

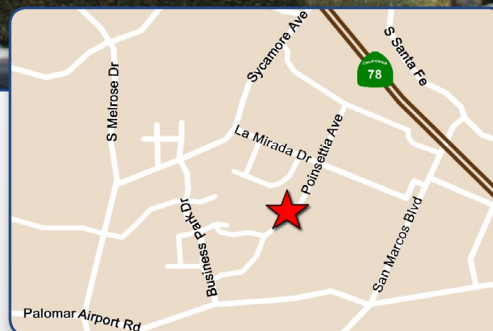
1384-1386 Poinsettia Avenue
Waterview Business Park
 Vista, California 92081

1,939 - 6,026 SF
INDUSTRIAL/OFFICE
FOR LEASE



Property Overview

- Industrial & Office Suites From 2,229 - 6,026 Square Feet
- Natural Gas Available
- Parking: 2.92 / 1,000 SF
- Great Location Near Palomar Airport Road
- On JX-130 Loxbox
- No CAM Charge



Address	Suite	Square Feet	% Office	Lease Rate (PSF)	Description
1386 Poinsettia Ave	A	1,939	70	\$0.85 G	Reception, 3 Private Offices, Restroom, HVAC Lab / Production Area, Warehouse, 1 Grade Level Door
1384 Poinsettia Ave	E	3,626	24	\$0.85 G	Reception, Open Office, 2 Restrooms, Warehouse, 1 Grade Level Door
1384 Poinsettia Ave	C	2,400	100	\$1.05 G	2 nd Floor Office Space, Featuring: 4 Private Offices, Conference Room, Open Bullpen, 2 Restrooms and Shower.
1384 Poinsettia Ave	D	2,229	100	\$0.85 G	1 st Floor Office Space, Featuring: 5 Private Offices, Conference Room, Open Bullpen, Storage Room, 1 Restroom, Kitchen
1384 Poinsettia Ave	C/E	6,026	50	\$0.94 G	1 st & 2 nd Floor Industrial / Office Space



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For Further Information:

John Witherall
 jwitherall@cbcworldwide.com
 (760) 517-5836

Adam Molnar
 amolnar@cbcworldwide.com
 (760) 517-5809

www.CBCWorldwide.com

5800 Armada Drive, Suite 101, Carlsbad, CA 92008
 T: (760) 602-4800 F: (760) 602-4801

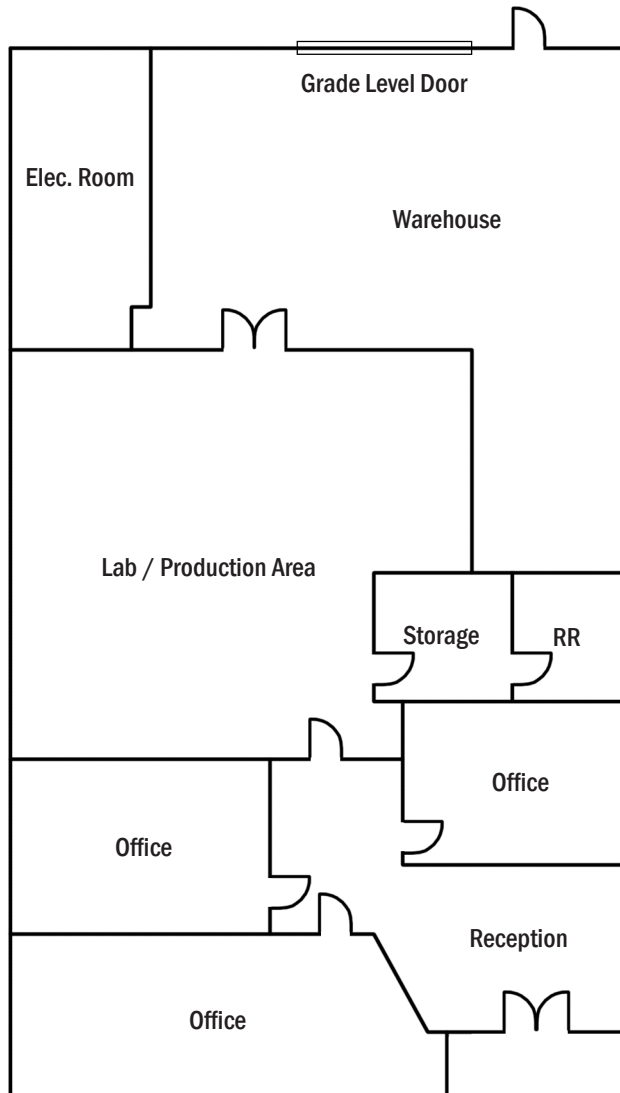
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1386 Poinsettia Avenue, Suite A
Waterview Business Park
Vista, California 92081

