

VISTA La Jolla

4747 MORENA BOULEVARD
SAN DIEGO, CA 92109



**FOR
LEASE**

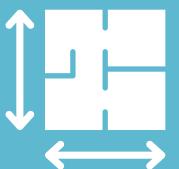
**+/- 1,300 RSF - +/ - 7,341 RSF AVAILABLE
VISIBLE ALONG THE INTERSTATE-5**

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



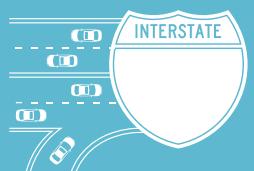
IP-2-1

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 [$\pm 4,452$ SF]

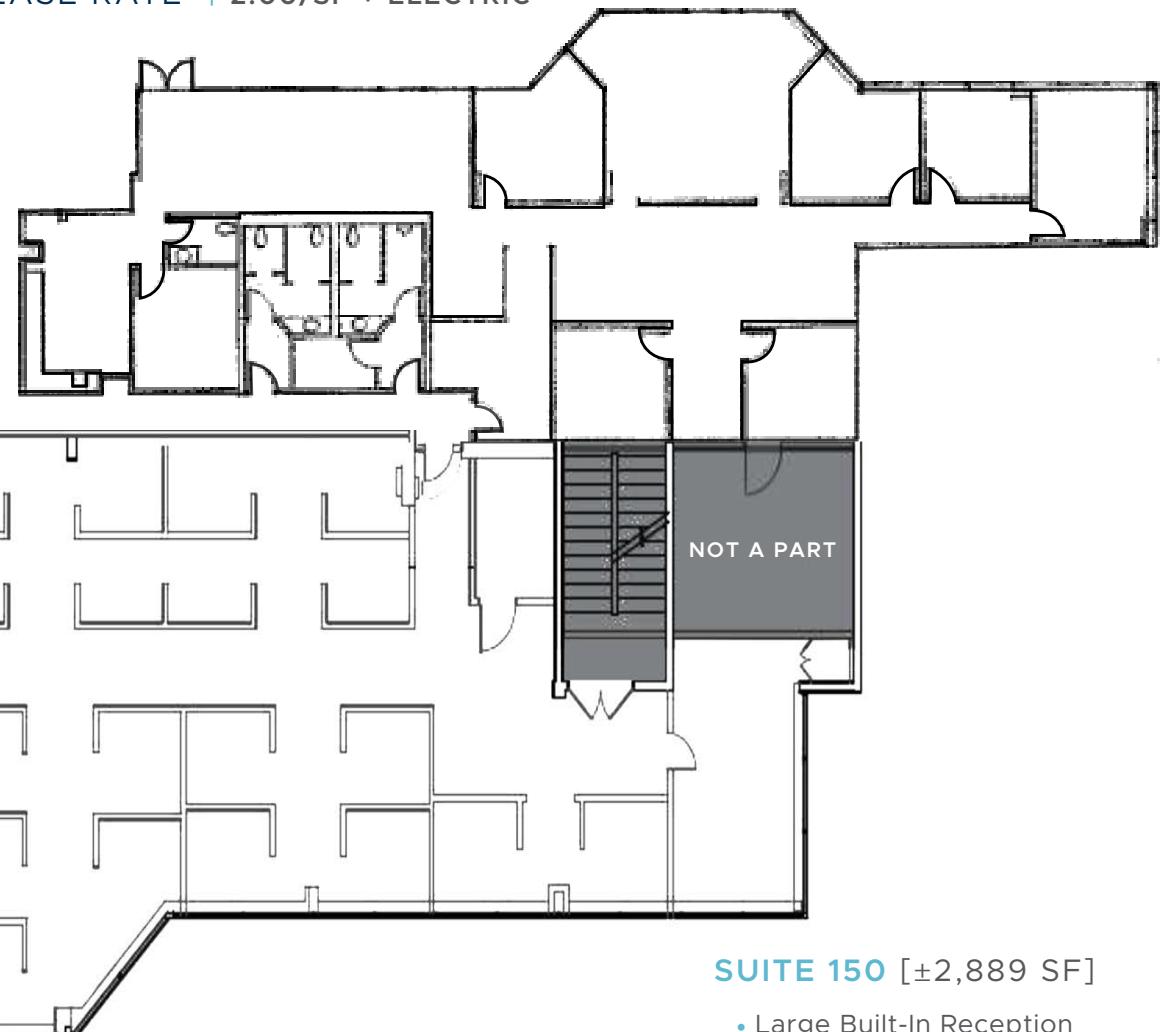
AVAILABILITY | SUITE 150 [$\pm 2,889$ SF]

