAILABLE
First	101	914	Built-out	Vacant
First	104	2,168	Built-out	Vacant
First	106	848	New Spec Suite	Vacant
Second	200	4,078	Shell space	Vacant
Second	202	3,172	New Spec Suite	Vacant
Second	216	1,754	New Spec Suite	Vacant

FLOOR PLANS

SUITE 101 | BLDG 410 - FIRST FLOOR
914 SF

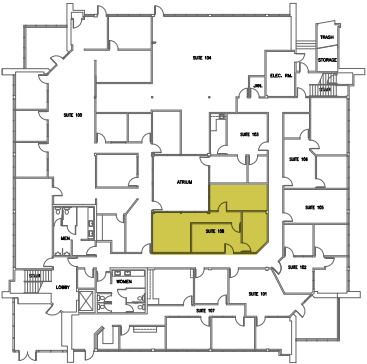
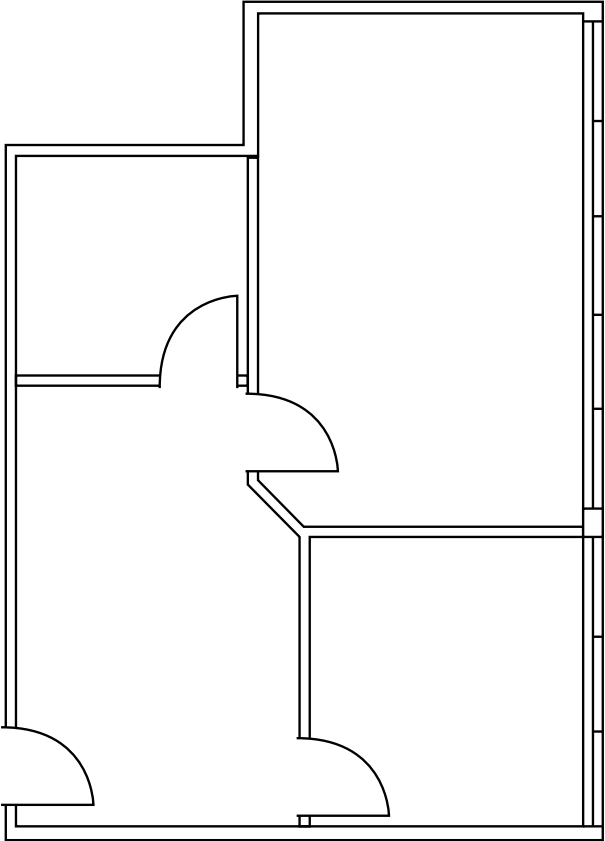


