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1203 ACTIVITY DRIVE VISTA, CA

LEASE OPPORTUNITY: 2,700 SF OF CREATIVE OFFICE
LOCATED WITHIN TONY HAWK'S HEADQUARTERS FACILITY

1203





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PROJECT HIGHLIGHTS

Unique Identity

- Located adjacent to Tony Hawk Inc. Headquarters and private skate park
- Customized Creative office layout
- Unique Image for an Action Sports Company

Turnkey Facility:

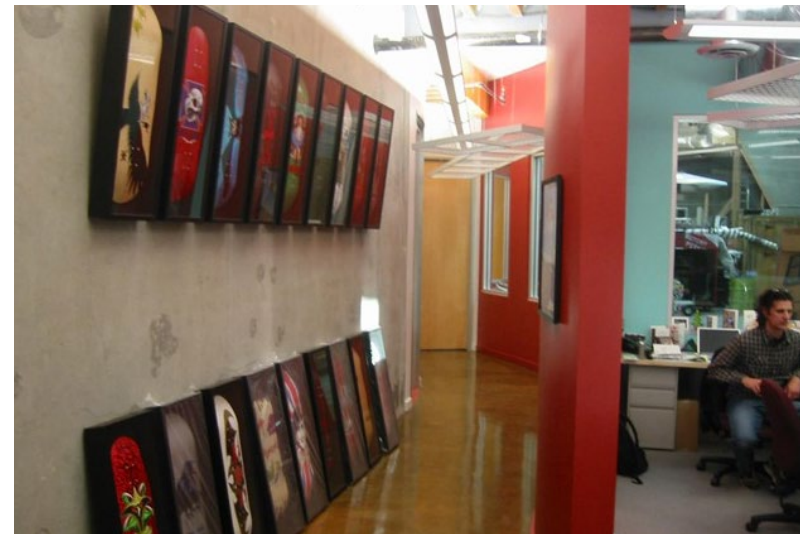
- Equipped with existing FF&E
- Full service gross lease
- Ready for immediate occupancy

Location:

- Central Vista Business Park location
- Within minutes of Oceanside Blvd, I-5, Hwy-78 & I-15
- Strong nearby employment base

Amenities:

- Excellent Parking
- Ability to identify and collaborate with action sports icon
- Proximity to retail and restaurants



PREMISES OVERVIEW

ADDRESS: 1203 Activity Drive

BUSINESS PARK: Vista Business Park

SUBMARKET: Vista

RENTABLE SF: 2,700 square feet

OF FLOORS: All ground floor SF

YEAR BUILT: 2004

ZONING: RLI

BUILDOUT: Reception, conference room, two restrooms, breakroom, 2 private offices and open bullpen area

COMMENTS: Fully separated office space with private entrance with customized buildout. Office space is part of a larger industrial facility that is owned and operated by Tony Hawk and his related companies.