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

LEASE RATE | 2.00/SF + ELECTRIC

SUITE 100 [$\pm 4,452$ SF]

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



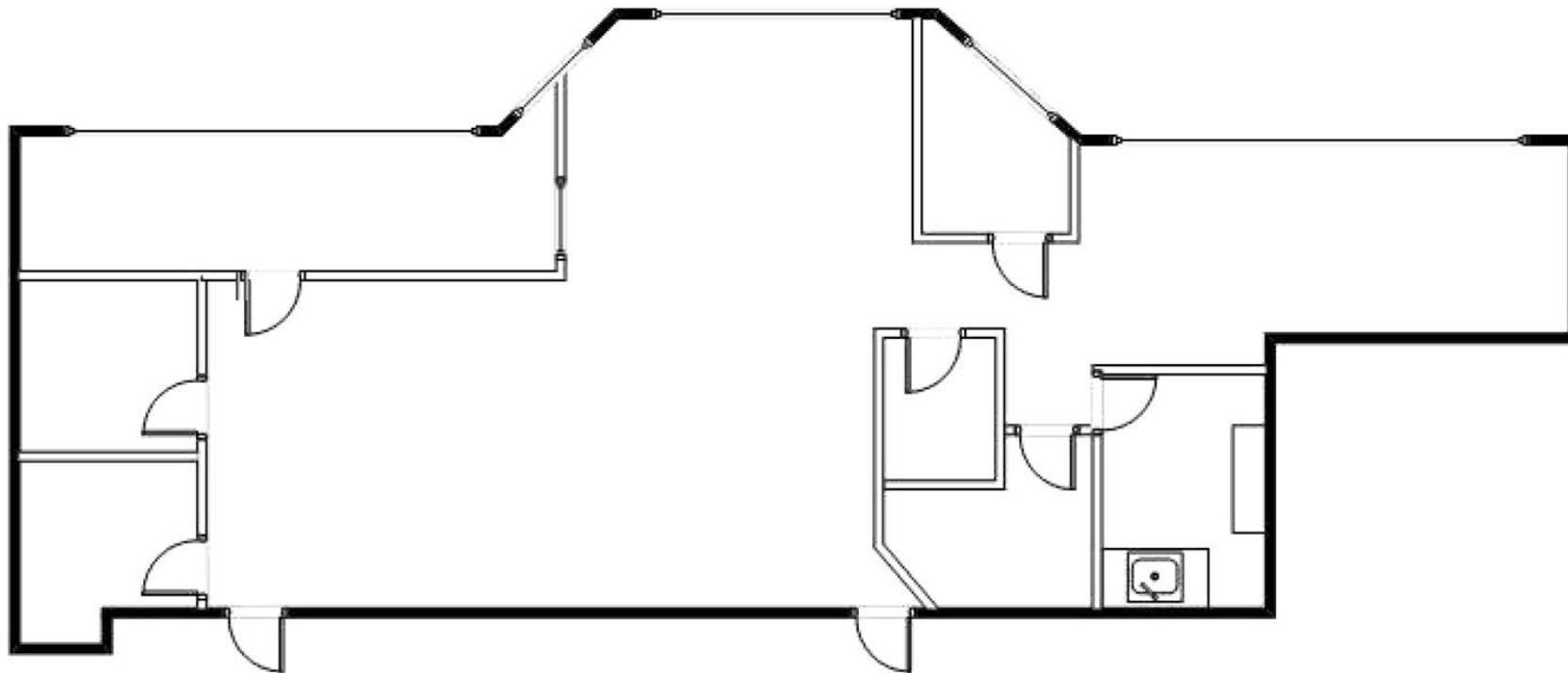
SUITE 150 [$\pm 2,889$ SF]

