

VISTA — La Jolla

4747 MORENA BOULEVARD
SAN DIEGO, CA 92109

**FOR
LEASE**

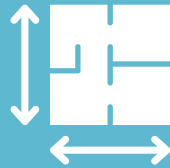
**+/- 1,300 RSF - +/- 7,341 RSF AVAILABLE
VISIBLE ALONG THE INTERSTATE-5**

PROPERTY OVERVIEW



40,283 SF

BUILDING SQUARE FEET



2.05 AC

PROPERTY LOT SIZE



40,283 SF

AVAILABLE SQUARE FEET



120 SPACES

PARKING



\$2.00+ E

LEASE RATE PSF



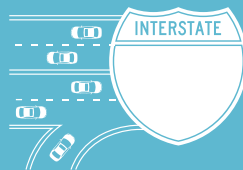
IP-2-1

ZONING



BALBOA AVE

TROLLEY STATION



I-5 & HWY-52

ACCESSIBILITY



VISTA LA JOLLA CORPORATE CENTER, a 40,283 square foot, three (3) story building located on 2.05 acres. The building was built in 1985 and offers expansive window-lined suites with operable windows in a handful of the suites. With a parking ratio of $\pm 3.4/1,000$ SF, the building offers solutions to a wide range of users.

Conveniently located in the Morena Submarket, Vista La Jolla Corporate Center is centrally located near the communities of Clairemont, Pacific Beach, La Jolla, University City and Bay Park. The property is close in proximity to the new Balboa Avenue Trolley Station that connects to University Town Center, offering a variety of flexible transit solutions.

FIRST FLOOR

AVAILABILITY | SUITE 100 [±4,452 SF]

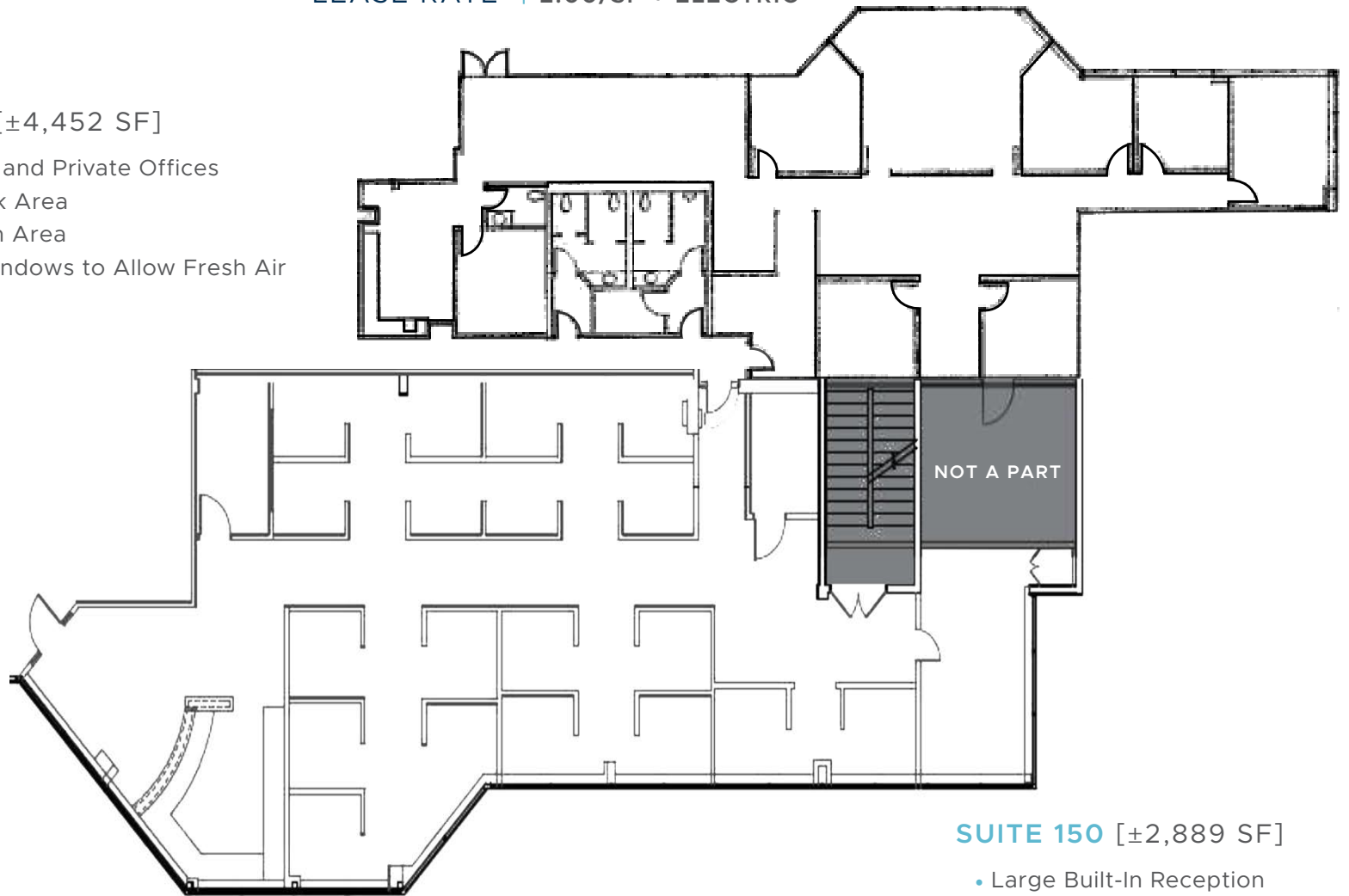
AVAILABILITY | SUITE 150 [±2,889 SF]

