



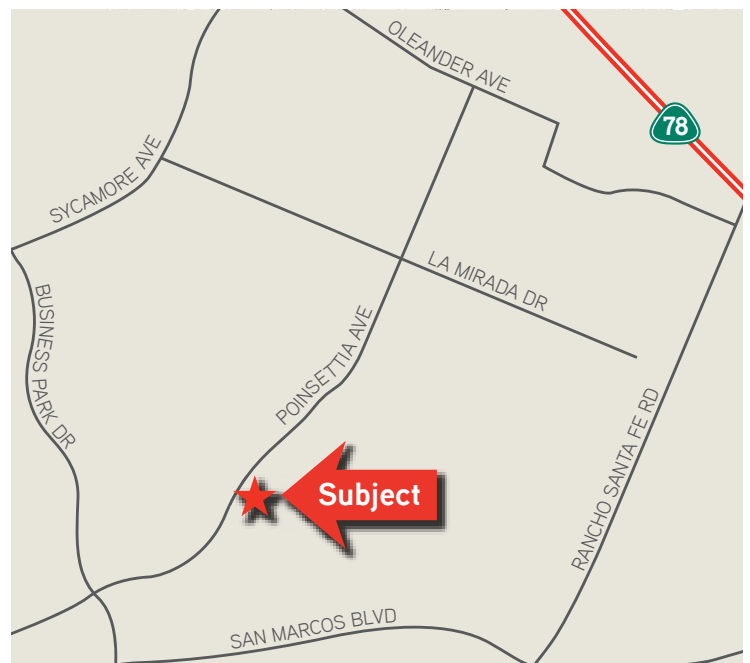
FOR LEASE > OFFICE/FLEX SUITES

Waterview Business Park

1384 & 1386 Poinsettia Avenue | Vista, CA 92081

PROPERTY HIGHLIGHTS

- » Office/flex suites available
- » 2.7 / 1,000 SF parking ratio
- » Great location near Palomar Airport Road in Carlsbad



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1384 POINSETTIA AVAILABILITY

Option #1

Suites D & E - 5,855 SF

Option #2

Suite C - 2,400 SF

Option #3

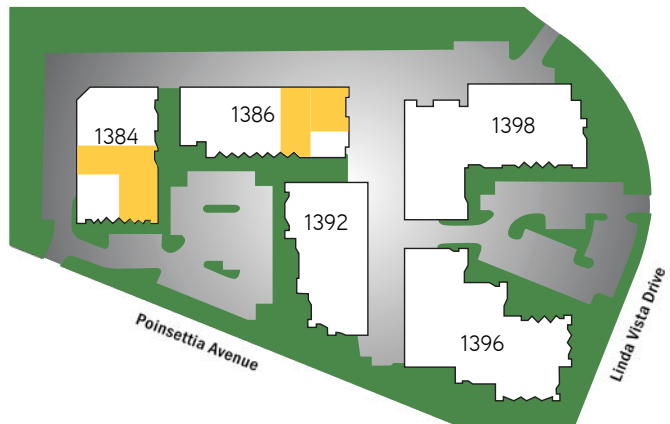
Suite C-E - 8,255 SF

1386 POINSETTIA AVAILABILITY

Suite G & H - 2,937 SF



SITE PLAN



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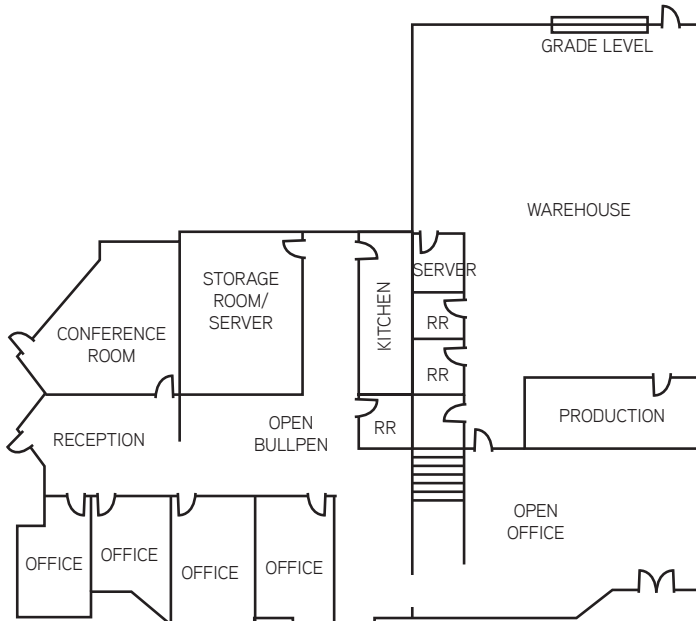
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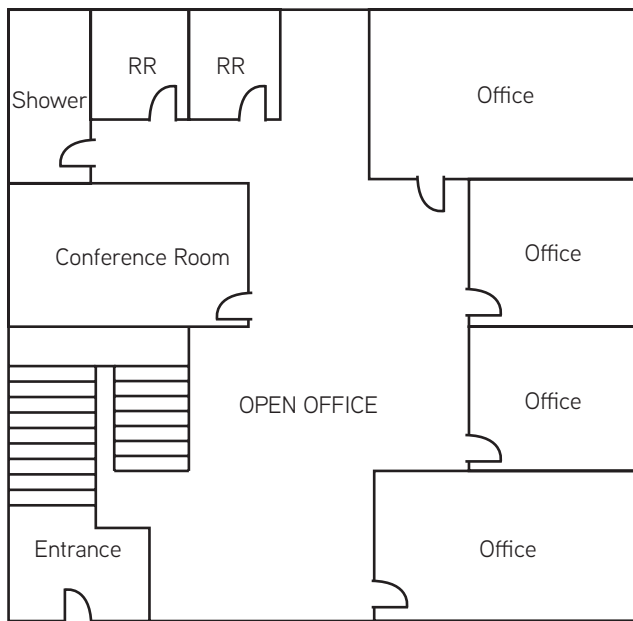
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1384 POINSETTIA AVENUE - SUITE D & E

