

1203 ACTIVITY DRIVE VISTA, CA

LEASE OPPORTUNITY: 2,700 SF OF CREATIVE OFFICE
LOCATED WITHIN TONY HAWK'S HEADQUARTERS FACILITY





Isaac Little
ilittle@lee-associates.com
760.929.7862
CalBRE #01702879

Marko Dragovic
mdragovic@lee-associates.com
760.929.7839
CalBRE #01773106

TJ Donnelly
tjdonnelly@lee-associates.com
760.929.7843
CalBRE #02014349



Lee & Associates Commercial Real Estate Services, Inc. - NSDC
1900 Wright Place, Suite 200, Carlsbad, CA 92008
P: 760.929.9700 F: 760.929.9977
www.lee-associates.com/sandiegonth

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PROJECT HIGHLIGHTS

Unique Identity

- Located adjacent to Tony Hawk Inc. Headquarters and private skate park
- Customized Creative office layout
- Unique Image for an Action Sports Company

Turnkey Facility:

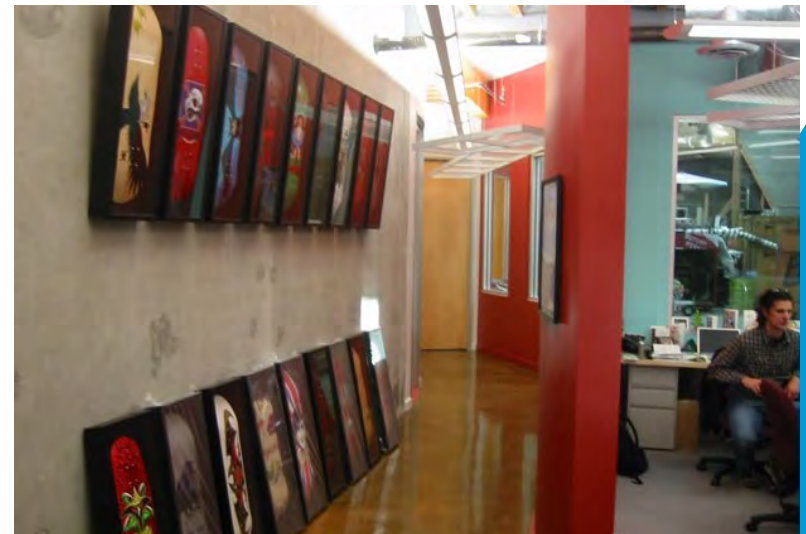
- Equipped with existing FF&E
- Full service gross lease
- Ready for immediate occupancy

Location:

- Central Vista Business Park location
- Within minutes of Oceanside Blvd, I-5, Hwy-78 & I-15
- Strong nearby employment base

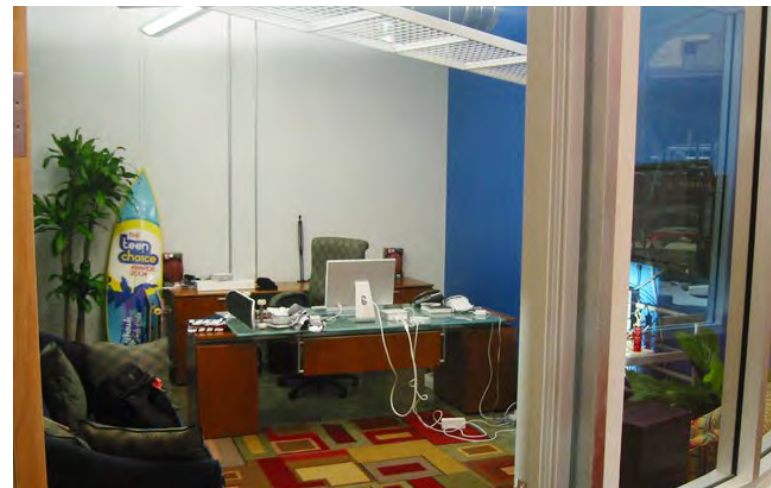
Amenities:

- Excellent Parking
- Ability to identify and collaborate with action sports icon
- Proximity to retail and restaurants



