

380
400
410

SOUTH MELROSE DRIVE
VISTA, CA 92081

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CBRE

PROPERTY HIGHLIGHTS



104,318 SF with flexible suite sizes



Strategic Central North County Location



Excellent freeway access and amenities



Brand New Project Renovations



Common Area Conference Rooms



4.05/1,000 USF Parking Ratio

SUMMARY

- Extensive renovations recently completed. The Atrium is Vista's most desirable office project
- City of Vista – Zoned Office Professional (OP) and Medical
- Flexible lease terms & tenant improvement packages available
- 104,318 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)
- 345 surface parking spaces, reflecting an overall parking ratio of 4.05 spaces per 1,000 square feet of usable area



RENOVATION PHOTOS

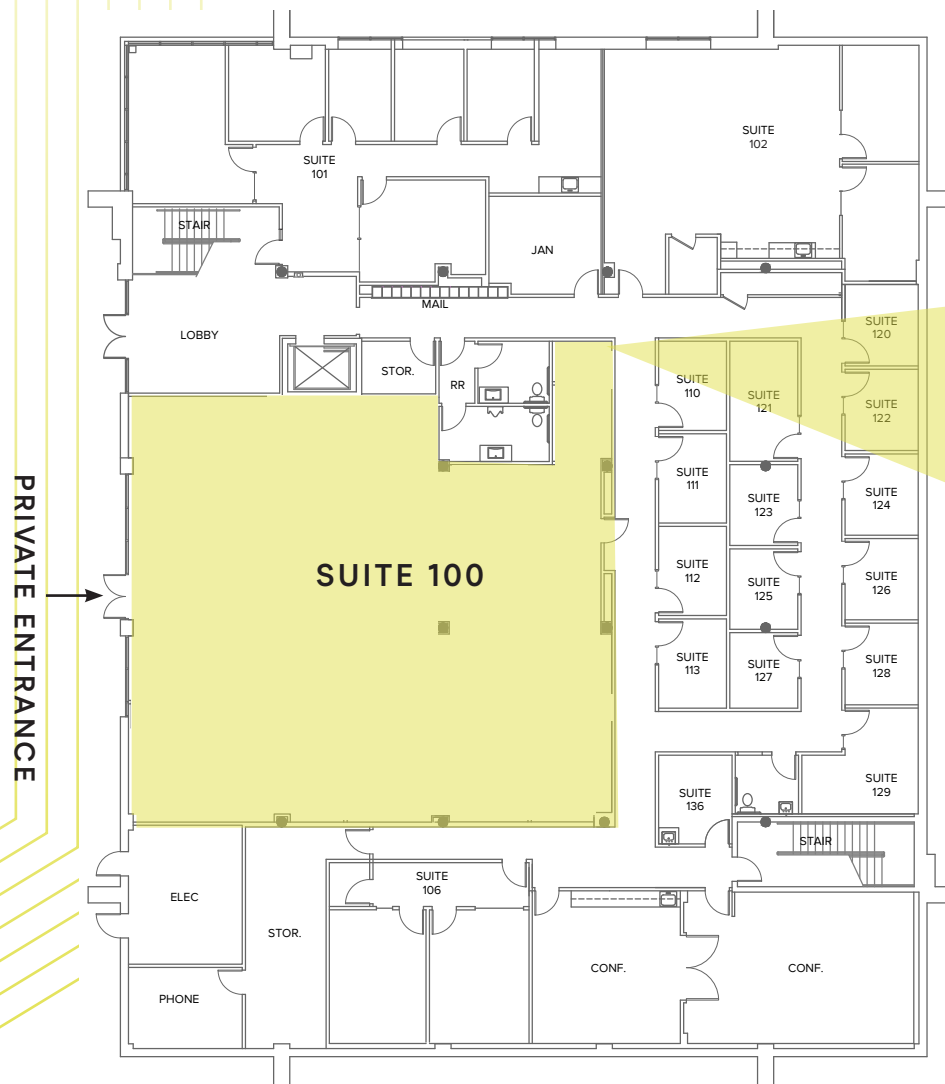


RENOVATION PHOTOS



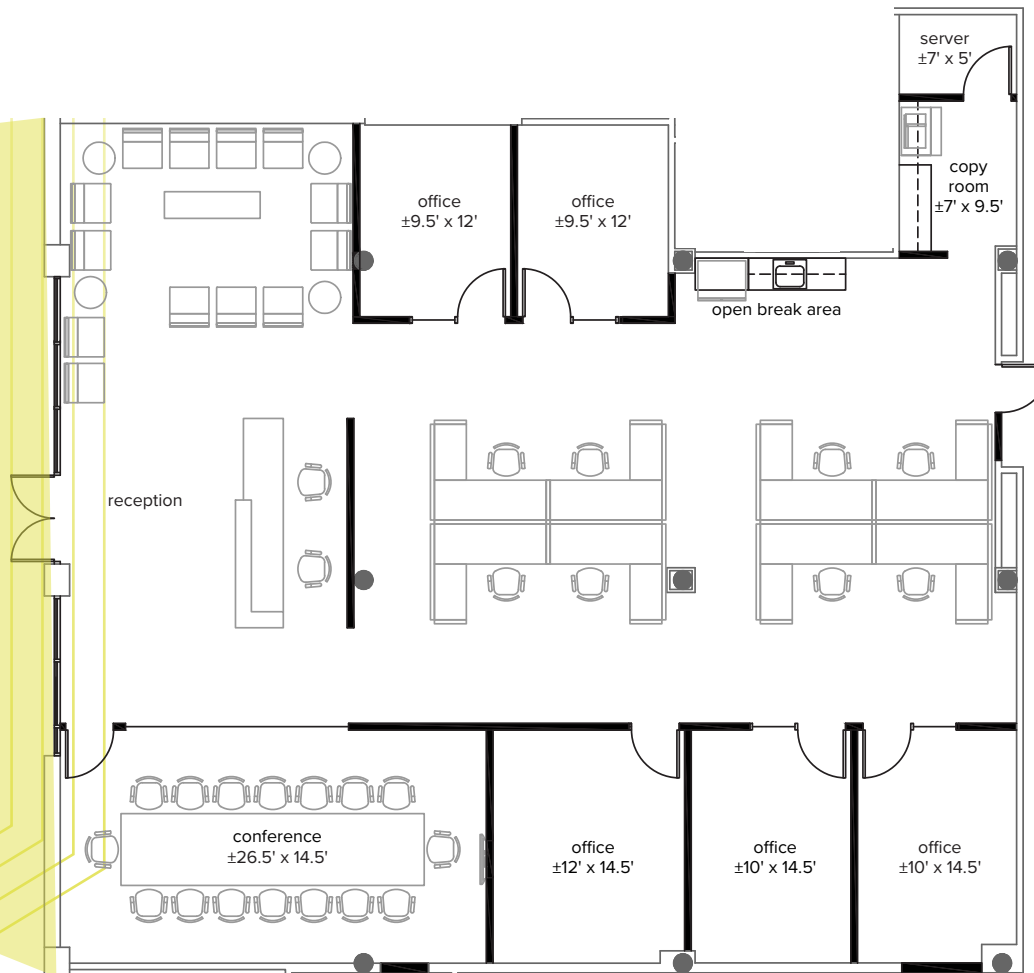
BUILDING 380

FLOOR	SUITE	RSF	\$/SF	CONDITION	AVAILABLE
First	100	3,878	\$2.65/SF	100% Open Office	Vacant



