

22,708 Sq. Ft. Office Building For Sale or Lease

Pay Yourself \$171,000 Per Year Owning This Building

Steal These Features:

- 22,708 Total Sq. Ft.
- 11,354 First Floor Sq. Ft.
- 11,354 Second Floor Sq. Ft.
- Only \$209/SF | Lease \$1.55/SF Gross
- Shipping/Receiving Roll-Up Door
- 90 Parking Stalls
- Can Be Split Into Multiple Units!
- Corner Location With Private Lot
- Amazing Outdoor Patio Space
- Elevator Served | Newer Construction
- Multiple Private Offices, Break Area, Conference Rooms, Open Office And More!

949-366-2020

Many people will regret
missing this opportunity.

Don't be one of them.



Rob Johnston



Jim Wynne



JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

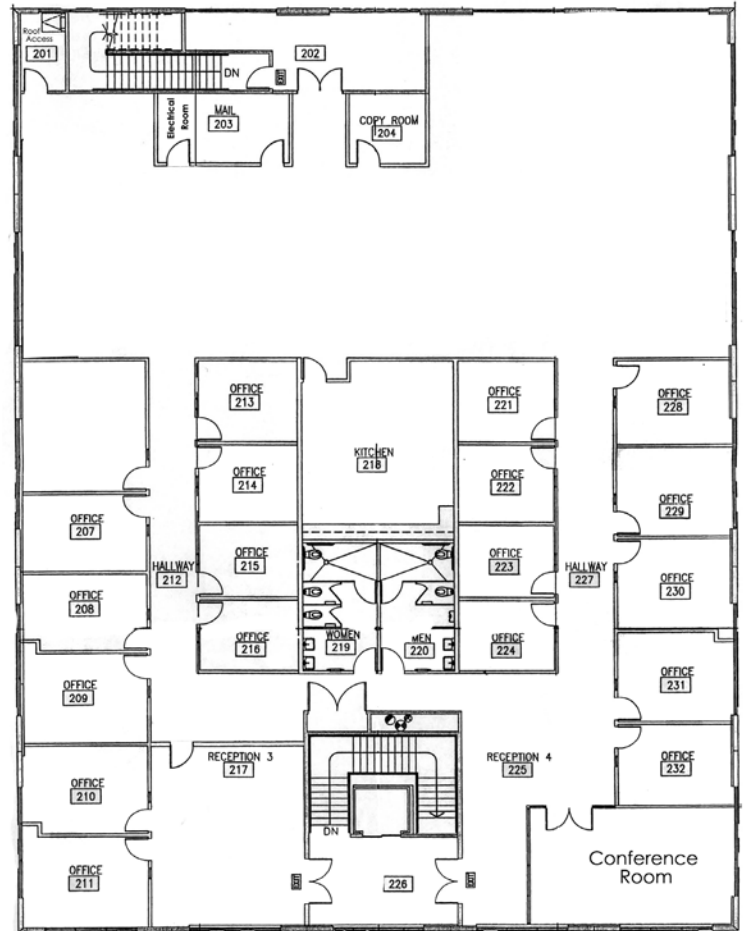
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Approximate Floor Plans

First Floor



Second Floor



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 Jim Wynne: jim@johnston-pacific.com

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