

Professional Ground Floor  
**OFFICES FOR LEASE**  
(3,096 – 8,215 SF AVAILABLE)

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MELROSE CORPORATE CENTER II  
**450**

SOUTH MELROSE  
VISTA, CALIFORNIA 92081



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**Jeff Abramson**  
760.929.7835  
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CalBRE#: 00956805

Lee & Associates Commercial Real Estate Services - 1900 Wright Place Suite 200 - Carlsbad, CA 92009

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 withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.





**AMENITIES:**

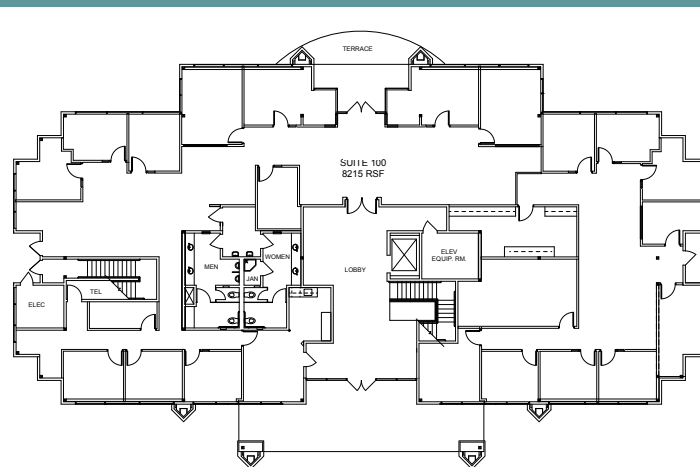
- Upscale Double Door Main Lobby Entrance
- First Floor Office Suites
- Full Floor Occupancy Available
- Divisible from 3,096 – 8,215 SF
- Extensive Exterior Windows Throughout
- Prominent Building Signage Available
- Ample Parking (4.0/1,000 SF)
- Across from North County Regional Superior Courthouse
- Conveniently located one block south of Highway 78

**LEASE RATE:**

- \$1.75 PSF + Utilities & Janitorial

**FIRST FLOOR FLOORPLAN**

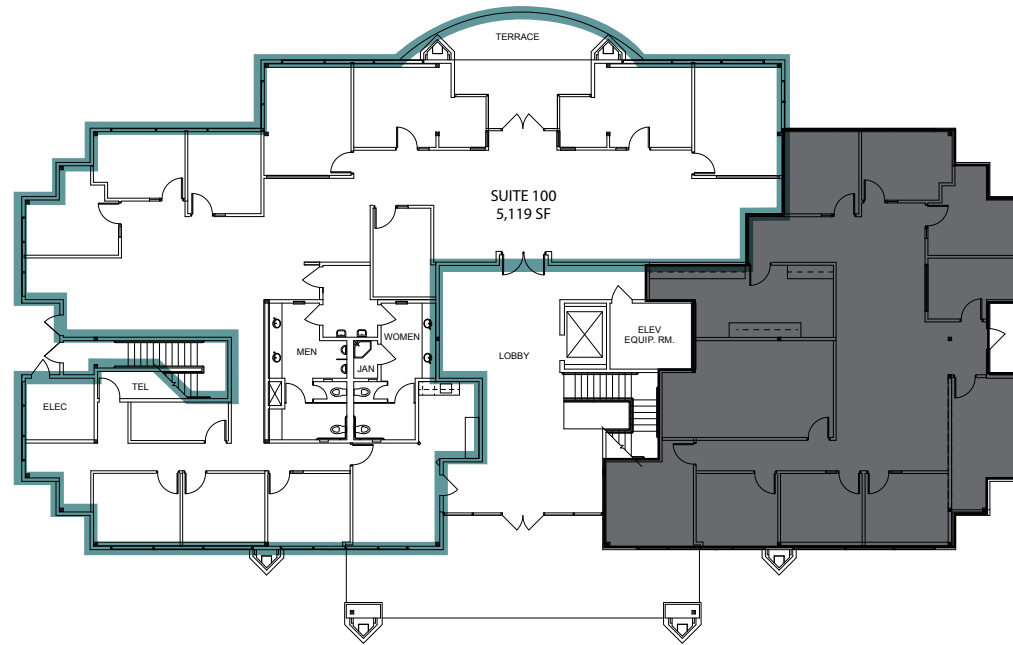
Divisible from  
3,096 – 8,215 SF



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### SUITE 100:

- Approximately 5,119 SF Suite
- Ten (10) perimeter offices
- Conference room
- Expansive reception area
- Large open cubical area
- Private patio area
- Kitchen/break room
- I.T. room
- Storage room





### SUITE 110:

- Approximately 3,096 SF Suite
- Eight (8) perimeter offices
- Conference room
- Reception area
- Open cubical area
- Kitchen/break room
- I.T. room
- Storage room