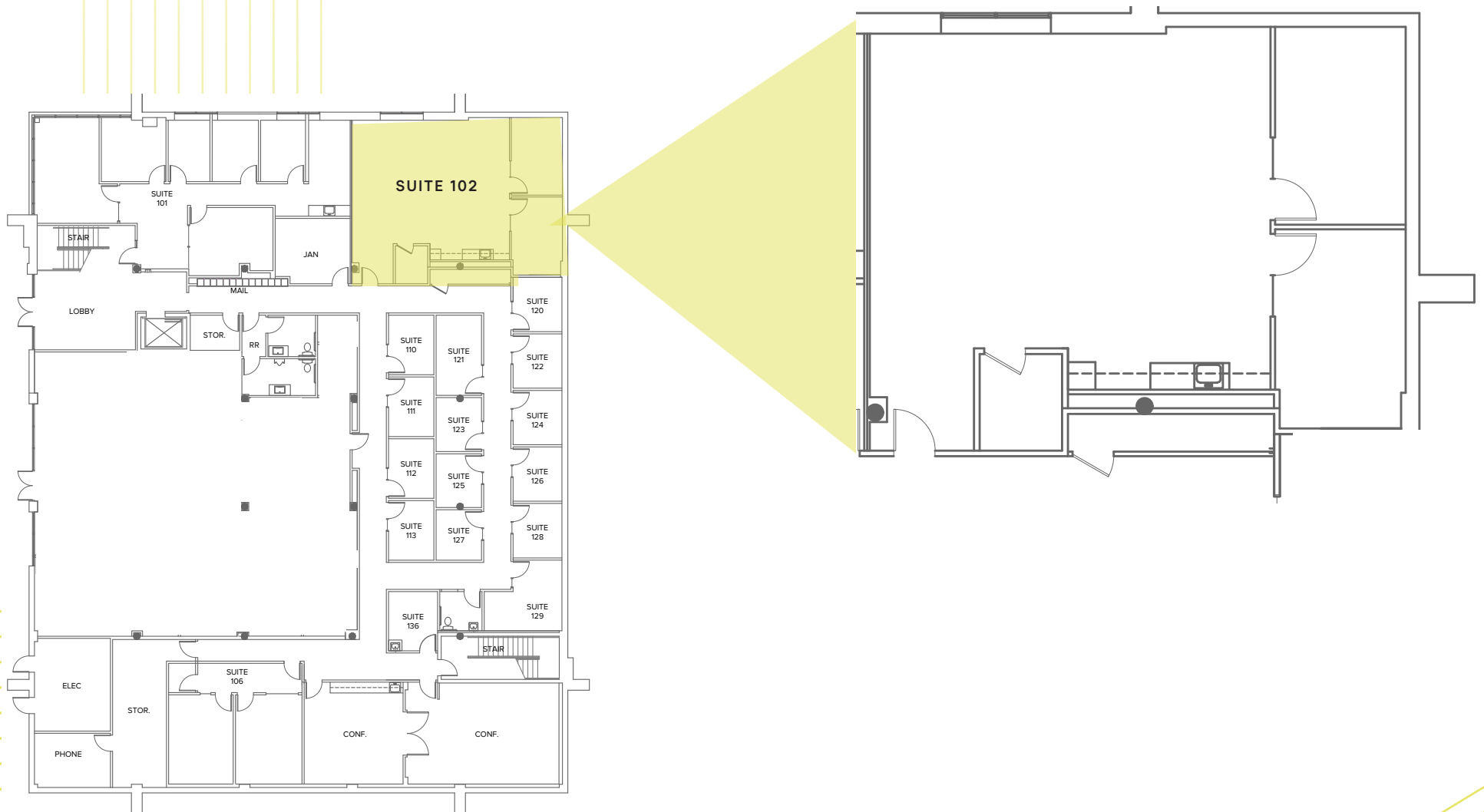
BUILDING 380

FLOOR	SUITE	RSF	\$/SF	CONDITION	AVAILABLE
First	100	3,878	\$2.65/SF	Hypothetical plan shown	Vacant