SUITES 100 & 150 CAN BE COMBINED FOR UP TO 7,341 SF OF CONTIGUOUS SPACE

LEASE RATE | 2.00/SF + ELECTRIC

SUITE 100 [±4,452 SF]

- Conference Room and Private Offices
 - Break Area
 - Open Area
- Operable Slide-Open Windows to Allow Fresh Air



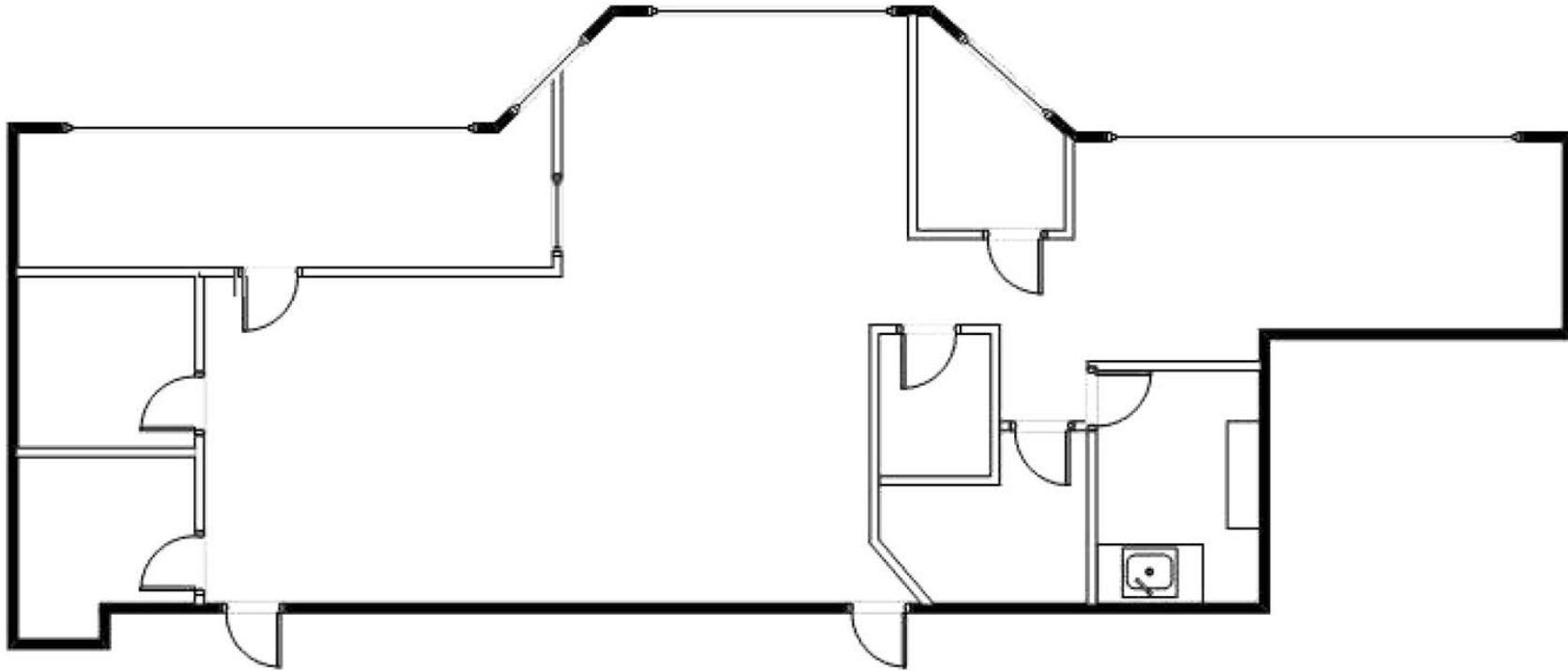
SUITE 150 [±2,889 SF]

