



VISTA

410 SOUTH MELROSE DRIVE
SUITE 100

VISTA, CA 92081

FOR SUBLEASE

GARRETT FENA, SIOR
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Voit
REAL ESTATE SERVICES

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410 SOUTH MELROSE DRIVE
SUITE 100

VISTA, CA 92081

SUBLEASE RATE
\$1.75 + ELEC

410 South Melrose Drive, offers a ground floor office suite for sublease within a three building office project in the highly desirable Vista Submarket. The unit is a rare opportunity in a quiet and well maintained office project.

PROPERTY HIGHLIGHTS

- Great Location in the Vista Submarket
- Excellent Visibility and Easy Access to the 78 Corridor
- 4/1,000 SF Parking Ratio
- Close Proximity to Retail Amenities
- Located in one of North County's Premier Business Locations
- Beautiful common areas & new property renovations
- Includes 5 day per week janitorial service



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SUITE 100 FEATURES:

- ±6,300 SF office suite (divisible to ±2,000 SF)
- Tremendous ground floor suite off building lobby
- Multiple suites entrances and private exterior entry to premises
- Multiple private office/conference rooms throughout space
- Multiple open areas throughout the office
- Private outdoor atrium within the premise
- In-suite private restrooms
- Dedicated breakroom
- Significant storage and cabinetry throughout
- Significant window line with great views
- Premier office location within three building site
- Any existing furnishings could be made available
- Sublease expires September 30, 2029