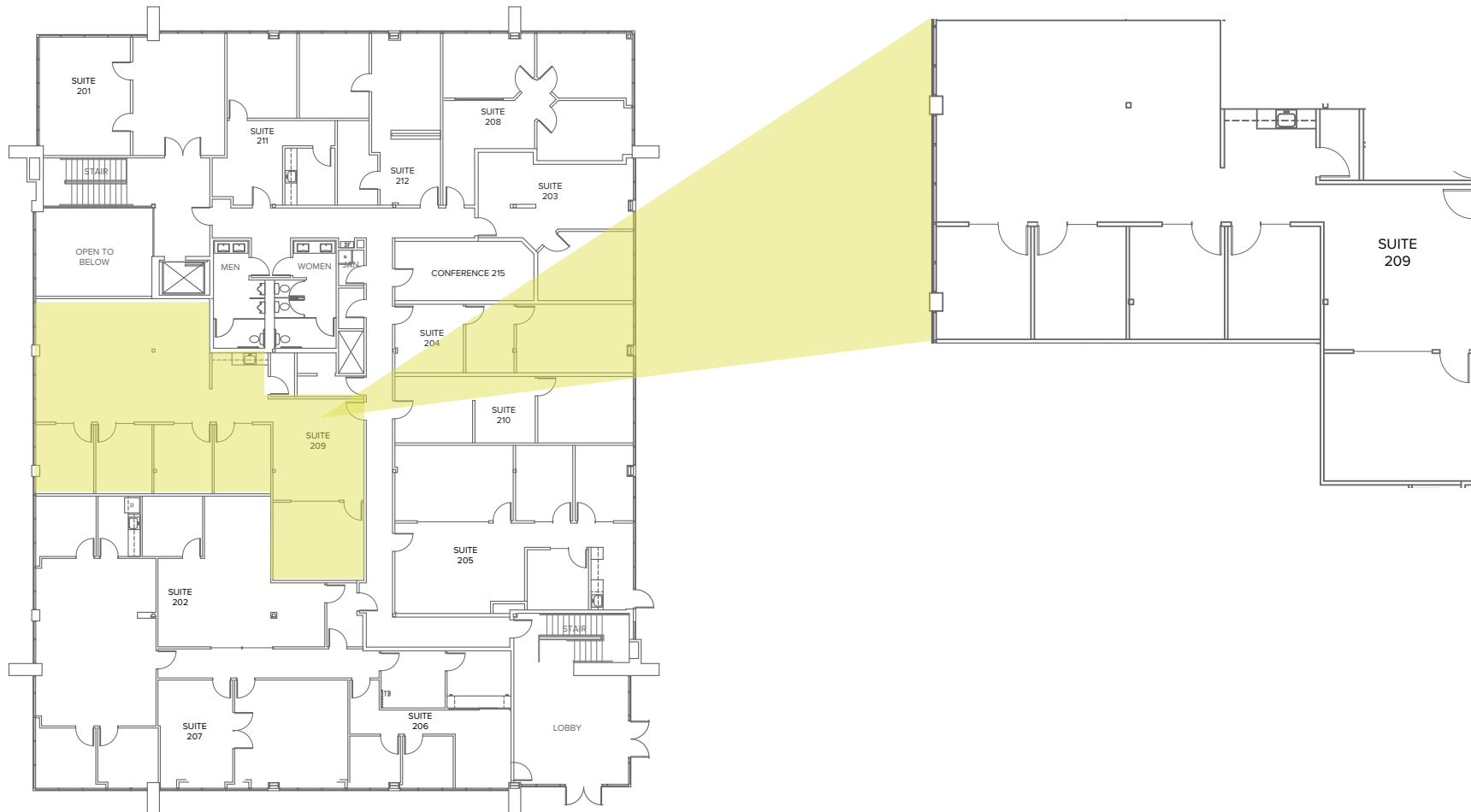
BUILDING 380

FLOOR	SUITE	RSF	\$/SF	CONDITION	AVAILABLE
First	102	1,517	\$2.35/SF	2nd Generation	Vacant