- 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

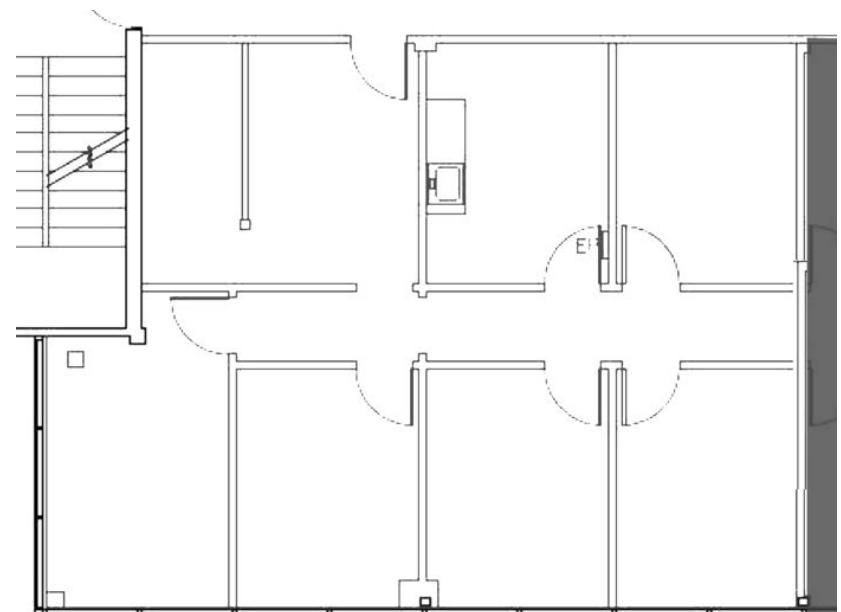
AVAILABILITY | SUITE 210 [$\pm 3,619$ SF] • SUITE 250B [$\pm 1,300$ SF]