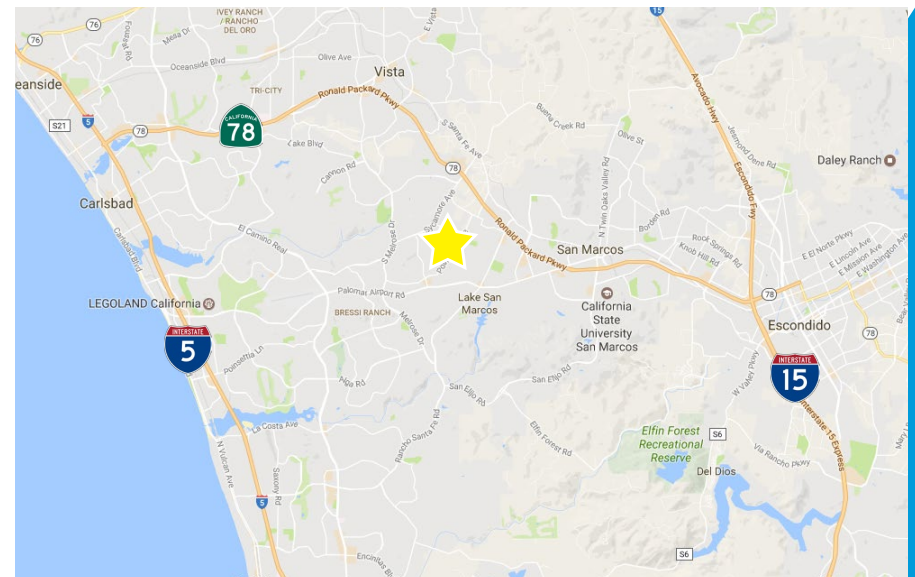
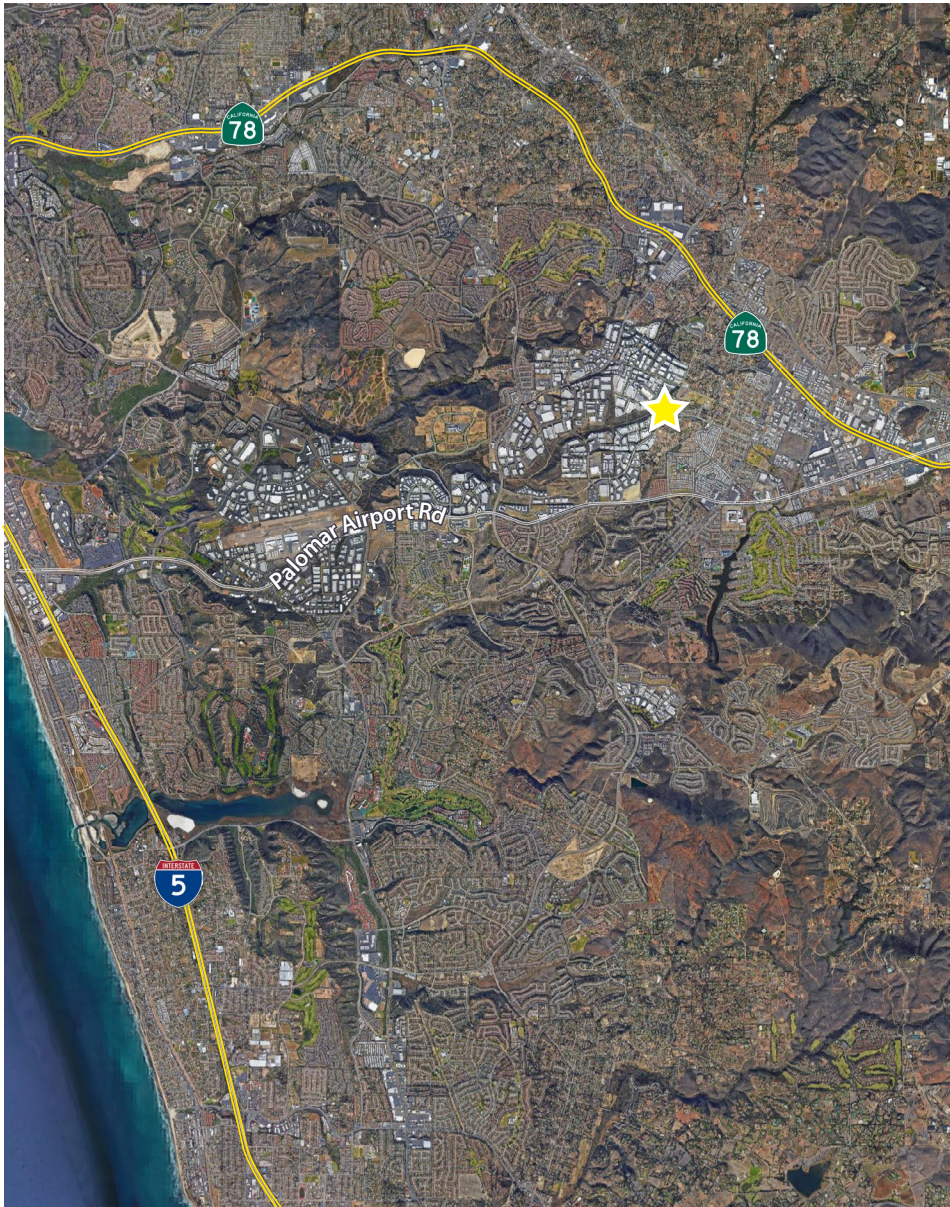
MONTHLY RENT: \$3,950/month Full Service Gross



SITE PLAN + FLOOR PLAN



LOCATION MAPS



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