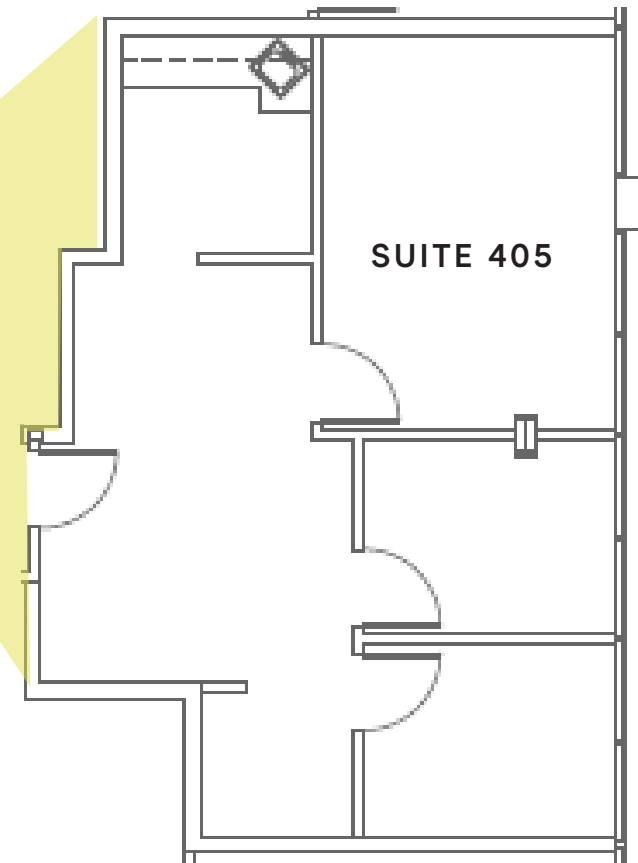
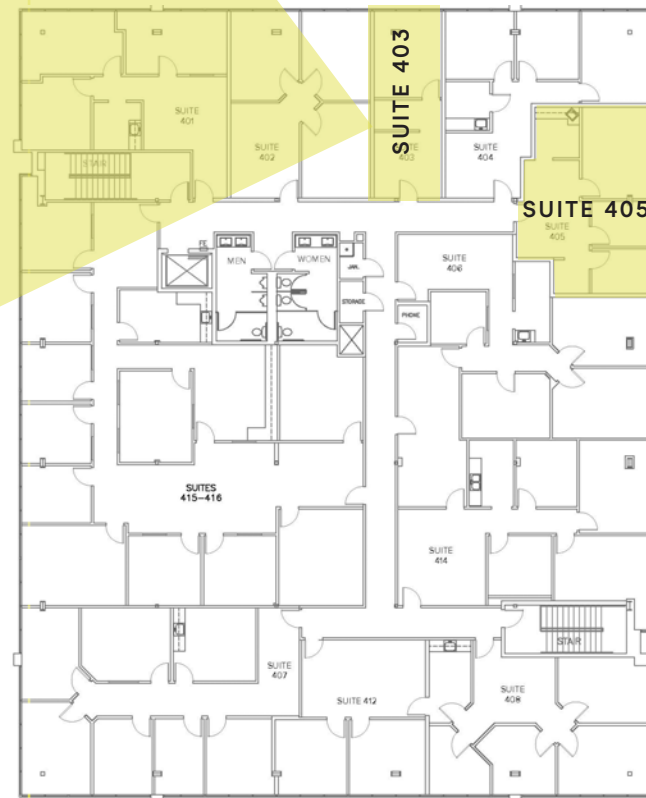
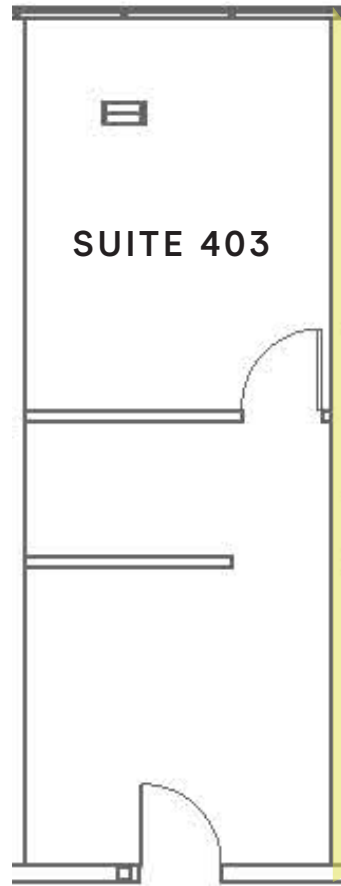
BUILDING 380