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



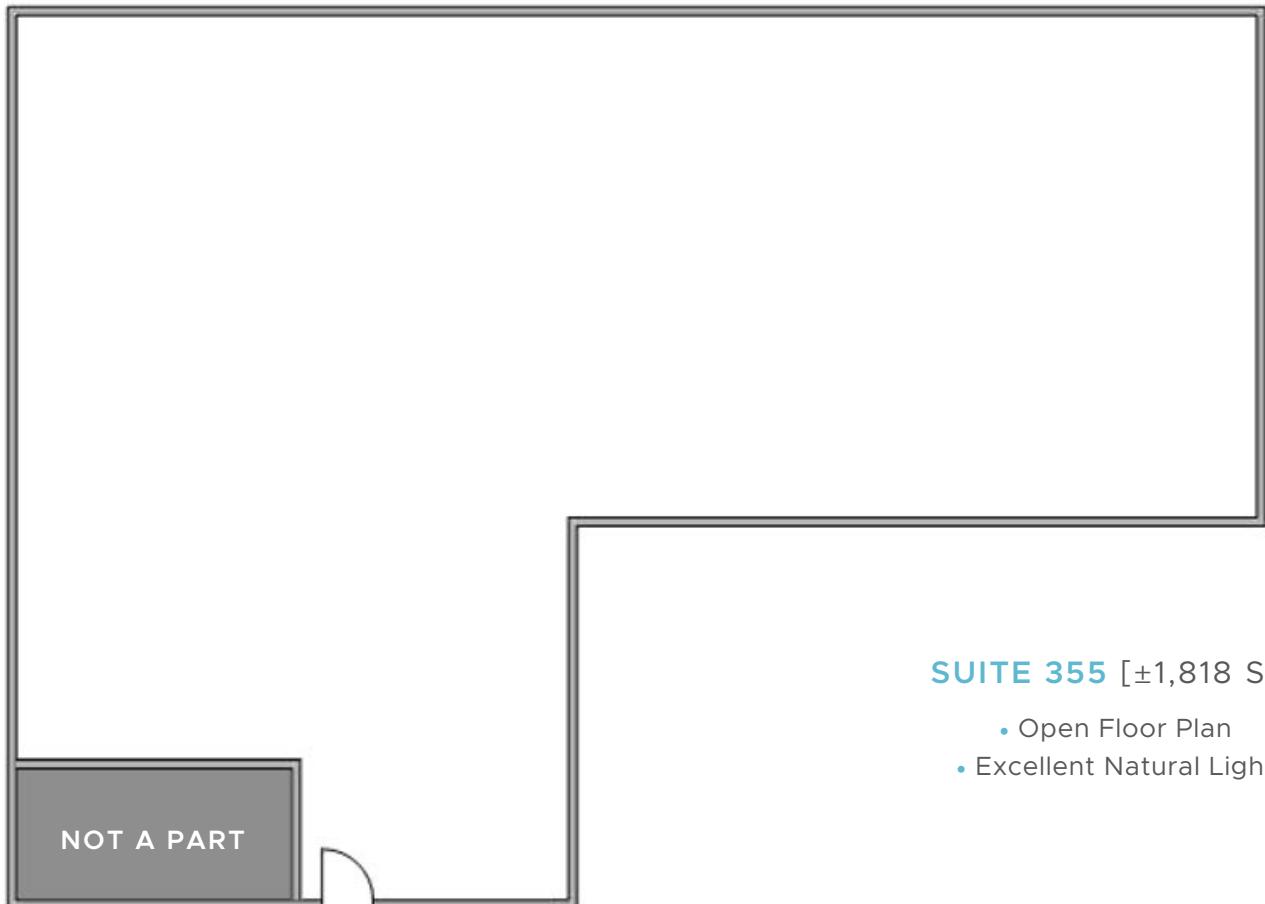
SUITE 250B [$\pm 1,300$ SF]

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

THIRD FLOOR

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

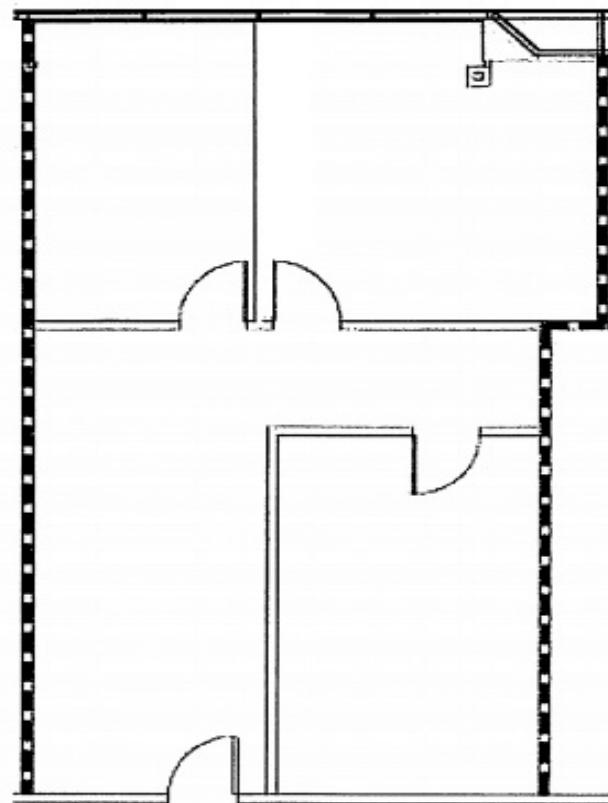
LEASE RATE | \$2.00/SF + ELECTRIC



THIRD FLOOR

AVAILABILITY | SUITE 358 [± 822 SF]

LEASE RATE | \$2.00/SF + ELECTRIC



SUITE 358 [± 822 SF]

- Five (5) Private Offices

VISTA — La Jolla





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