- Large Built-In Reception
- Conference Room and Private Offices
 - Secured Server Room
- Large Open Area with 19 Existing Built-In Work Stations
 - Operable Slide-Open Windows to Allow Fresh Air

SECOND FLOOR

AVAILABILITY | SUITE 210 [$\pm 3,619$ SF] • SUITE 250B [$\pm 1,300$ SF]

LEASE RATE | \$2.00/SF + ELECTRIC

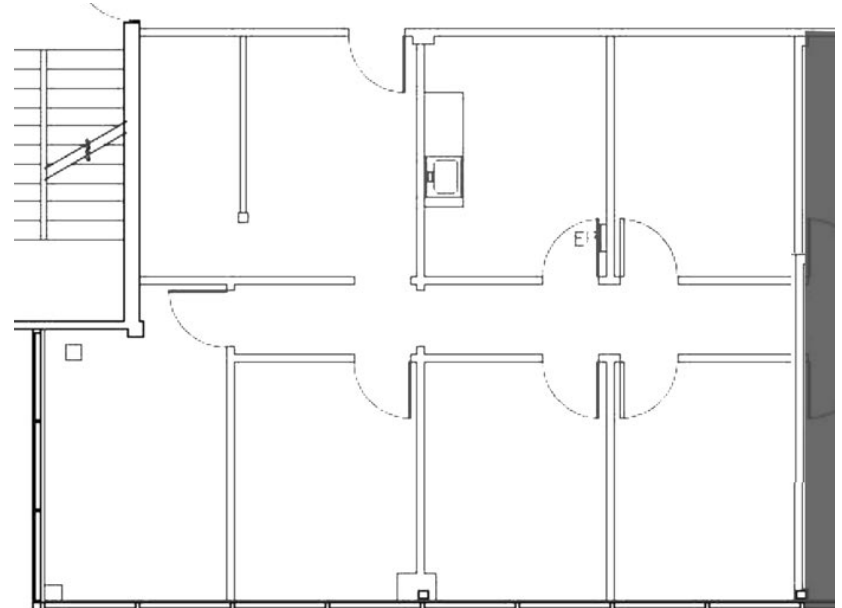


SUITE 210 [$\pm 3,619$ SF]

- Four (4) Private Offices & Conference Room
 - Secured IT Room & Break Area
 - Large Open Area

SUITE 250B [$\pm 1,300$ SF]