FLOOR	SUITE	RSF	\$/SF	CONDITION	AVAILABLE
Second	209	2,297	\$2.35/SF	2nd Generation	10/01/2026



BUILDING 380

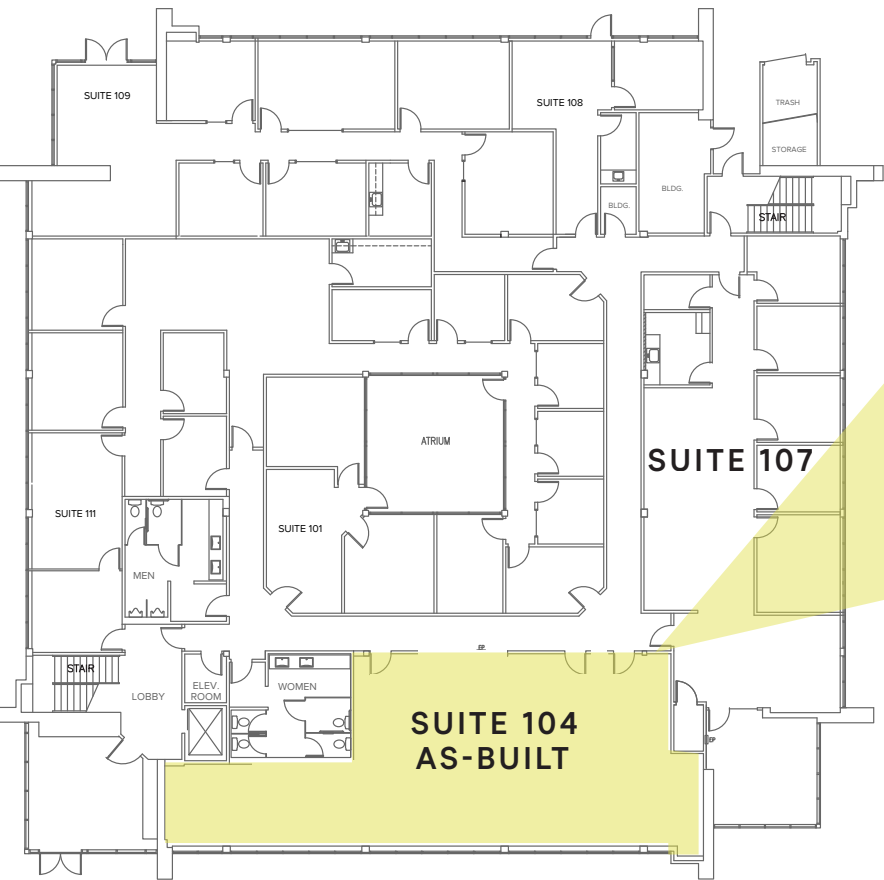
FLOOR	SUITE	RSF	\$/SF	CONDITION	AVAILABLE
Fourth	403	513	\$2.35/SF	2nd Generation	Vacant
Fourth	405	829	\$2.35/SF	2nd Generation	Vacant