SUITE 104 | BLDG 410 - FIRST FLOOR
2,168 SF



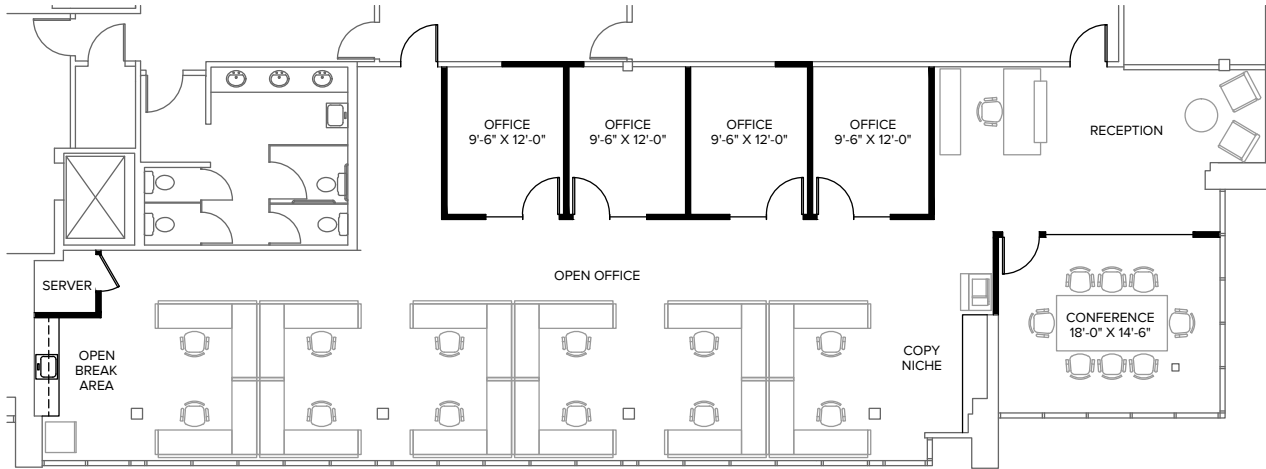
FLOOR PLANS

SUITE 106 | BLDG 410 - FIRST FLOOR
NEW SPEC SUITE - 848 SF

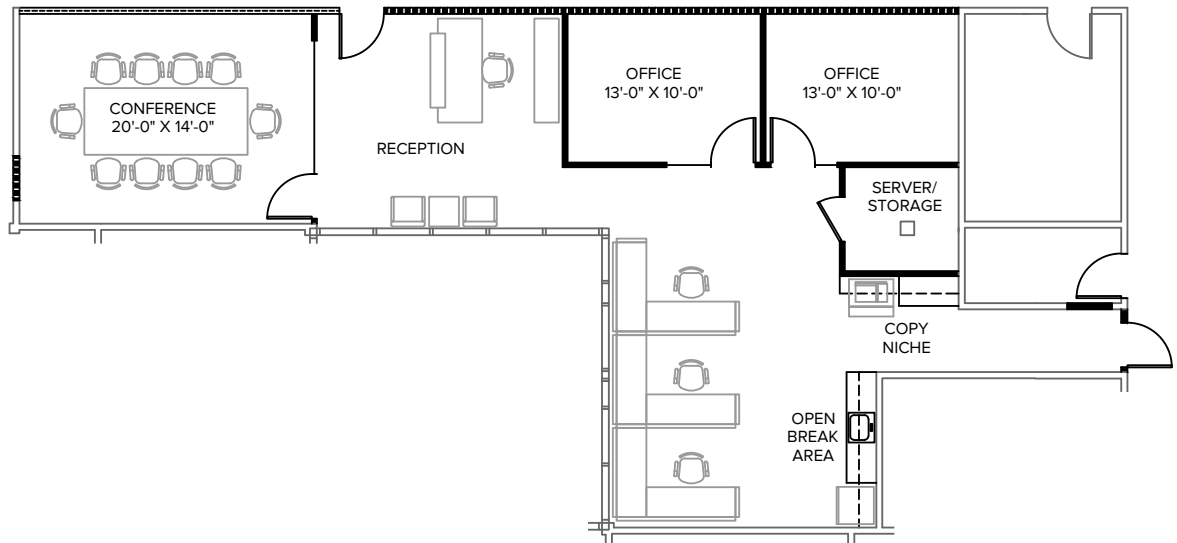


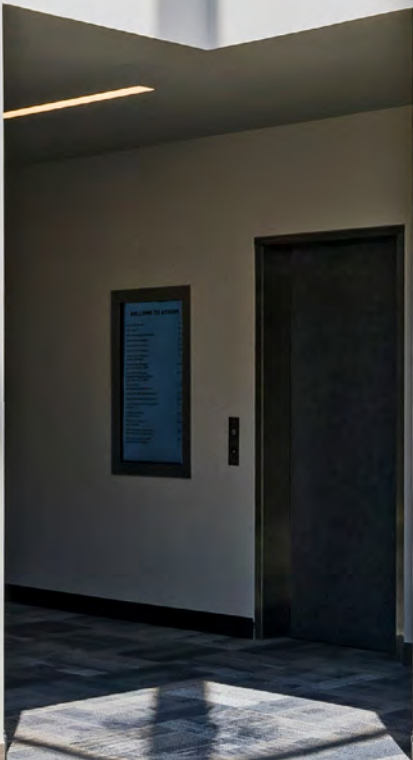
FLOOR PLANS

SUITE 202 | BLDG 410 - SECOND FLOOR NEW SPEC SUITE - 3,388 SF



SUITE 216 | BLDG 410 - SECOND FLOOR NEW SPEC SUITE - 1,754 SF





ACCESSIBLE AND CONVENIENT





THE AREA

VISTA, CALIFORNIA

Located just seven miles inland from the Pacific Ocean in northern San Diego County, the City of Vista is approximately 19 square miles with a population of 101,797. Centrally located in the vibrant North County market, Vista takes advantage of its location - bordering the coast with major highways running through. A perfect, mild Mediterranean climate allows residents to enjoy a wide range of year-round outdoor activities with miles of hiking trails, lagoons and the nearby coastline.

- Located just 35 miles north of downtown San Diego and 54 miles south of the John Wayne Airport in Orange County with convenient public transit via the Sprinter commuter light rail train system.
- With one brewery for every 7,000 people, Vista has the most breweries per capita than any area in California.
- More than 31% of Vista's population is between the ages of 18 and 34 years, making it one of the most youthful areas in San Diego County, creating a young vibrant community.



