

Vista Technology Center

1483-1499 Poinsettia Ave, Vista, California 92083

FOR LEASE



PROJECT FEATURES:

- 228,381 SF multi-tenant industrial park
- Suites available from 1,504-8,349 SF
- Located on border of Vista and Carlsbad
- Fiber optic capability
- Grade level loading
- 16' - 18' clear height
- High-end office build-out
- Sprinklered
- 3/1,000 SF parking ratio
- Ample power
- Easy access to Palomar Airport Rd. & HWY 78
- On-site management

Owned by



FOR MORE INFORMATION, PLEASE CONTACT:



Russ Jabara

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Dave Pinnegar

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AVAILABILITY

Address	Suite	Size (SF)	% Office / Buildout	Improvements	Lease Rate	Available
1489 Poinsettia	134	2,663	25%	Reception, 2 Offices, Kitchenette, RR	\$0.87/SF	July 1
1493 Poinsettia	139-141	8,349	50%	Mix of Private Offices, HVAC Warehouse, Upgraded Power	\$0.95/SF	July 1
1499 Poinsettia	163-164	5,928	25%	Reception, 5 Offices, 2 Restrooms	\$0.87/SF	July 1

* Tenant also responsible for common area maintenance charge of \$0.14/SF which includes water, trash, landscaping, HVAC maintenance, and other common area expenses.

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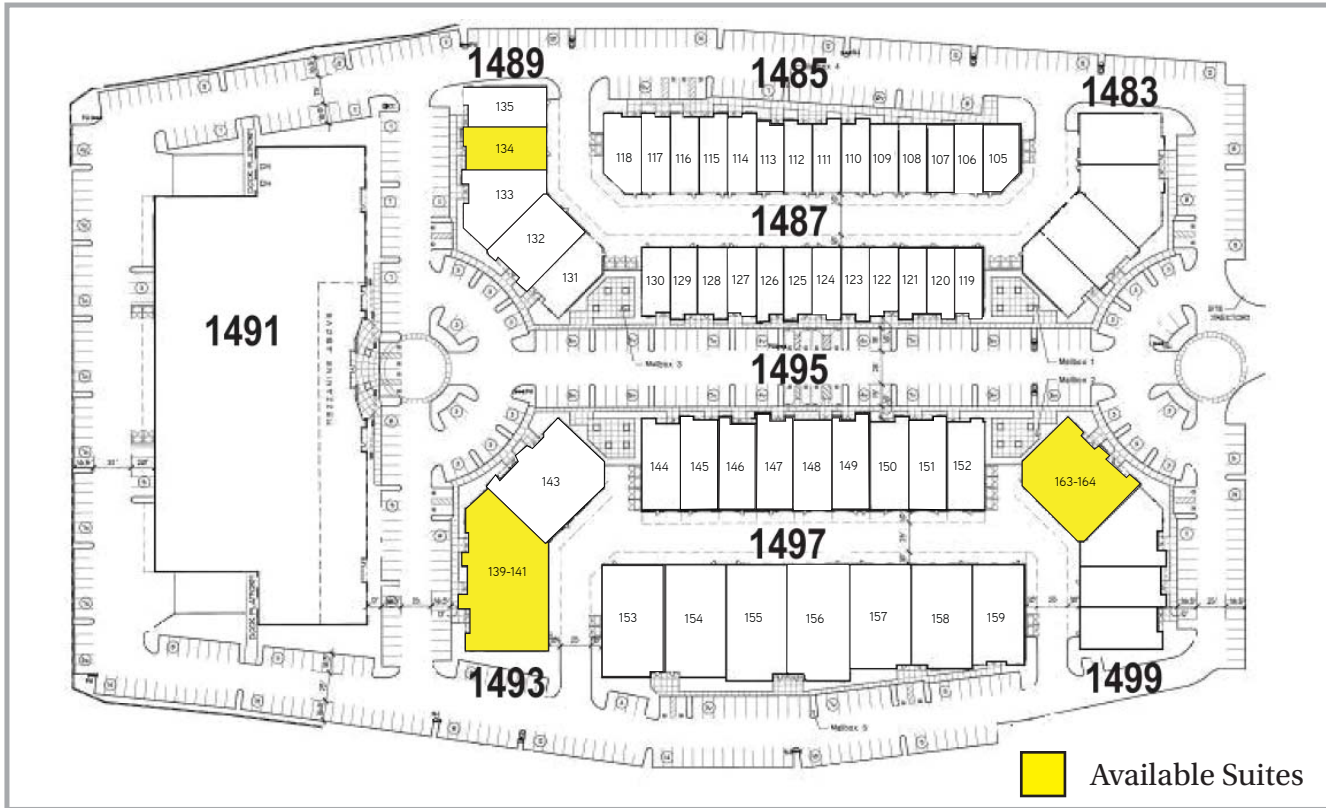
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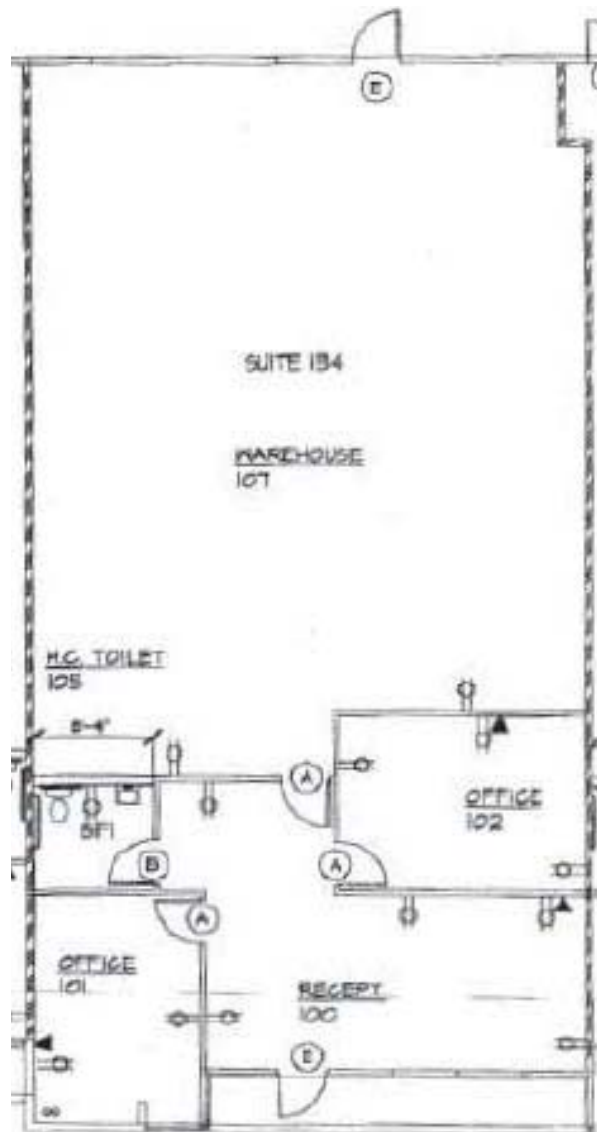
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SUITE 134

