

**STEVE CROCKETT**

scrockett@lee-associates.com

(760) 448-2439

DRE LIC# 01027524

**RUSTY WILLIAMS, SIOR**

rwilliams@lee-associates.com

(760) 448-2453

DRE LIC# 01390702

# FOR LEASE

**980-990 PARK CENTER DRIVE, VISTA, CA 92081**

**AVAILABLE: 3,870 SF | 4,064 SF | 7,934 SF**

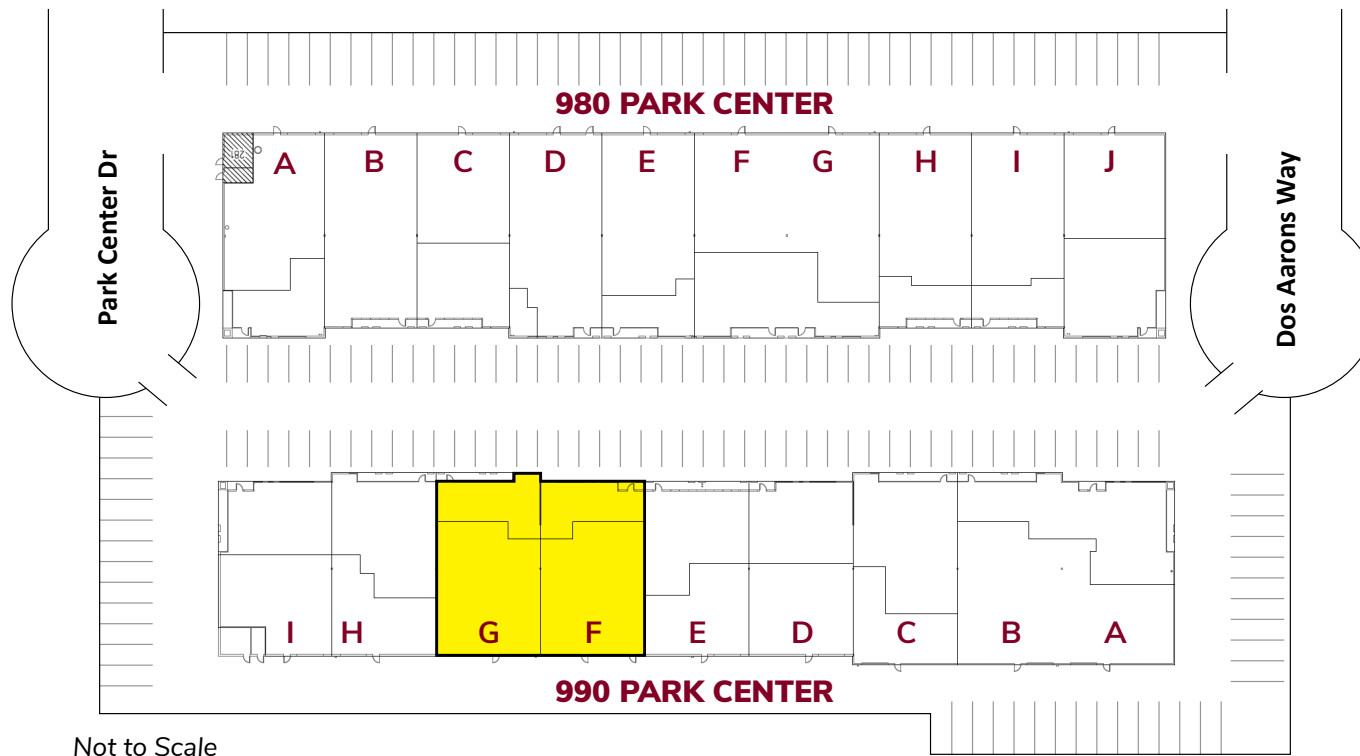


# SITE PLAN

## 980-990 PARK CENTER

BUILDING	SUITE	SF	RATE/MONTH	CAMS	AVAILABILITY
990 Park Center	F*	3,870 SF	\$1.65/SF	\$0.24/SF	January 1, 2025
990 Park Center	G*	4,064 SF	\$1.65/SF	\$0.24/SF	January 1, 2025

