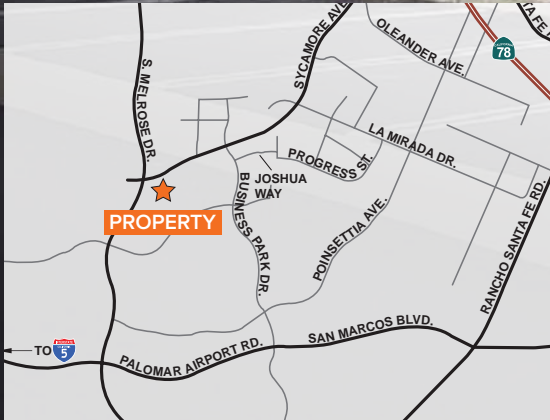


SUITES 111 (3,321 SF) & 112 (3,330 SF) AVAILABLE FOR A TOTAL OF 6,651 SF (DIVISIBLE)

# 1315 HOT SPRINGS WAY

Vista, CA 92081



For more information, please contact:

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### BUILDING HIGHLIGHTS

- Year built: 2007
- 200a/120-208v 3p
- 22' clear height
- .6/2000 fire sprinklers (high hazard)
- Natural gas

### SUITE 111

- 3,321 SF condo available
- Creative office improvements on 2nd floor
- 33% office, 67% warehouse
- 2.40/1,000 Parking
- **Lease Rate: \$1.65 PSF**

### SUITE 112

- 3,330 SF condo available
- Corner unit with extensive glassline
- High-end creative office improvements
- 70% office, 30% HVAC/insulated warehouse
- 5 private offices, large kitchen/breakroom
- 2 restrooms and open office areas
- Electric oversized rollup door
- Floor to ceiling glass offices
- Fiber internet service
- Office furniture available
- **Lease Rate: \$1.65 PSF**

### 6,651 SF AVAILABLE FOR LEASE (DIVISIBLE):

|                 |                 |
|-----------------|-----------------|
| SUITE 111 ..... | 3,321 SF        |
| SUITE 112 ..... | 3,330 SF        |
|                 | <b>6,651 SF</b> |

