

HIGH TECH FREESTANDING 4,024 SF FLEX FACILITY



2304
la mirada drive
vista, ca 92081



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premises overview

STREET ADDRESS:	2304 La Mirada Drive, Vista, CA
BUSINESS PARK:	Sycamore Vista Business Park (Phase 1)
BUILDING TYPE:	Freestanding Highly Improved Flex
RENTABLE SF:	4,024 Square Feet
% IMPROVED:	Approx. 3,024 SF with Reception, Mixture of Private Offices, Kitchen/Lounge, 2 Restrooms, Lab Areas and Open Collaborative Work Space
% WAREHOUSE:	Approx. 1,000 SF of Warehouse with 14' Clear Height
LOADING:	Two (2) Automatic Grade Level Loading Doors
PARKING:	2/1,000 SF
CONSTRUCTION TYPE/ YEAR BUILT:	Concrete Tilt Up / 2004
SUBLEASE EXPIRATION:	September 30, 2020 (Long Term Direct Deal with Owner Preferred)
LEASE/SUBLEASE RATE:	\$1.35/SF NNN
AVAILABILITY:	30 Day Notice
SHOWING INSTRUCTIONS:	Call Agents To Schedule Tour (Do Not Disturb Occupant)

** See additional pages for floor plan and specialized feature details*



No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

2304 LA MIRADA DRIVE

specialized features & property highlights

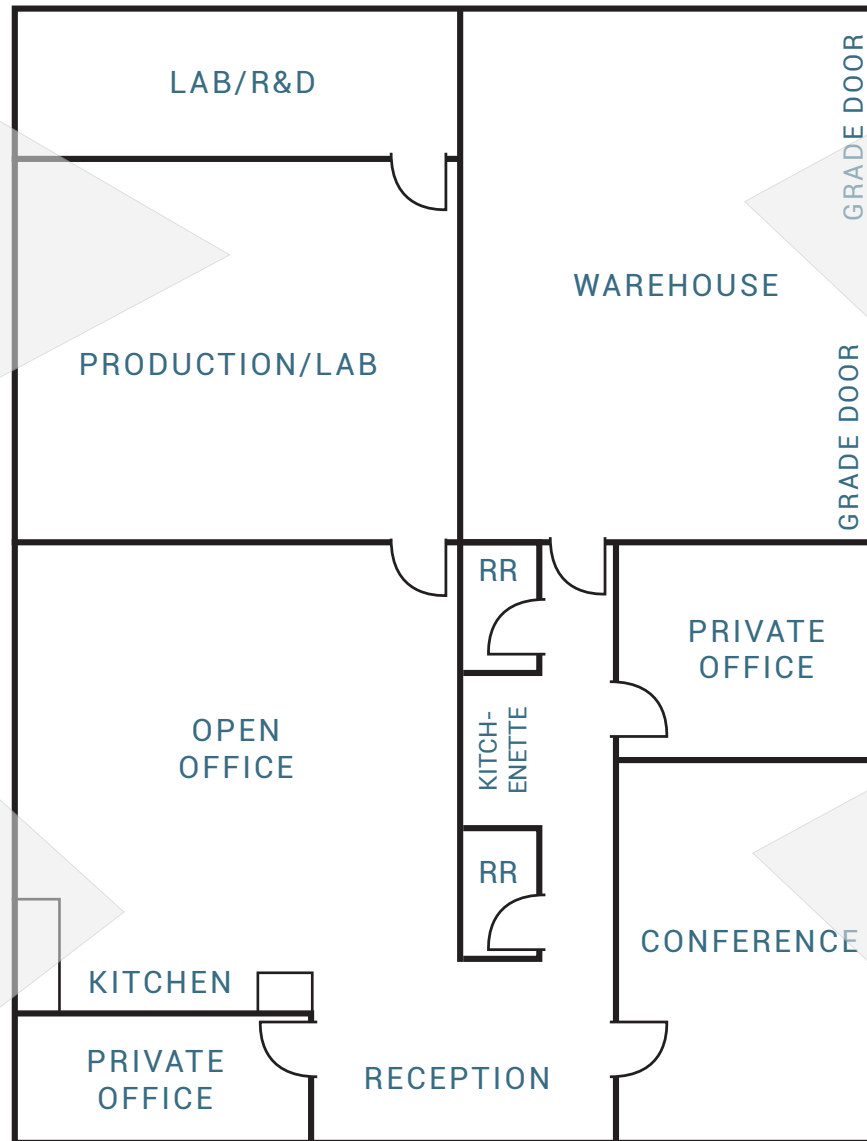
IDENTITY & IMAGE:	Highly preferred freestanding property in private quiet environment. High end exterior corporate image with unmatched interior quality.
WINDOWS:	Floor to ceiling windows with motorized shades for customized lighting demands.
WAREHOUSE:	Features one (1) 10' x 12' and one (1) 12' x 14' grade level door and separate restroom with shower. The HVAC, electrical, media and security panels are housed in the warehouse.
LIGHTING & FANS:	Dimmer lighting system, beautiful slate flooring, high airy ceilings with fan system.
RECEPTION:	Custom built reception desk which features buttery golden wood accents and glass counter tops.
KITCHEN:	Open high end kitchen and lounge area including: granite counter tops, maple cabinets and stainless steel appliances.
LOCATION:	Central 78 corridor location with quick access to major freeways & highways, Palomar Airport Rd and Business Park Drive.
EXISTING FF&E:	Additional furniture negotiable