\*Combinable for 7,934 SF



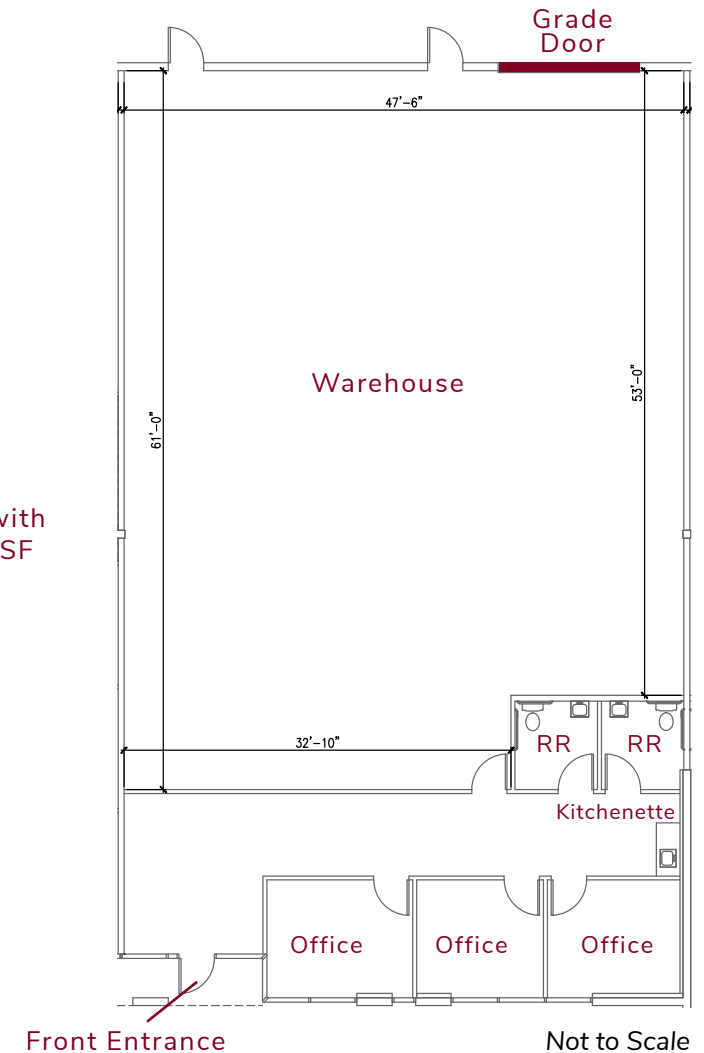
# SUITE HIGHLIGHTS

## 980-990 PARK CENTER

### 990 PARK CENTER - SUITE F

- 3,870 SF Available January 1, 2025
- 25% Office
- Quality Office Improvements
- Clear Height: 18'
- Power: 480/277v and 208/120v
- Loading: One (1) 12' x 12' Grade Level Door
- Parking: 2.5/1,000 SF
- Drive Around Truck Access
- Natural Gas Available
- 2 Separate Entrances to the Park
- Dual Building Multi-Tenant Industrial Park
- **LEASE RATE: \$1.65 SF MG**  
\$0.24 Estimated CAMS/SF

