

Lancer Orthodontics signs 7-year lease for Vista warehouse

Monday, March 30, 2009

Lancer Orthodontics LLC leased a 26,506-square-foot warehouse building in the Oakridge Business Center, 2330 Cousteau Court in Vista 92081. The seven-year lease is valued at \$1.9 million. Roger Carlson, Lannie Allee and Robert Fletcher of *CB Richard Ellis* (NYSE: CBG) represented the lessor, *Marcelle LLC*. Barry Hendler of *Grubb & Ellis|BRE Commercial* represented the lessee.

Based in San Marcos, Lancer Orthodontics develops, manufactures and distributes dental devices.

The building, in the four-building Oakridge Business Center, was sold in fall 2006 for \$3.5 million. The seller was *Micro-Tech Scientific Inc.*, which then leased back approximately 6,000 square feet for three years.

The building was constructed in 2000 on a 2.2-acre lot. In summer 2000, the developer, *Cartas Development*, leased the property to *Edgemail Technologies* for 60 months at \$830,713, net.