2,663 SF



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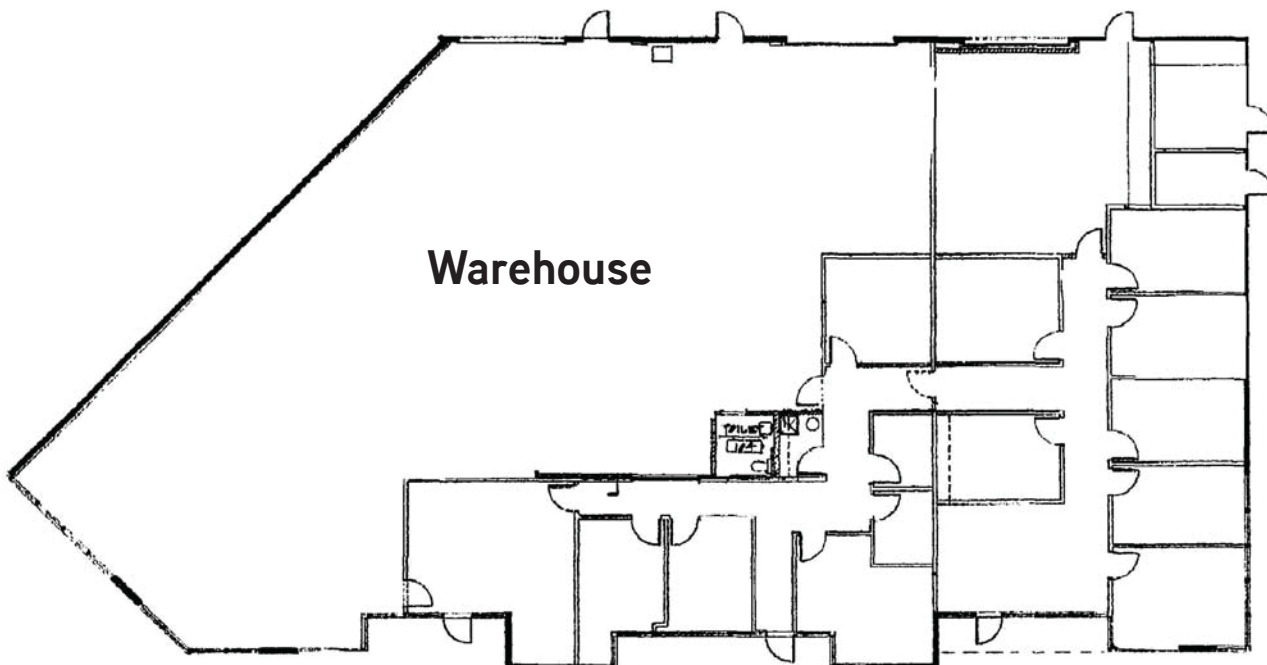
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SUITE 139-141