Can be combined with  
Suite G for 7,934 SF



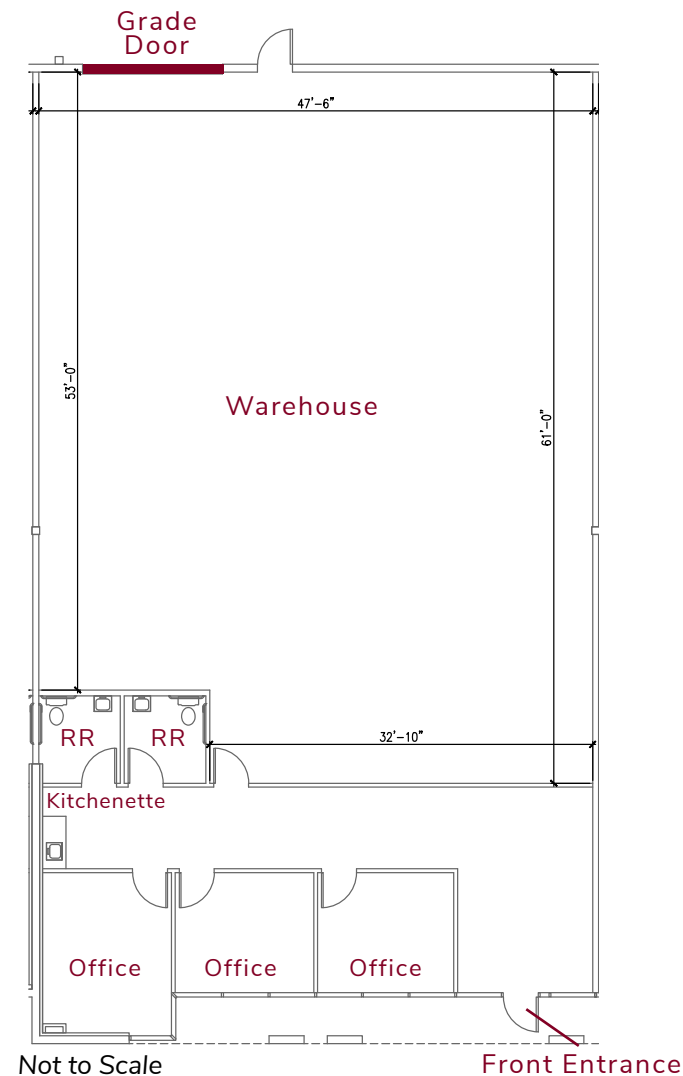
# SUITE HIGHLIGHTS

## 980-990 PARK CENTER

### 990 PARK CENTER - SUITE G

- 4,064 SF Available January 1, 2025
- 30% Office
- Quality Office Improvements
- Clear Height: 18'
- Power: 480/277v and 208/120v
- Loading: One (1) 12' x 12' Grade Level Door
- Parking: 2.5/1,000 SF
- Drive Around Truck Access
- Natural Gas Available
- 2 Separate Entrances to the Park
- Dual Building Multi-Tenant Industrial Park
- **LEASE RATE: \$1.65 SF MG**  
\$0.24 Estimated CAMS/SF

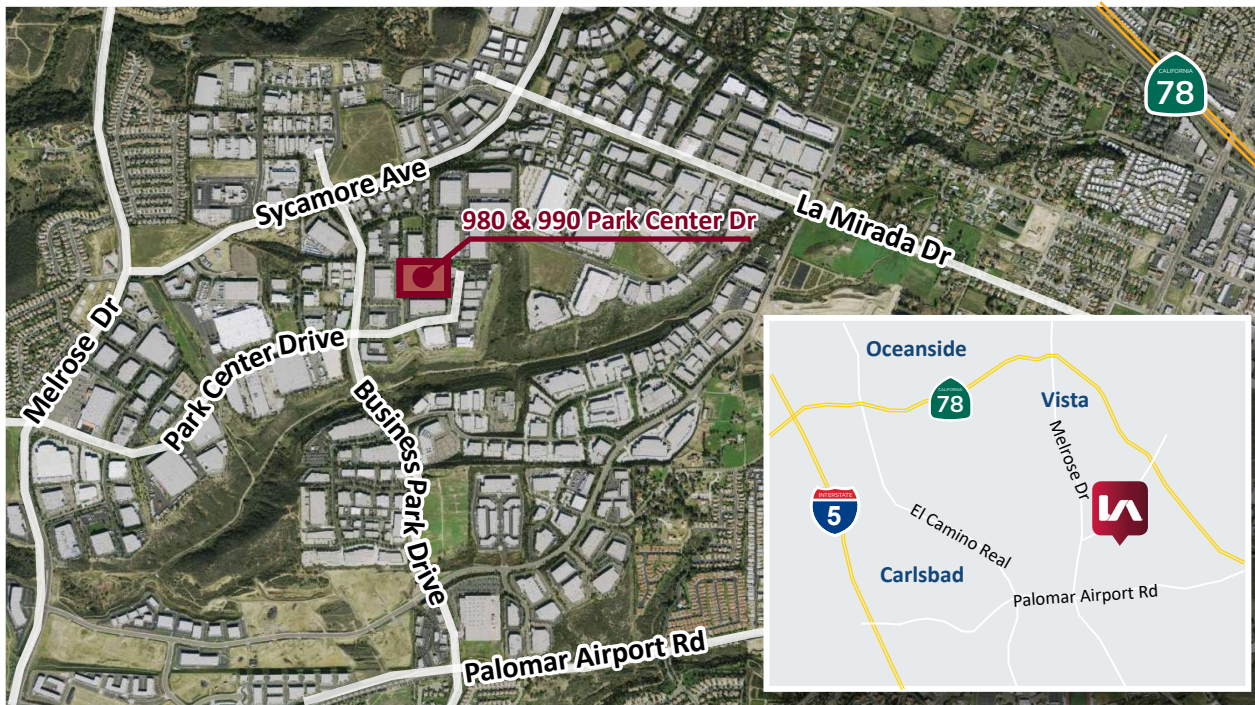
Can be combined with  
Suite F for 7,934 SF



# HIGH QUALITY MAINTENANCE 980-990 PARK CENTER

## ADDITIONAL BENEFITS

- 5 year certification of sprinkler system
- Annual, plus as needed roof inspections/maintenance
- Semi-annual inspections/maintenance of HVAC
- All buildings earthquake insured by Landlord
- Flexible floor plan



STEVE CROCKETT | (760) 448-2439  
scrockett@lee-associates.com | DRE LIC# 01027524

RUSTY WILLIAMS, SIOR | (760) 448-2453  
rwilliams@lee-associates.com | DRE LIC# 01390702

1902 Wright Place, Suite 180 | Carlsbad, CA 92008 | P. 760-929-9700 F. 760-929-9977 | [www.lee-associates.com](http://www.lee-associates.com)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.