1,939 SF
FOR LEASE

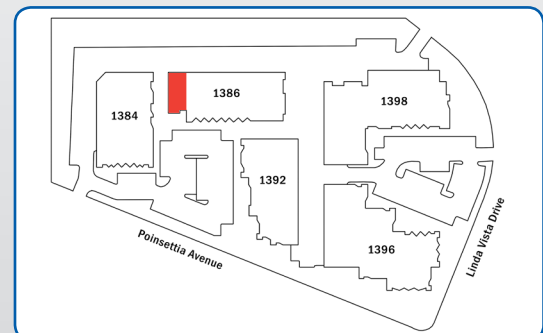


Features:

- Approx. 1,939 Square Feet
- Approx. 70% Office / Production Area
- Three (3) Private Offices
- Loading: One (1) Grade Level Door
- Lab / Production Area May be Removed
- Corner Unit
- Available December 1, 2008
- Lease Rate: \$0.85 / Square Foot Gross



1386 Poinsettia Avenue, Suite A, Vista



Waterview Business Center



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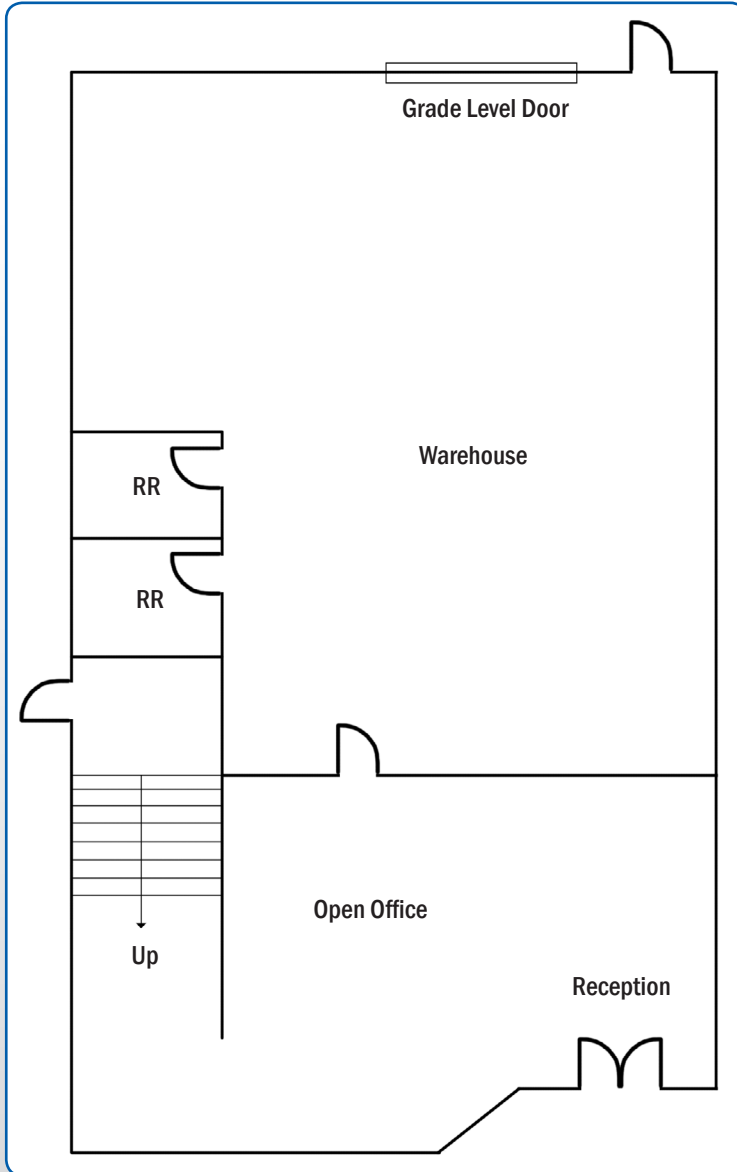
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1384 Poinsettia Avenue, Suite E
Waterview Business Park
Vista, California 92081

