

VISTA

400 S MELROSE DRIVE
SUITE 204

VISTA, CA 92081

FOR SUBLEASE

GARRETT FENA, SIOR
Senior Vice President, Partner
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Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100
La Jolla, California 92037
858.453.0505 | 858.408.3976 Fax
Lic #01991785 • www.VoitCo.com

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SUBLEASE RATE
\$2.20 + ELEC

400 S Melrose Drive, offers a second floor office suite for sublease in the highly desirable Vista Submarket. The unit is a rare opportunity in a quiet and well maintained office building.

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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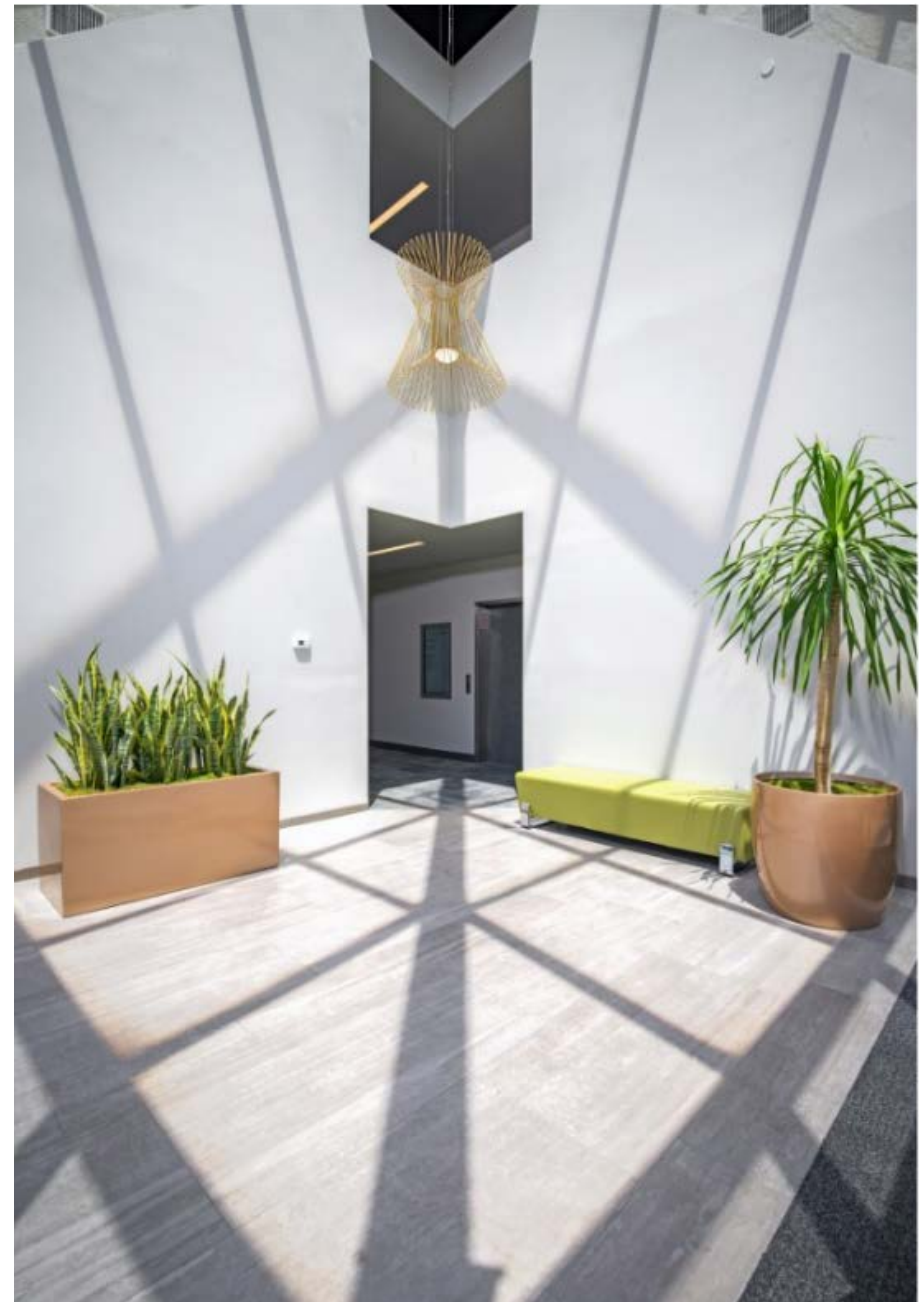
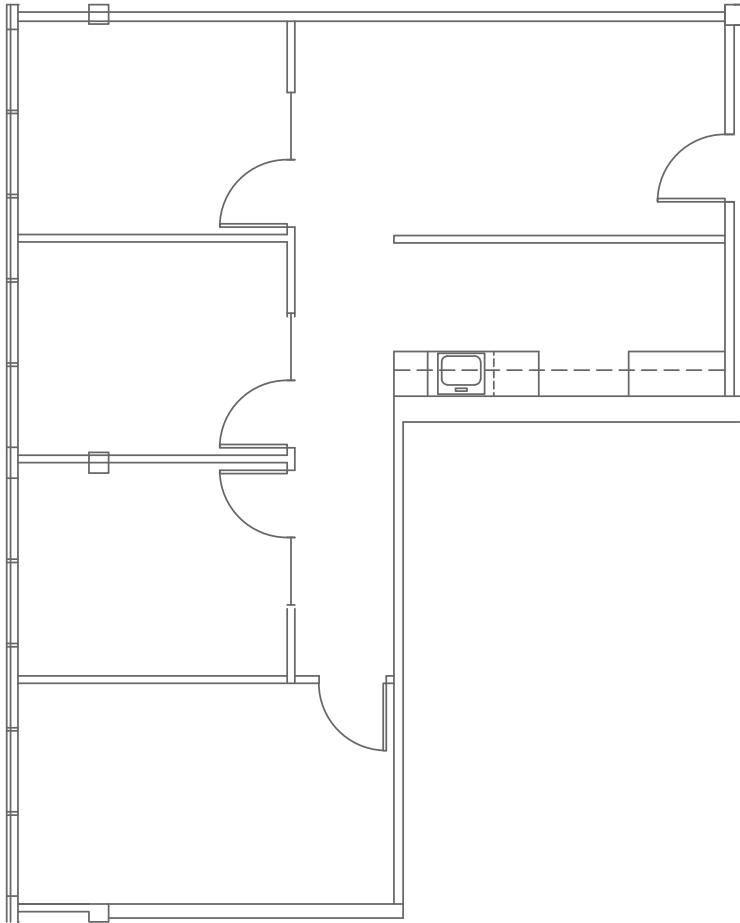
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SUITE 204

- 1,142 Square Foot office suite
- End unit with efficient build out
- Conference room
- Break area
- Sublease expires June 30, 2029



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