Reception area, 4 private offices, open bullpen office, conference room, storage room, production room, three restrooms, and warehouse

- » ±5,855 SF
- » \$0.85 PSF Gross (No CAM)
- » Available Now
- » On JX-130 Lock Box



1384 POINSETTIA AVENUE - SUITE C (UPSTAIRS OFFICE)

Reception area, 4 private offices, conference room, two restrooms, and one shower

- » ±2,400 SF
- » \$0.85 PSF Gross (No CAM)
- » Available Now
- » On JX-130 Lock Box

(Floor plans are not drawn to scale)

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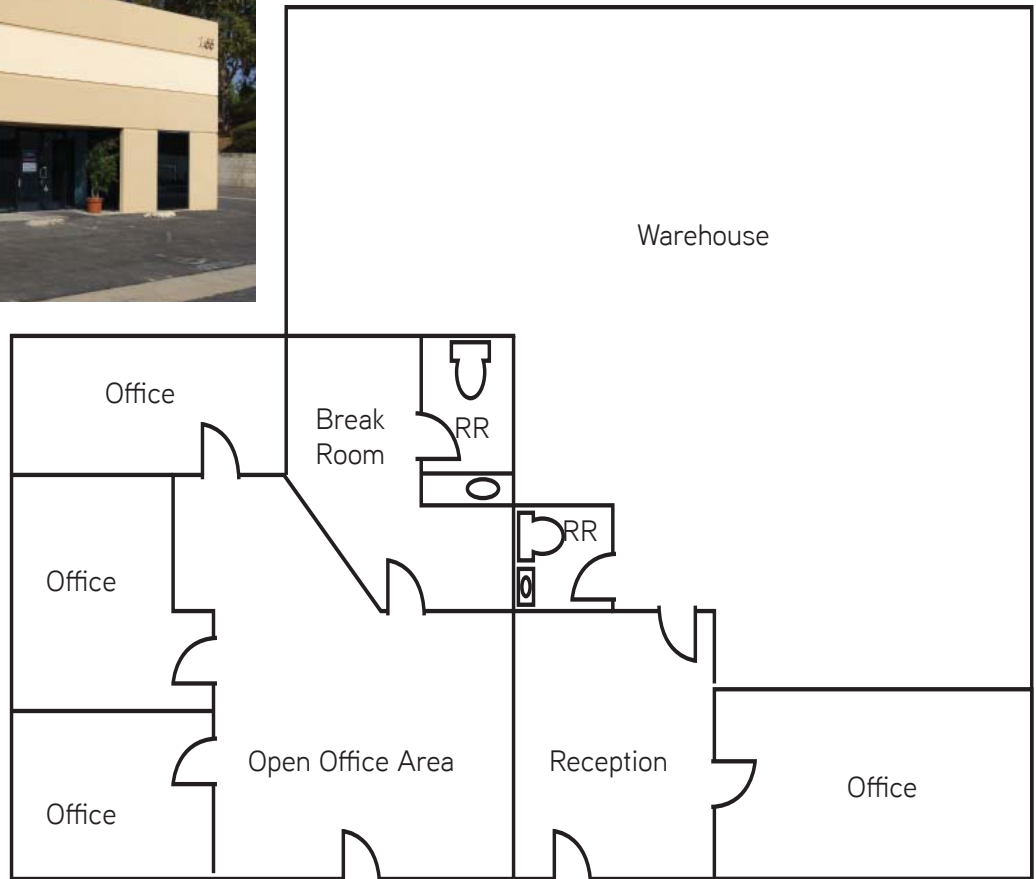
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1386 POINSETTIA AVENUE - SUITE G-H

Reception area, 4 private offices, open office area, breakroom, 2 restrooms, warehouse with 1 grade-level door

- » ±2,937 SF
- » \$0.85 PSF Gross (No CAM)
- » Fire sprinklers
- » Available immediately
- » On JX-130 Lock Box



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