3,626 - 6,026 SF
FOR LEASE

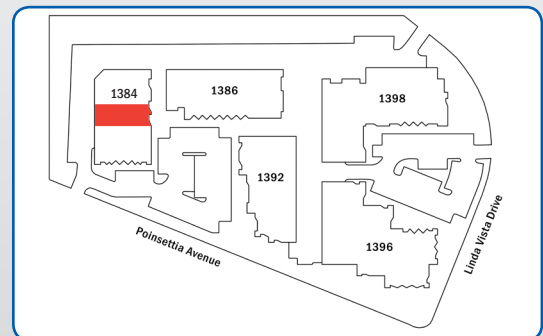


Features:

- Approx. 3,626 Square Feet
- Approx. 888 Square Feet Office, Including: Open Office and Two (2) Restrooms
- May be Combined with Suite C (2nd Floor Office) for a Total of 6,026 Square Feet
- Loading: One (1) Grade Level Door
- Clear Height: 18' Minimum
- Lease Rate: \$0.85 / Square Foot Gross



Suite Entrance



Waterview Business Center



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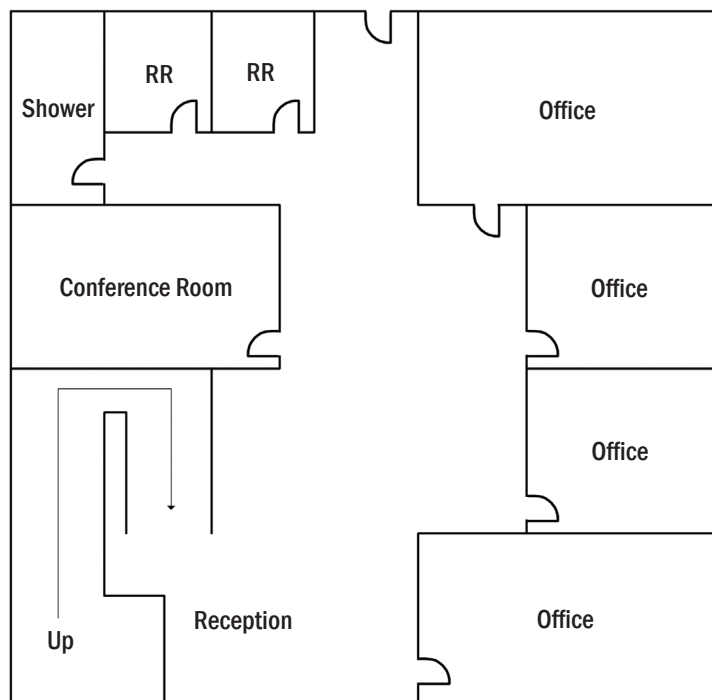
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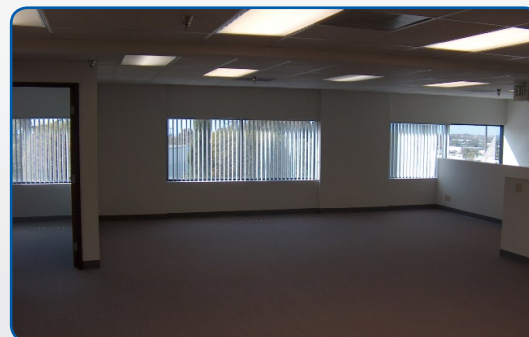
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1384 Poinsettia Avenue, Suite C
Waterview Business Park
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2,400 - 6,026 SF
OFFICE FOR LEASE