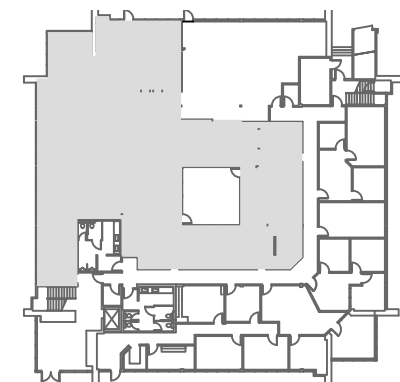
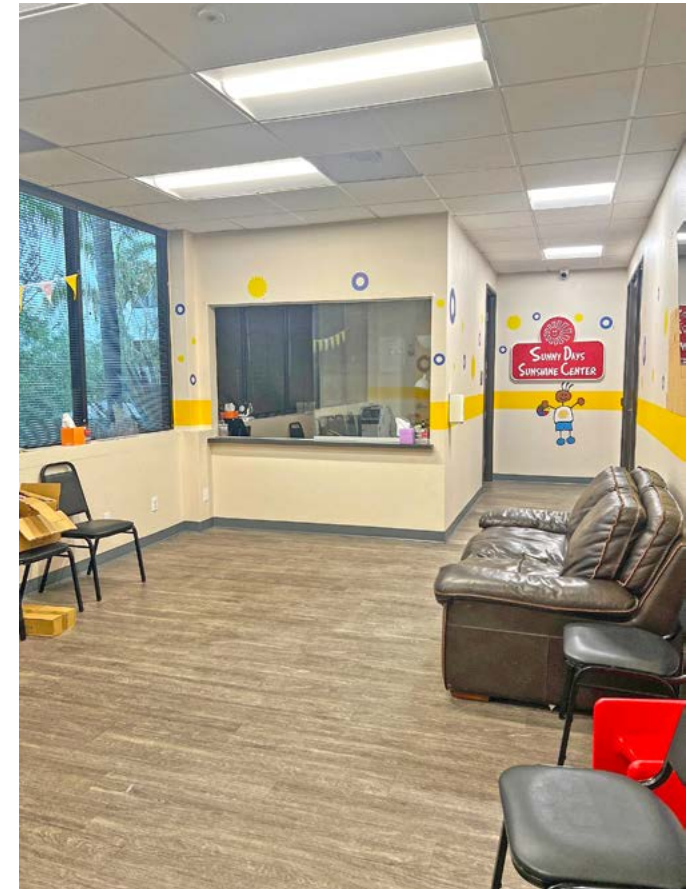
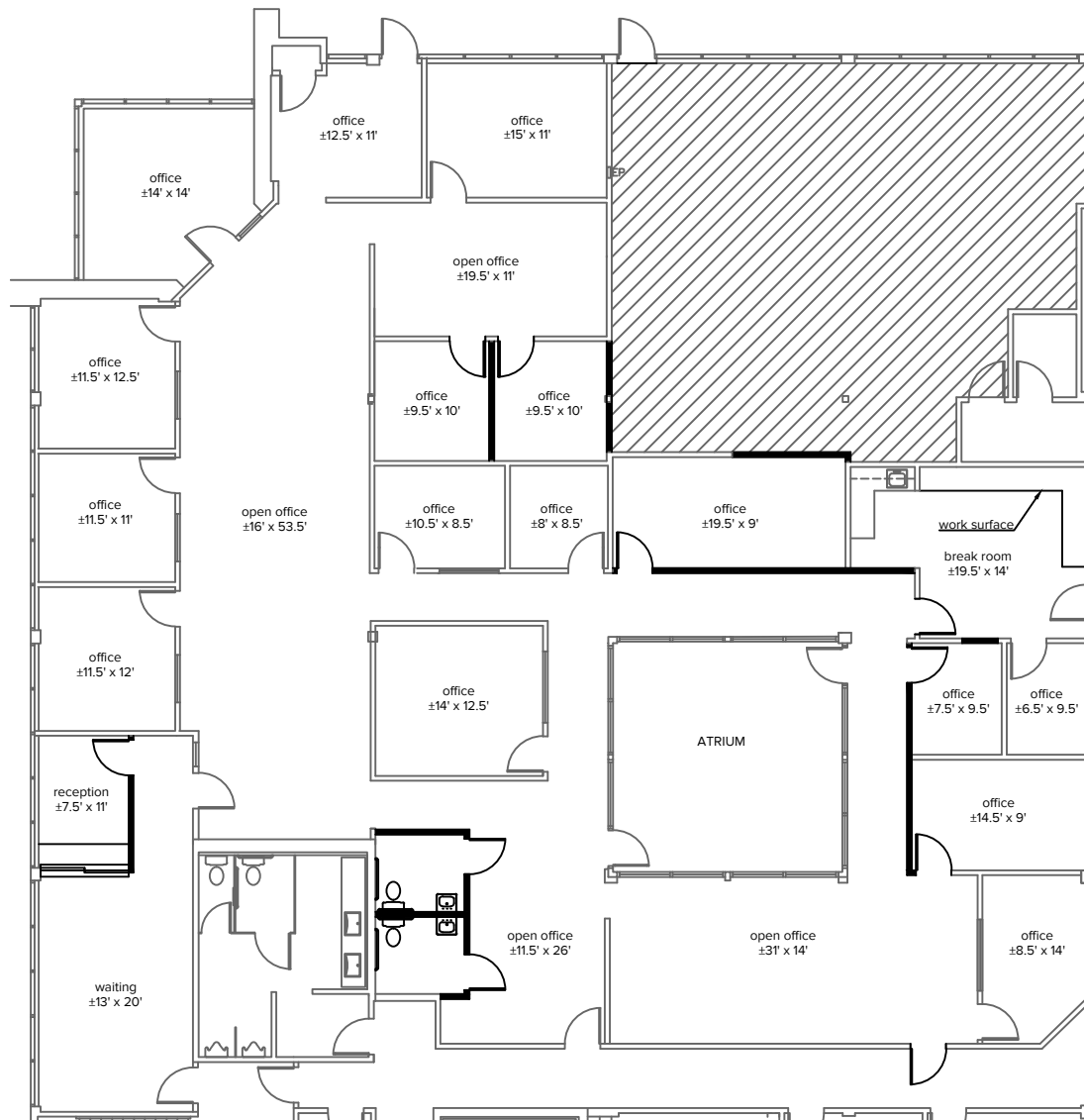


