

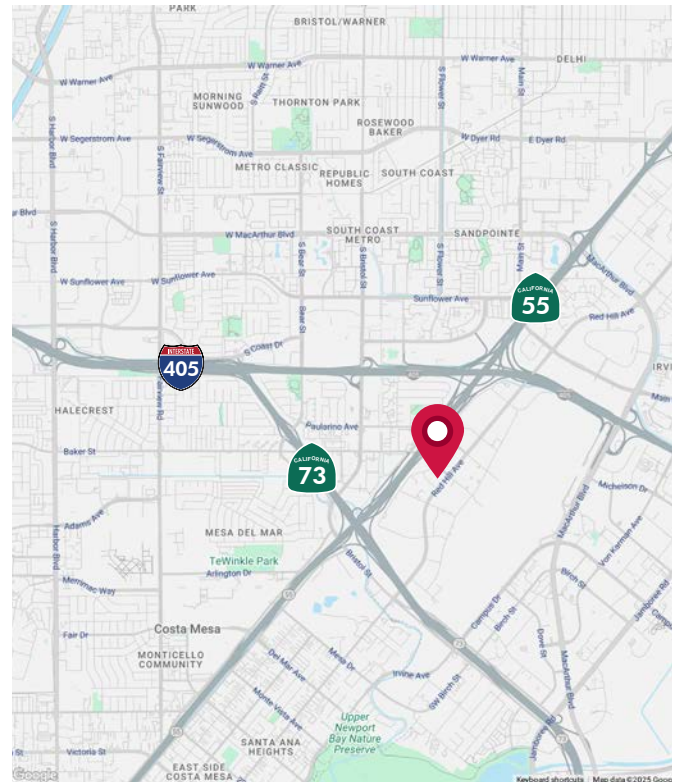
FOR SALE

275 BAKER STREET, COSTA MESA
±13,507 SF SINGLE-STORY OFFICE BUILDING



PROPERTY FEATURES

- ±13,507 SF Single-Story Office Building
- ±49,001 SF Parcel (1.13 AC)
- Single or Dual Tenant Capability
- Suite A: ±6,049 SF Leased to Telecare Corp through 2/28/2027 - Currently Paying \$16,634.75 Per Month, Gross (\$2.75 PSF)
- Suite B: ±7,458 SF Available to Occupy 9/1/2025, or Potentially Sooner
- 3:1,000 Parking Ratio (41 Parking Stalls)
- No Association
- Zoning: MP - <https://ecode360.com/42616829>
- Generational Location in the Heart of the John Wayne Airport Area
- **Asking: \$7,428,850**



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COMMERCIAL REAL ESTATE SERVICES

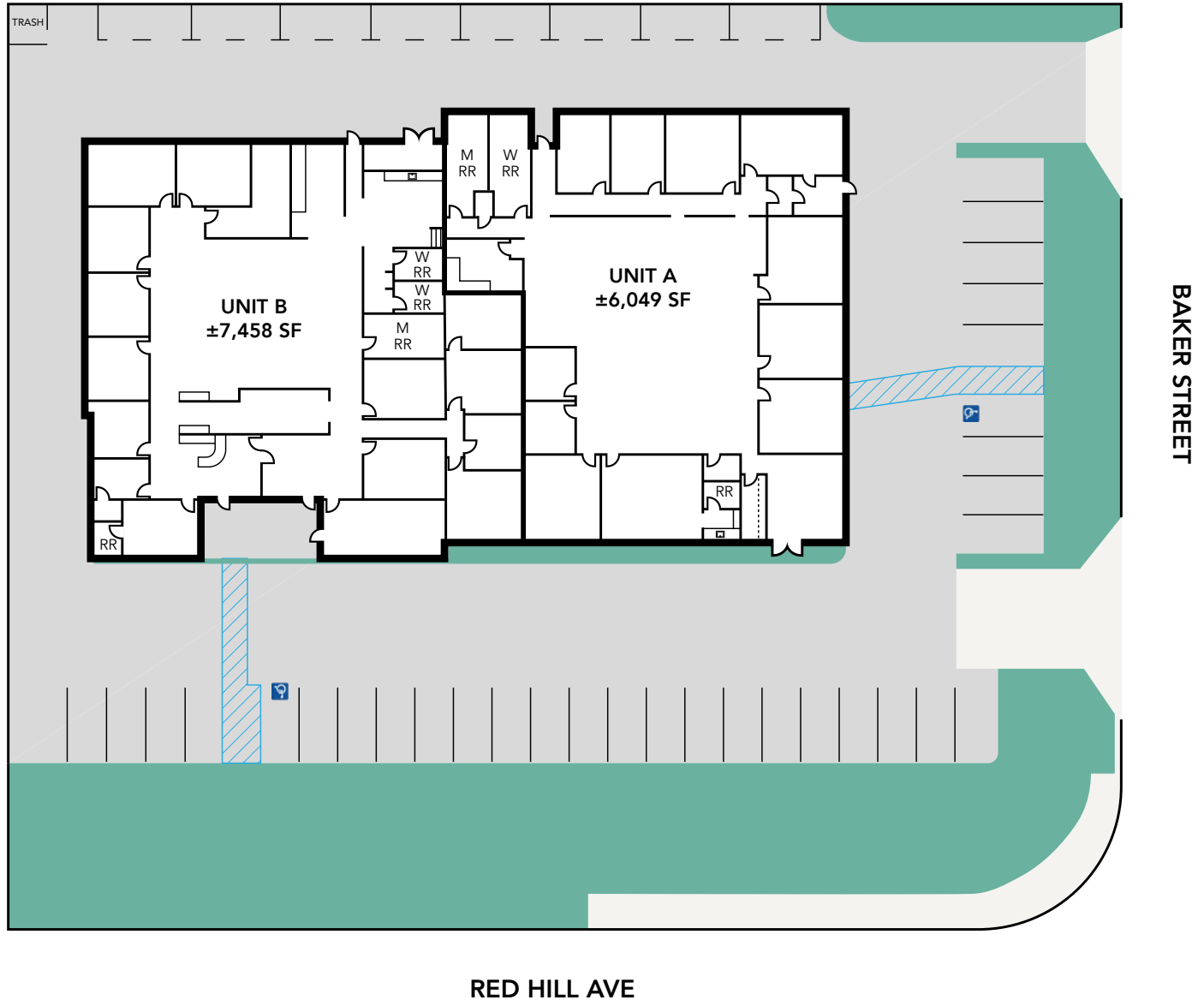
ORANGE COUNTY INDUSTRIAL

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SITE PLAN



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AERIAL MAP



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