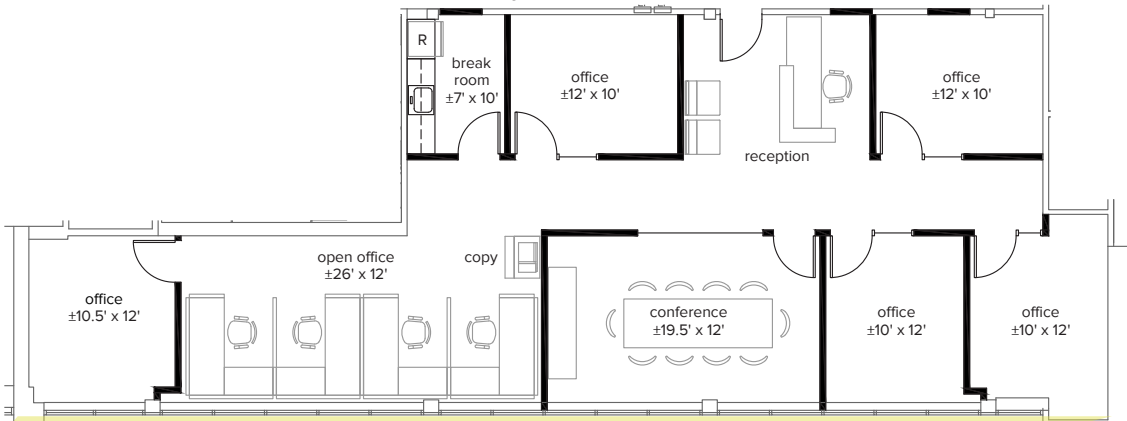
BUILDING 400

FLOOR	SUITE	RSF	\$/SF	CONDITION	AVAILABLE
First	104*	2,086	\$2.35/SF	White Box Condition	Vacant