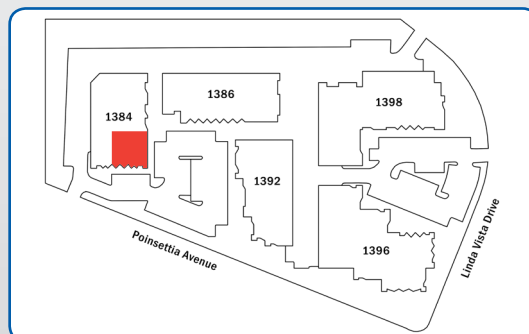
Suite Entrance



Office Improvements

Features:

- Approx. 2,400 Square Feet of 2nd Floor Office
- Four (4) Private Offices, Open Bullpen Area, Conference Room, Two (2) Restrooms & Shower
- May be Combined with Suite E (1st Floor Industrial Suite) for a Total of 6,026 Square Feet
- Private Entrance to Suite
- Lease Rate: \$1.05 / Square Foot Gross



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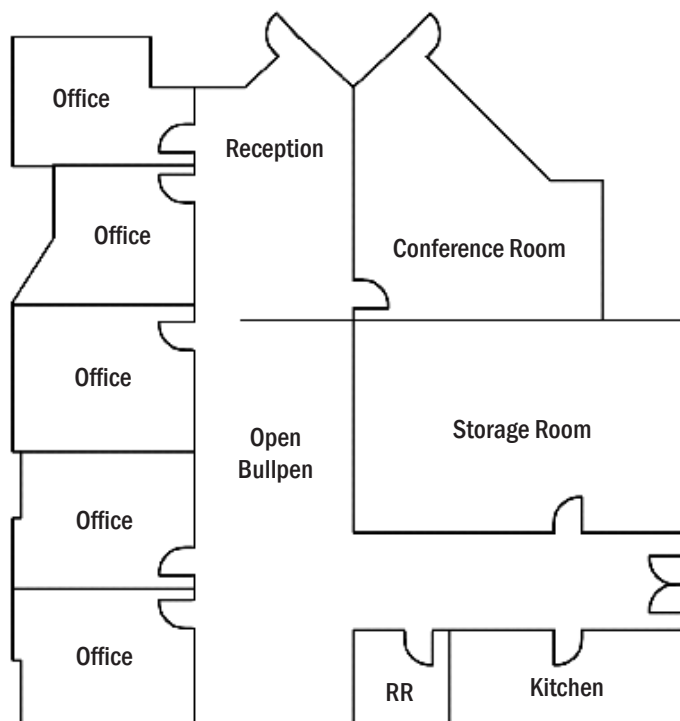
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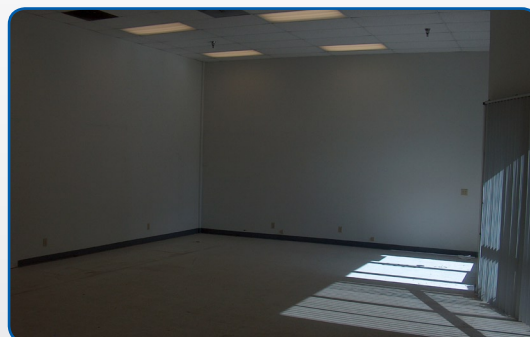
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1384 Poinsettia Avenue, Suite D
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2,229 SF
OFFICE FOR LEASE



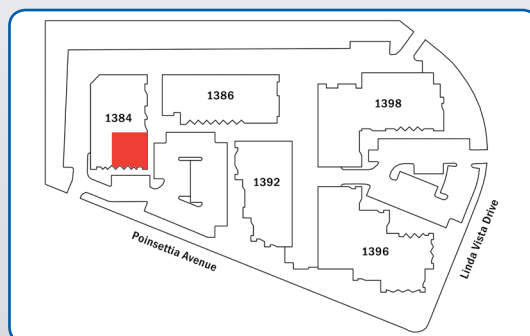
Suite Entrance



Reception

Features:

- Approx. 2,229 Square Feet of 1st Floor Office
- Five (5) Private Offices, Conference Room, Open Bullpen, Storage Room, Kitchen, Two (2) Restrooms and Shower
- Private Entrance to Suite
- Lease Rate: \$0.85 / Square Foot Gross



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