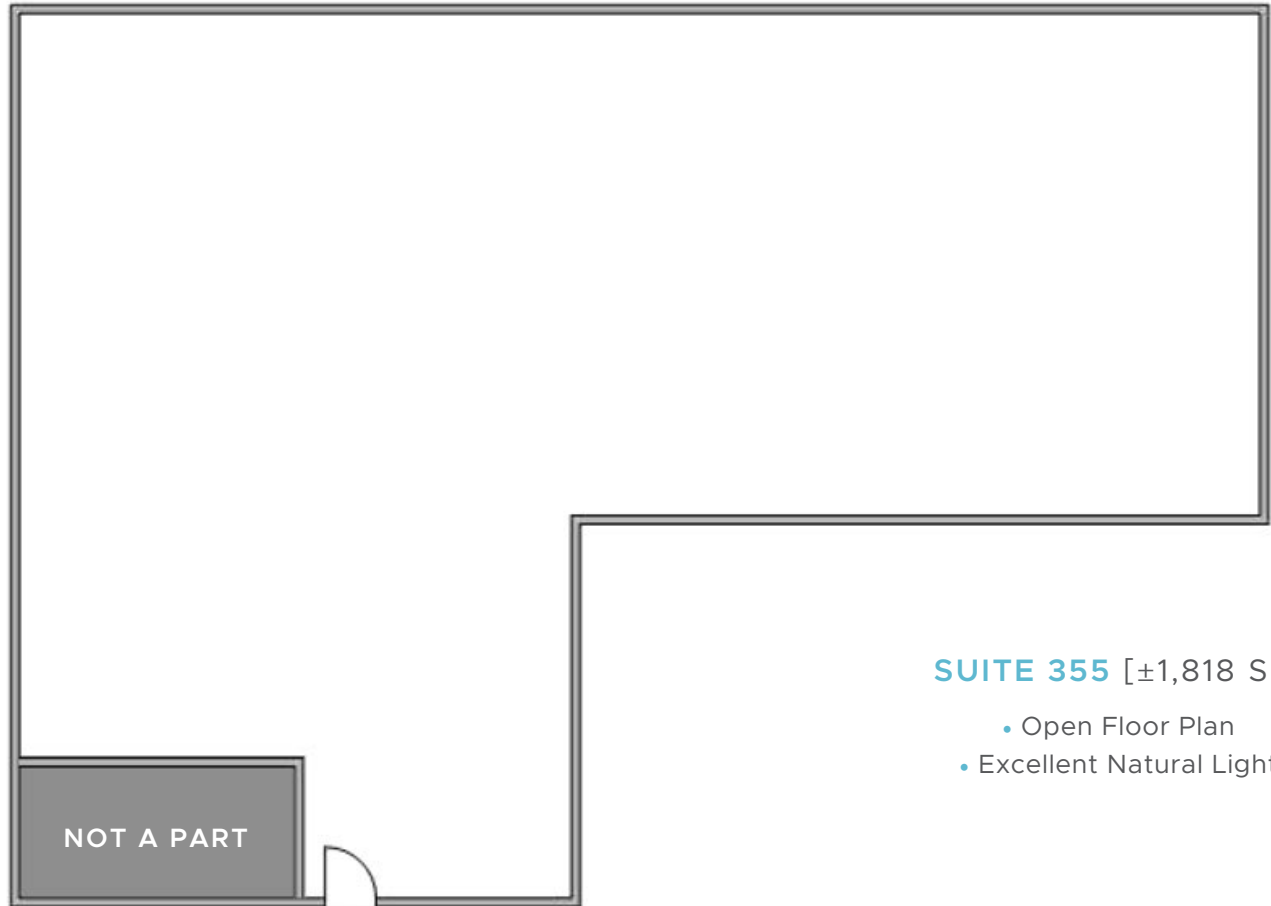
- Five (5) Private Offices & Break Area
 - Excellent Natural Light



THIRD FLOOR

AVAILABILITY | SUITE 355 [\pm 1,818 SF]

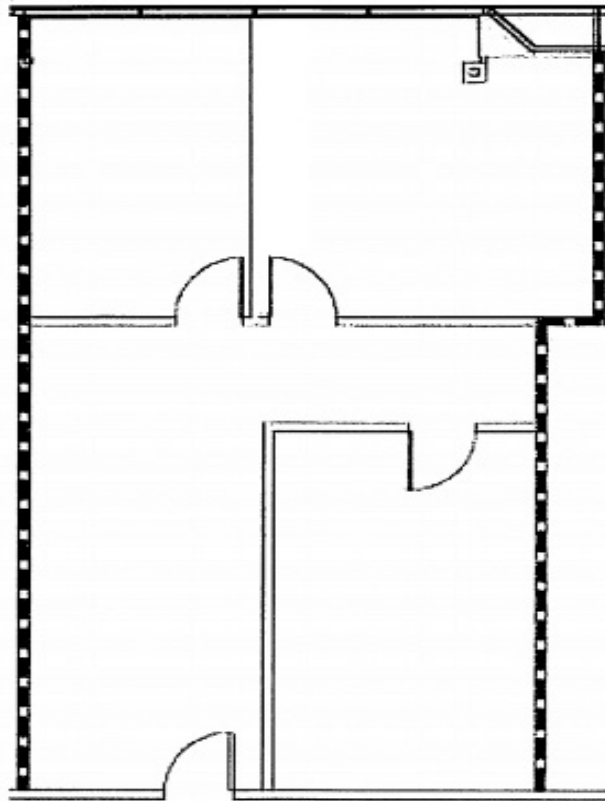
LEASE RATE | \$2.00/SF + ELECTRIC



THIRD FLOOR

AVAILABILITY | SUITE 358 [±822 SF]