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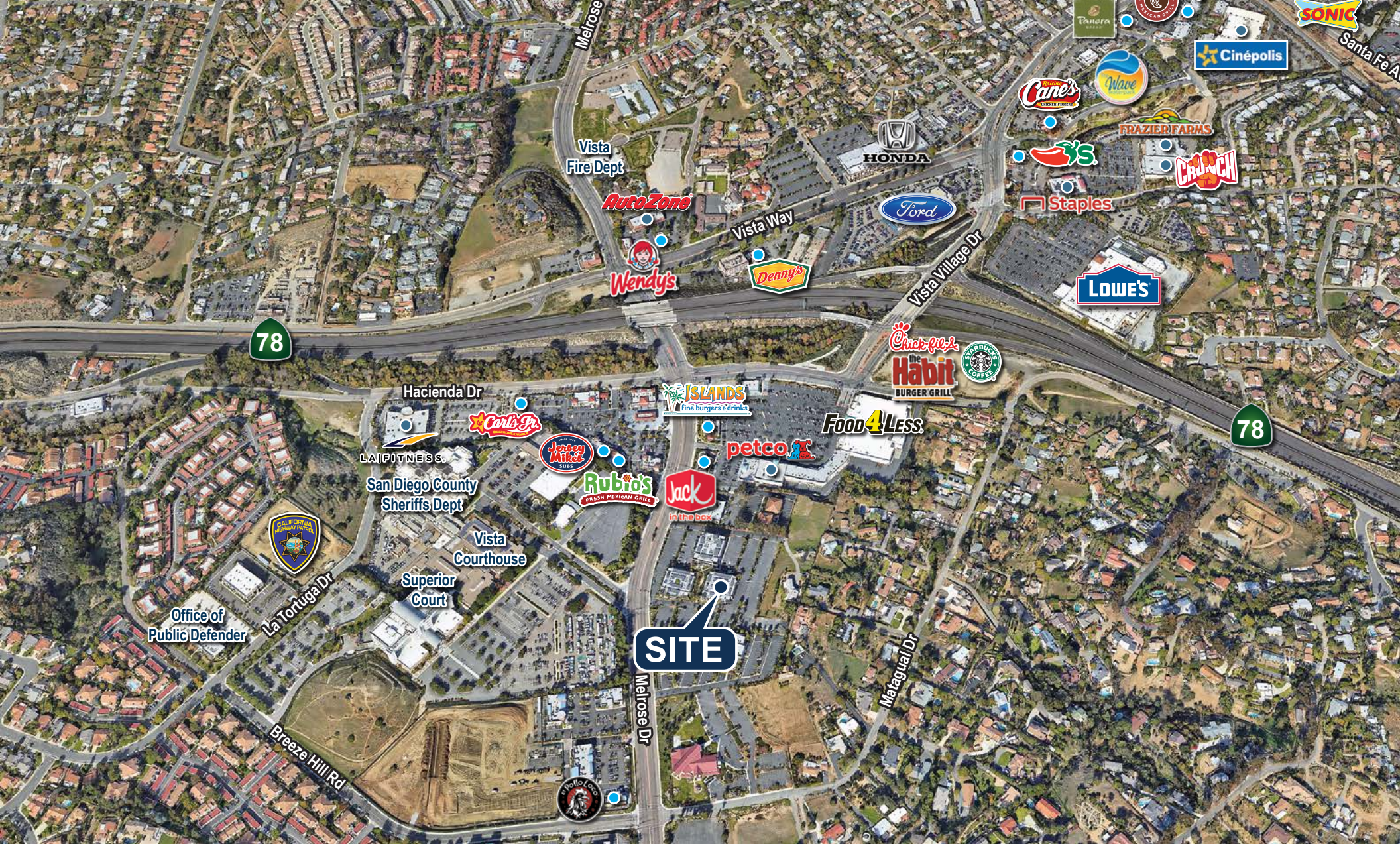
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KEY PLAN



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