floor plan



Production/Lab



Warehouse



Kitchen Area

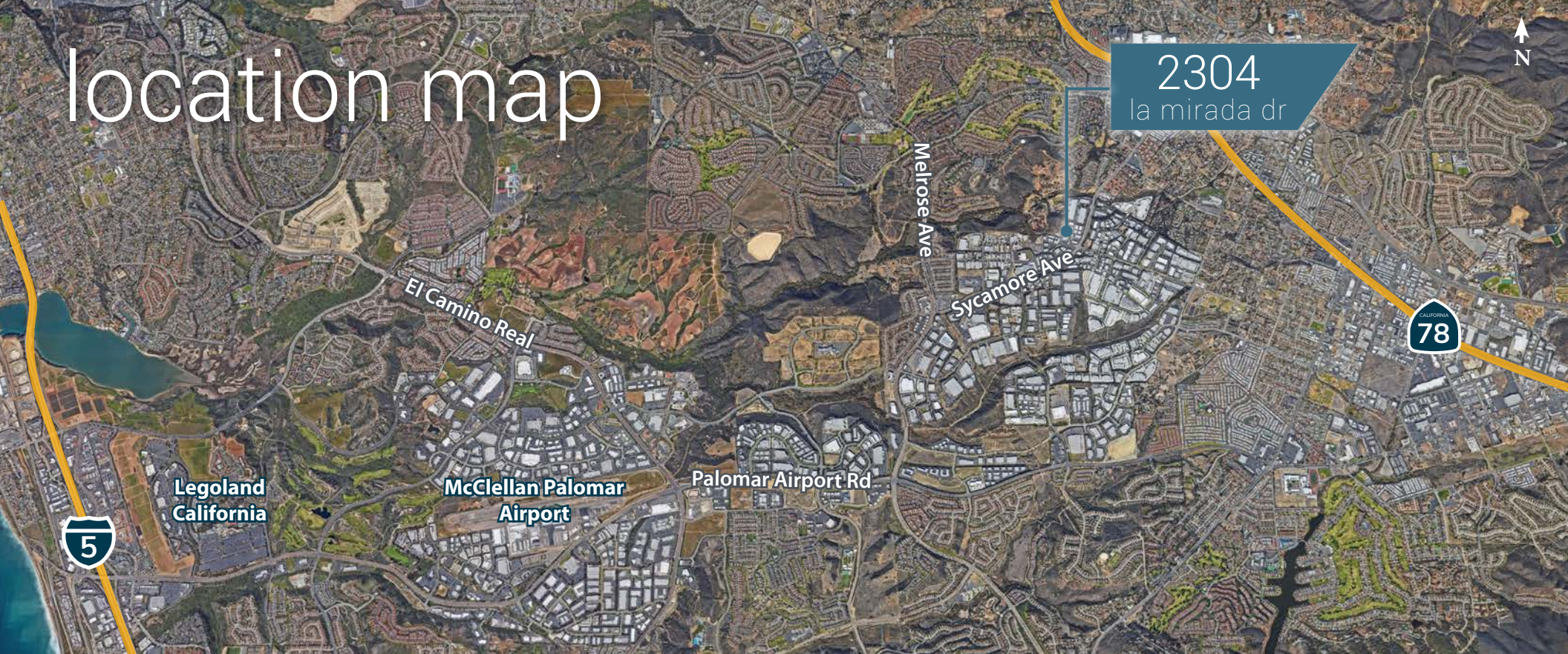


Conference Room

property photos



location map



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