Vista Farmer's Market



Booze Brothers Brewery



Flying Pig Pub & Kitchen



HACIENDA DR

S. MELROSE DR

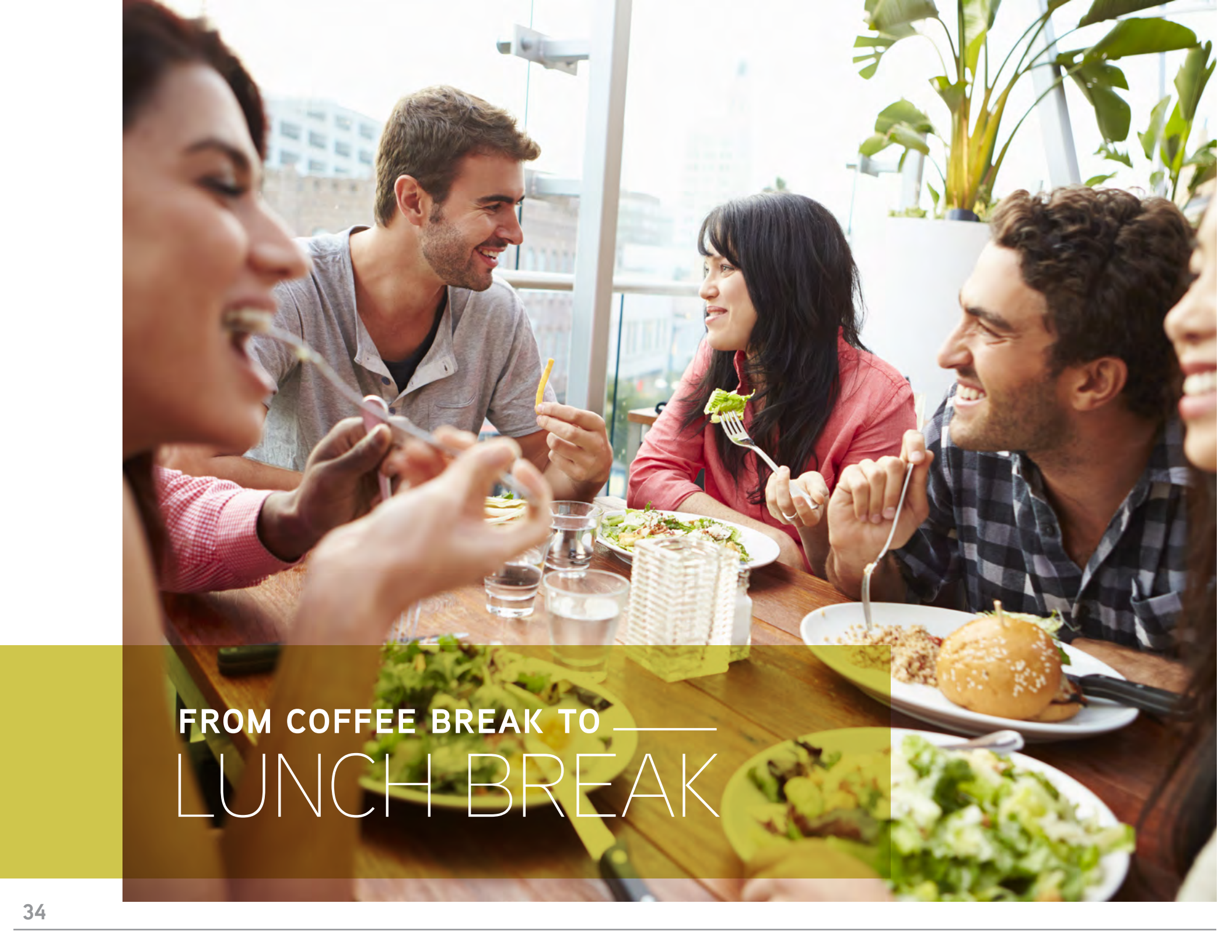
COUNTY COMPLEX

ATRIUM

3 MIN WALK
(0.2 Mile)

FROM BOARDROOM TO COURTROOM





FROM COFFEE BREAK TO _____
LUNCH BREAK

Jersey Mike's SUBS

PICK UP STIX

Starbucks

Starbucks

FedEx Office

Rubio's FRESH MEXICAN GRILL

COCO'S Bakery-Restaurant

Wendy's

wings n things

Panera

Cinépolis LUXURY CINEMAS

Starbucks

Chipotle

PANDA EXPRESS

FIVE GUYS FAMOUS BURGERS and FRIES

COLD STONE CREAMERY

FRAZIER FARMS

STAPLES

chili's

CRUNCH FITNESS

Jack in the box

GameStop

PETCO

Food4Less

ISLANDS

LOWE'S Home Improvement Warehouse

BevMo!

LA FITNESS

ATRIM

YANGARE HOURS

Oggi's SPORTS | BREADS/PASTA | PIZZA

Totolo Loco

CVS pharmacy



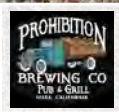
S MELROSE DR

S. SANTA FE AVE

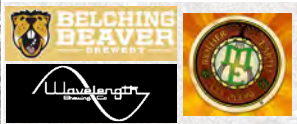
CIVIC CENTRE DR

A photograph of a bar scene. In the foreground, a tall, elegant wine glass filled with white wine stands on a reflective surface. To its right, two large, frothy beer glasses are visible. The background is a blurred street scene with people and buildings. A semi-transparent green banner is overlaid on the bottom left of the image, containing the text "FROM CONFERENCE HOUR TO HAPPY HOUR".

FROM CONFERENCE HOUR TO
HAPPY HOUR



OCEANSIDE BLVD



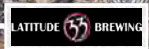
S SANTA FE AVE



S MELROSE DR



S SANTA FE AVE





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