PREMISES OVERVIEW

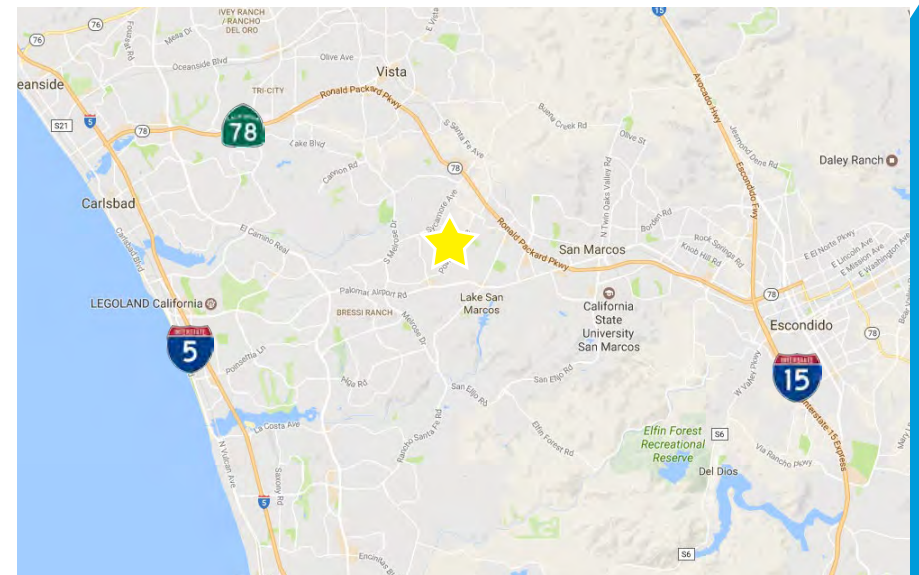
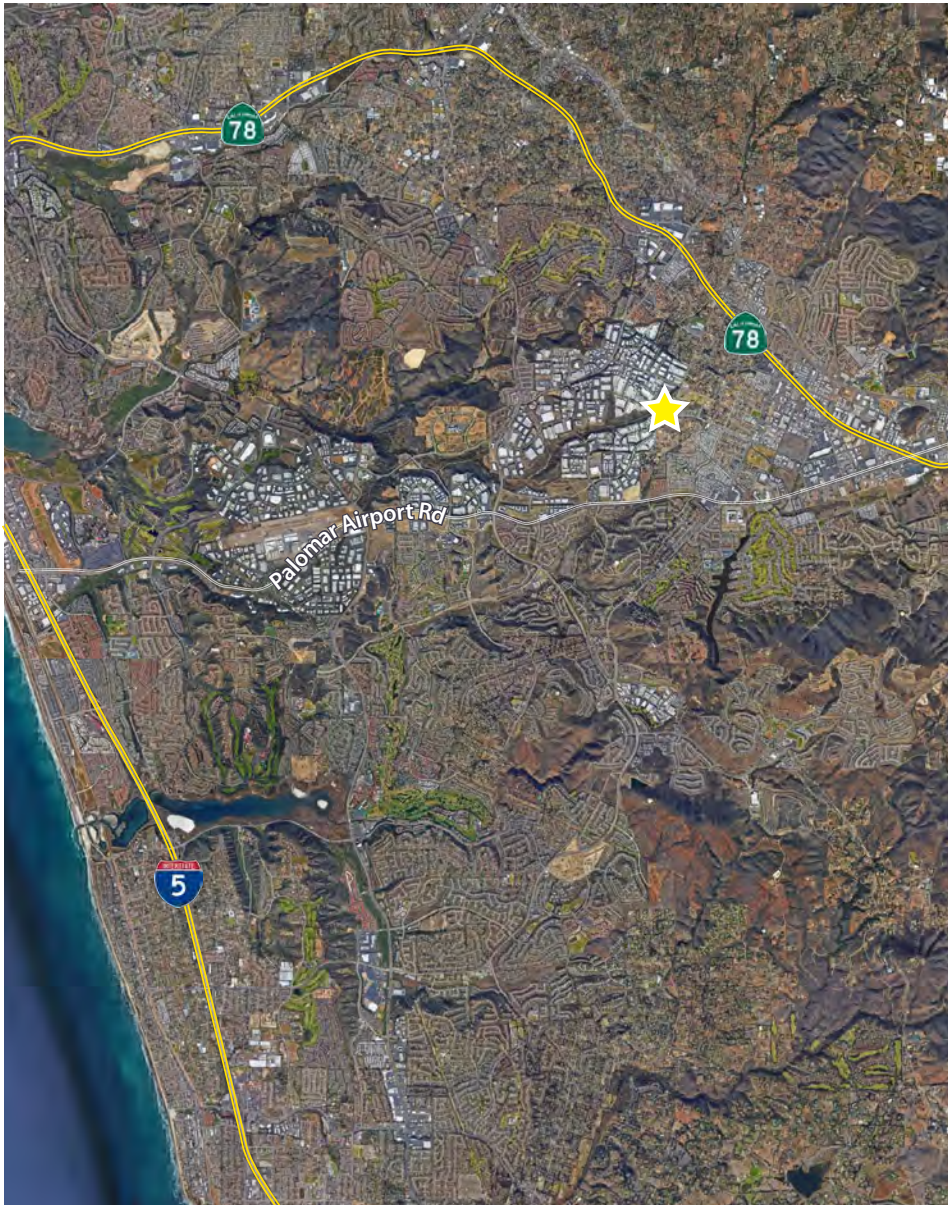
ADDRESS:	1203 Activity Drive
BUSINESS PARK:	Vista Business Park
SUBMARKET:	Vista
RENTABLE SF:	2,700 square feet
# OF FLOORS:	All ground floor SF
YEAR BUILT:	2004
ZONING:	RLI
BUILDOUT:	Reception, conference room, two restrooms, breakroom, 2 private offices and open bullpen area
COMMENTS:	Fully separated office space with private entrance with customized buildout. Office space is part of a larger industrial facility that is owned and operated by Tony Hawk and his related companies.
MONTHLY RENT:	\$3,950/month Full Service Gross



SITE PLAN + FLOOR PLAN



LOCATION MAPS



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