*Contiguous with Suite 107 for 4,698 SF



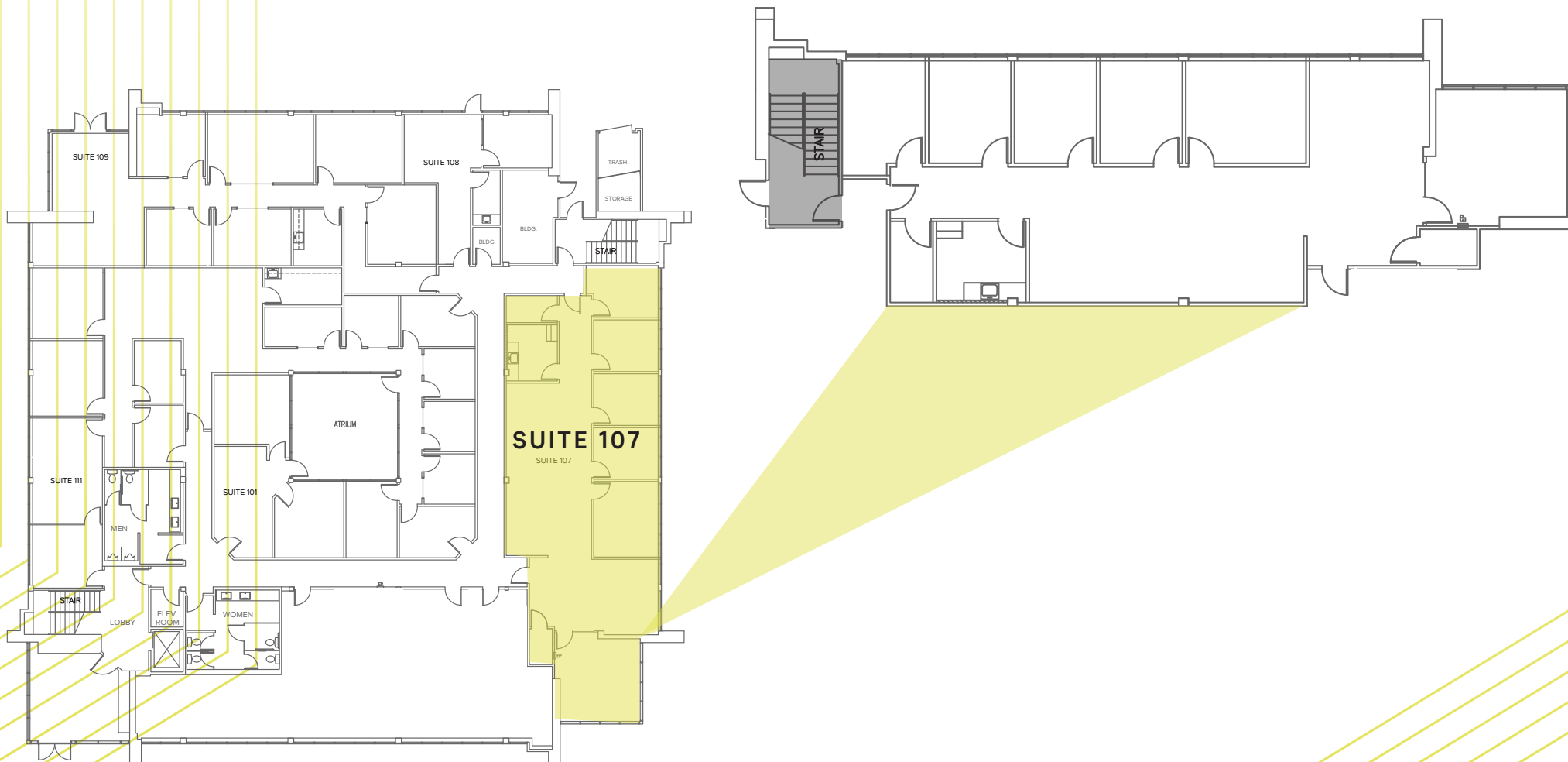
Hypothetical Floor Plan



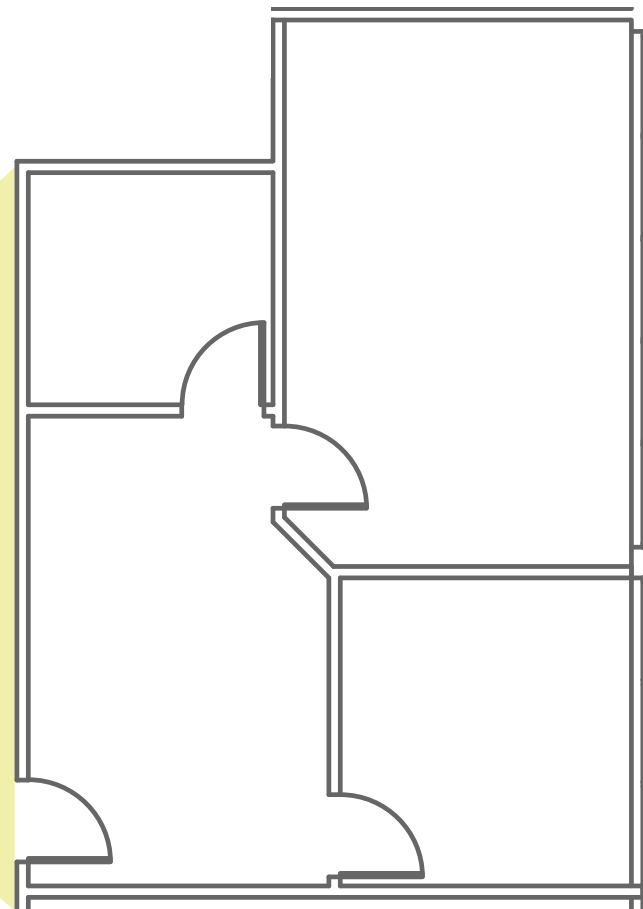
BUILDING 400

FLOOR	SUITE	RSF	\$/SF	CONDITION	AVAILABLE
First	107*	2,612	\$2.35/SF	2nd Gen	Vacant