LEASE RATE | \$2.00/SF + ELECTRIC



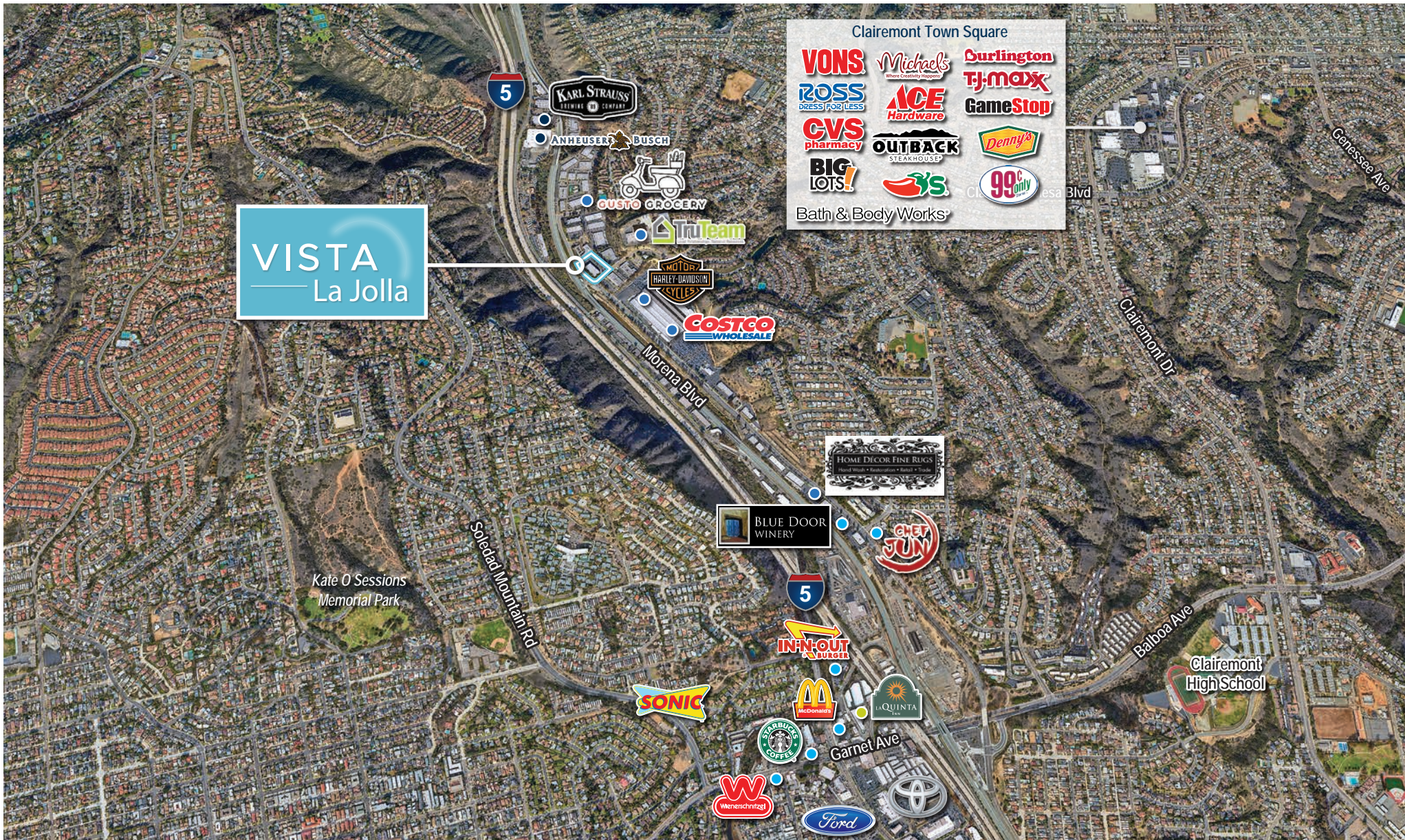
SUITE 358 [±822 SF]

- Five (5) Private Offices

VISTA

La Jolla





Voit

REAL ESTATE SERVICES

CONNOR WIECK

VOIT REAL ESTATE SERVICES
Vice President, Partner
Lic #02007940 • (858) 458-3329
cwieck@voitco.com

MIKE BENCH

VOIT REAL ESTATE SERVICES
Senior Vice President, Partner
Lic #01887495 • (858) 458-3320
mbench@voitco.com

CAST

CAPITAL PARTNERS

RYAN KING, CCIM

CAST CAPITAL PARTNERS
Partner, Broker
Lic #01885401 • (858) 458-3322
ryan.king@cast-cap.com

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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