8,349 SF



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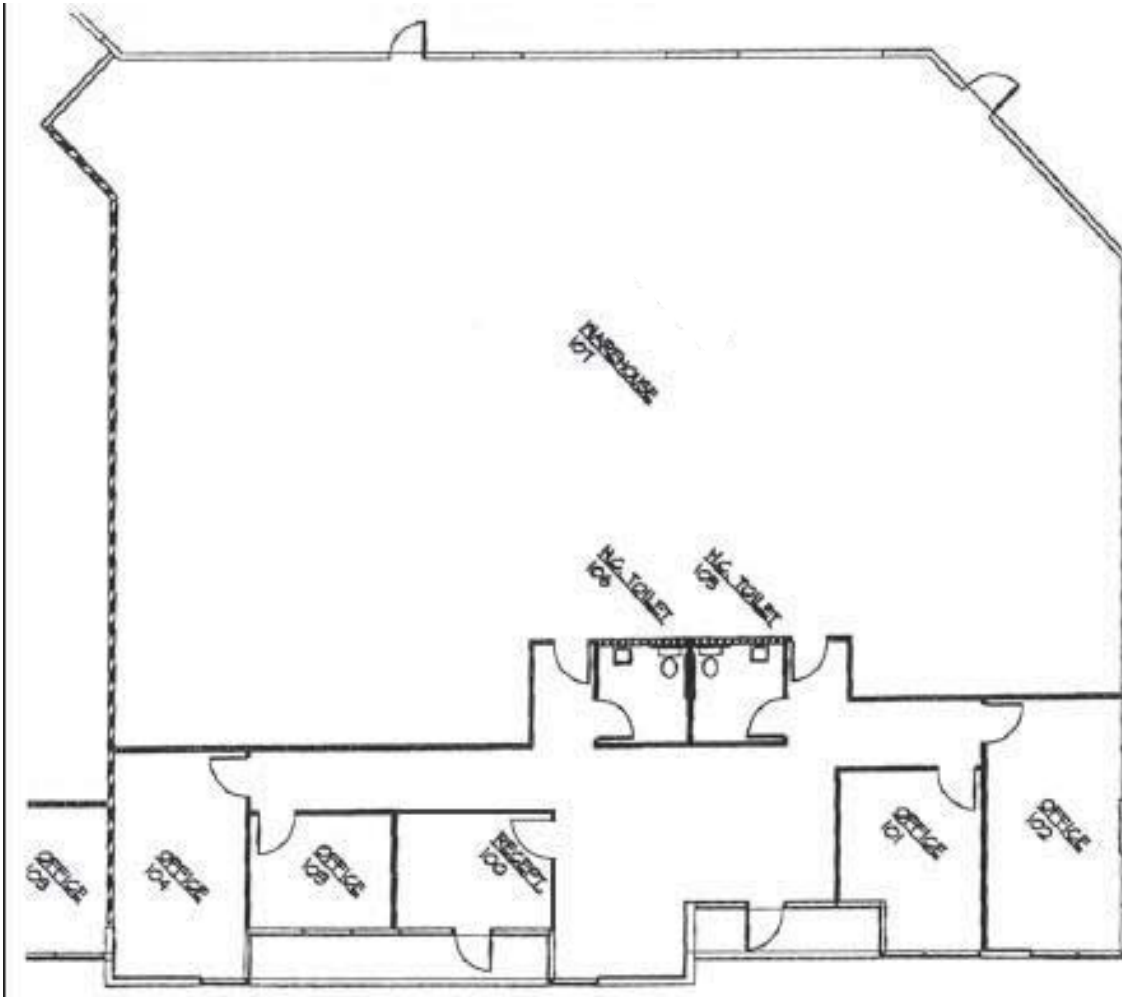
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SUITE 163-164

5,928 SF



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