*Contiguous with Suite 104 for 4,698 SF

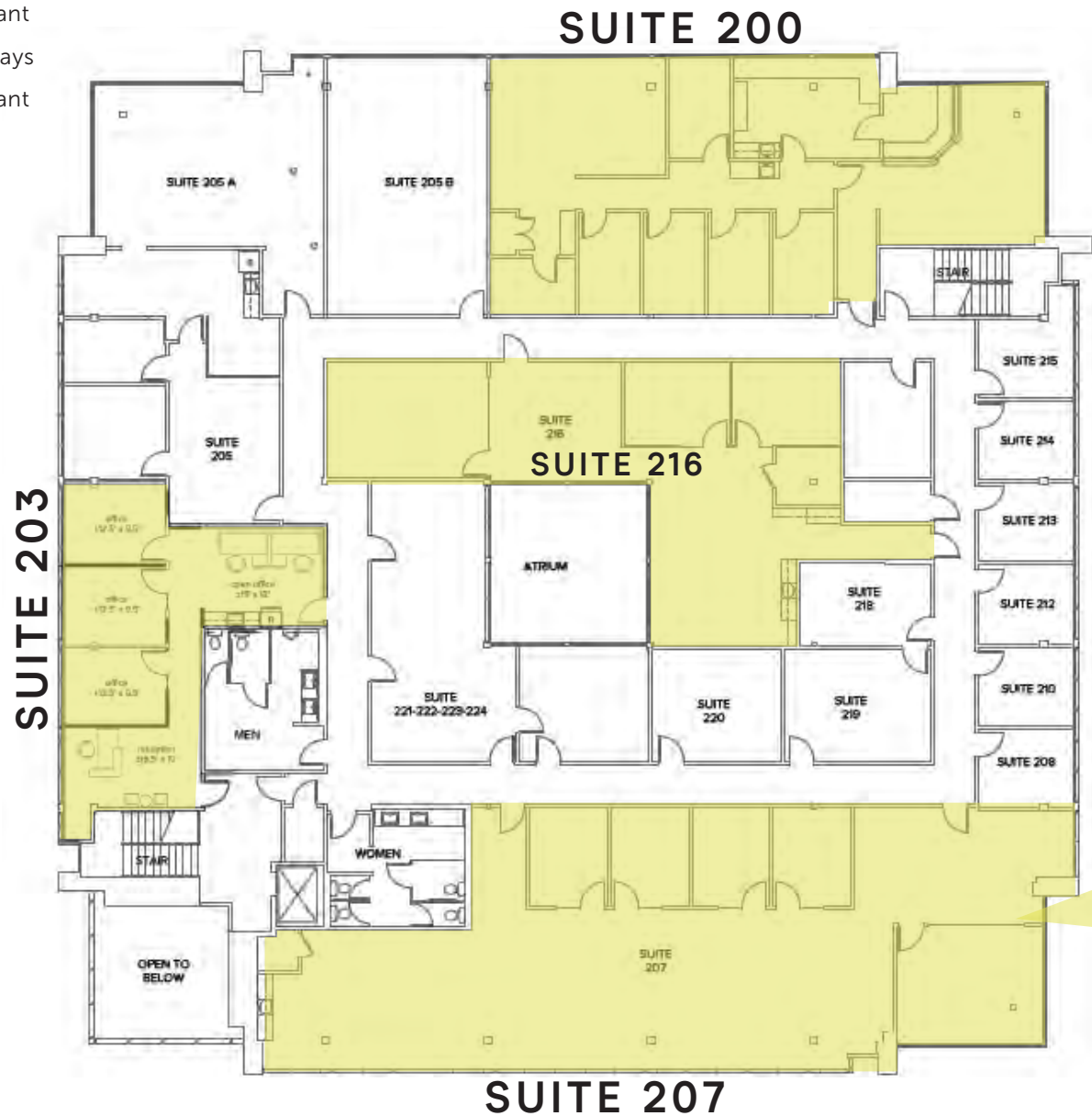


FLOOR	SUITE	RSF	\$/SF	CONDITION	AVAILABLE
First	106	848	\$2.35/SF	2nd Gen	30 Days

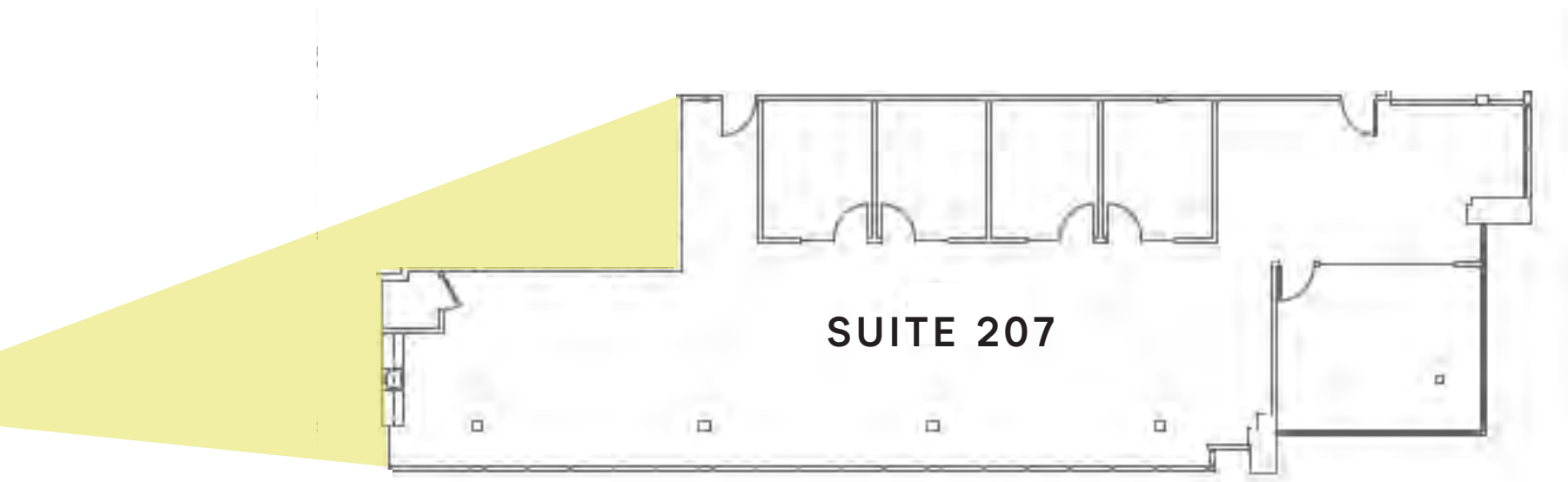


BUILDING 410

FLOOR	SUITE	RSF	\$/SF	CONDITION	AVAILABLE
Second	200	2,236	\$2.35/SF	Built-out	Vacant
Second	203	1,334	\$2.35/SF	2nd Gen*	Vacant
Second	207	3,388	\$2.35/SF	2nd Gen	30 days
Second	216	1,754	\$2.35/SF	2nd Gen	Vacant



SUITE 207



VISTA HIGHLIGHTS

ACROSS THE STREET FROM NORTH COUNTY SUPERIOR COURTHOUSE

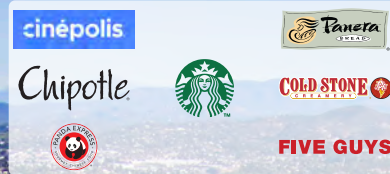


SUPERIOR COURT
OF CALIFORNIA
COUNTY OF SAN DIEGO

PROXIMITY TO BREWERIES



AMENITIES



NORTH COUNTY
COURT HOUSE

SMELROSE DR

380
410
400

ATRIUM

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