

FOR LEASE

1382 VALENCIA AVENUE, SUITE G | TUSTIN, CA

Medical Equipment Doctor

G

**VALENCIA BUSINESS CENTER**  
± 5,202 SF Available / R&D Building  
High Visibility Location with Frontage on Valencia Avenue

**Unit G - ±5,202 RSF.**  
**Asking \$2.10/Modified Gross/PSF**  
(Tenant to pay their own utilities in addition to the rent)

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

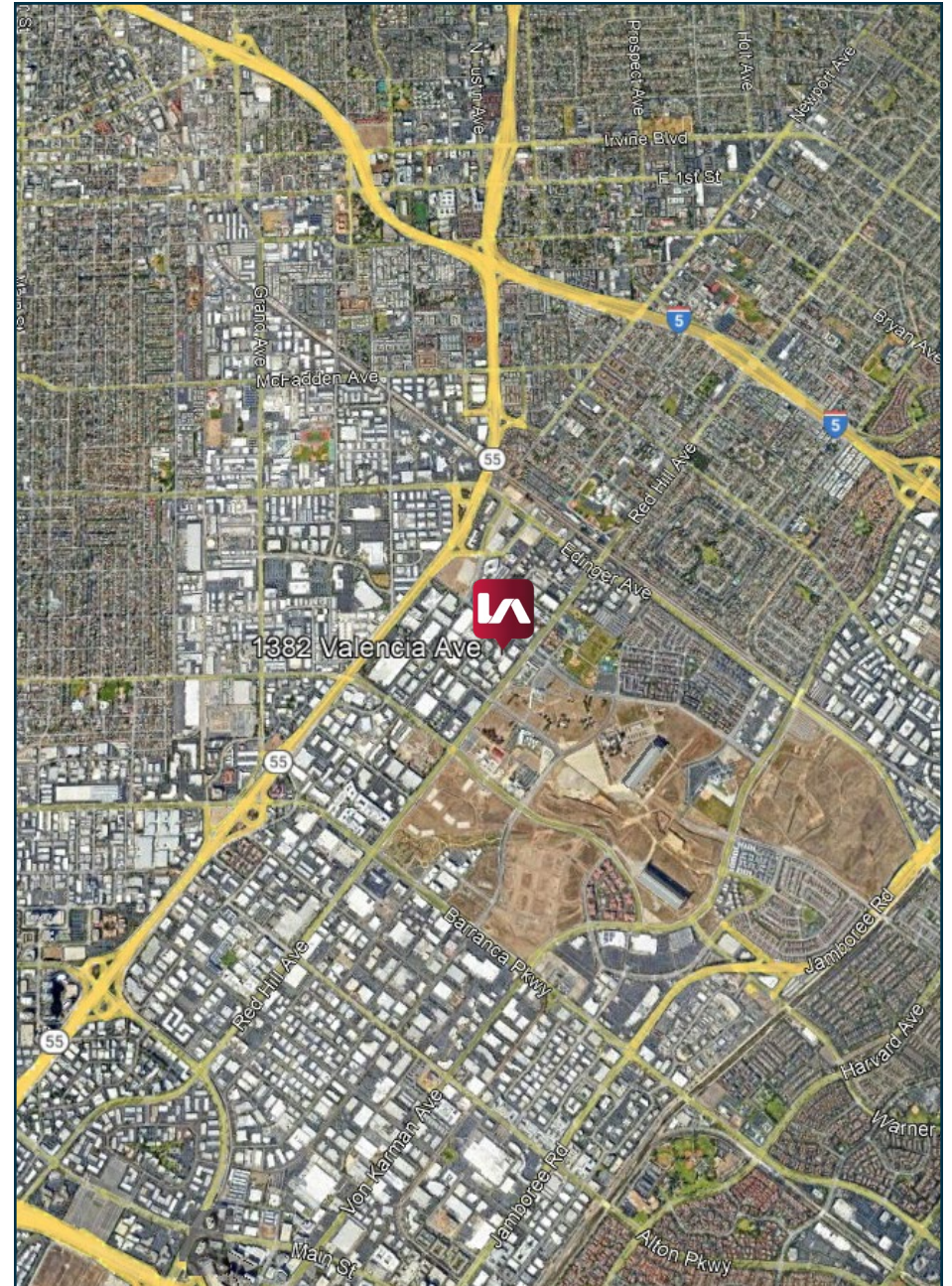
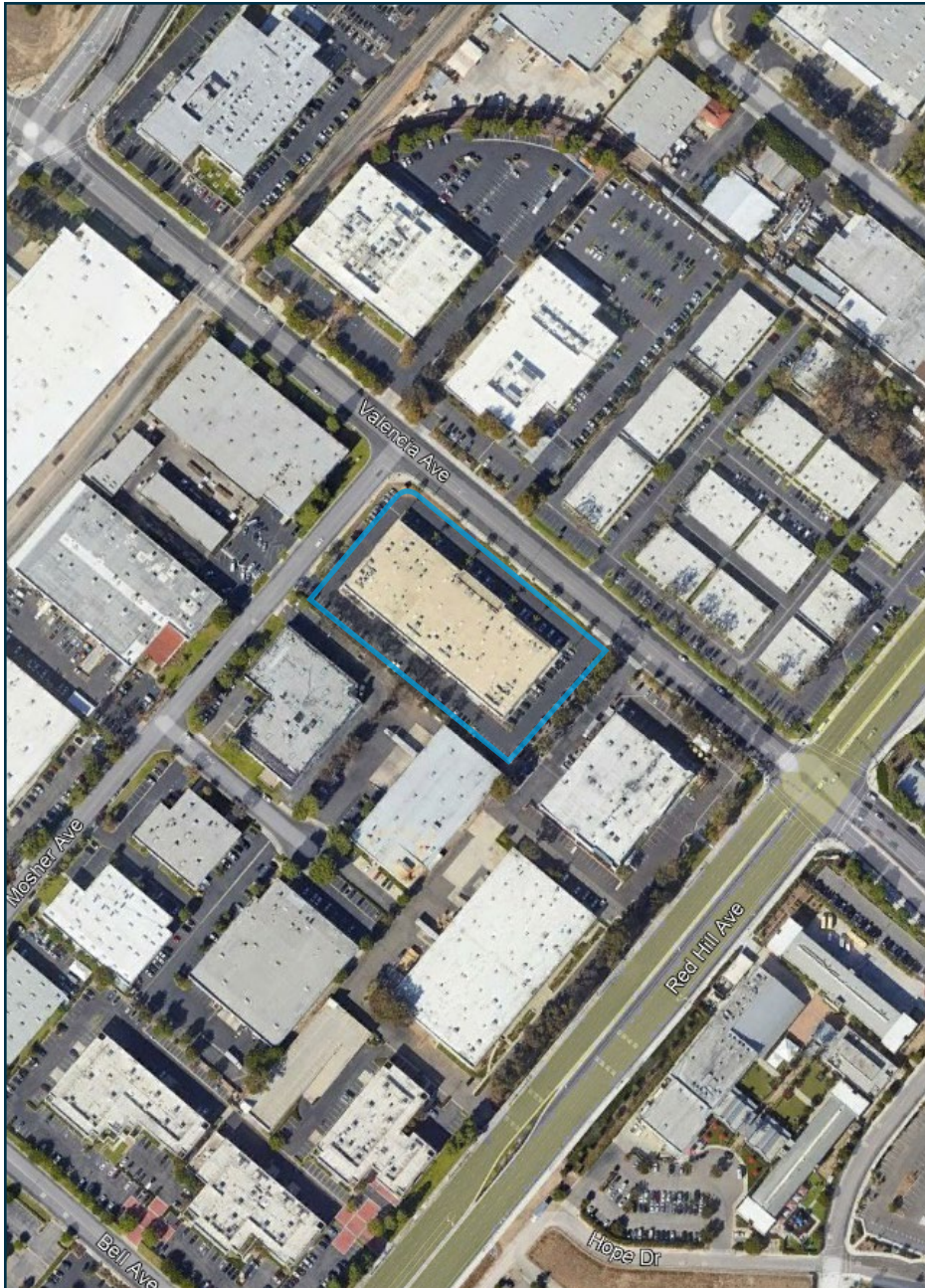
**Josh Reilly, MBA**  
Principal, DRE#01474368  
+1 (949)525-2720  
jreilly@leelalb.com

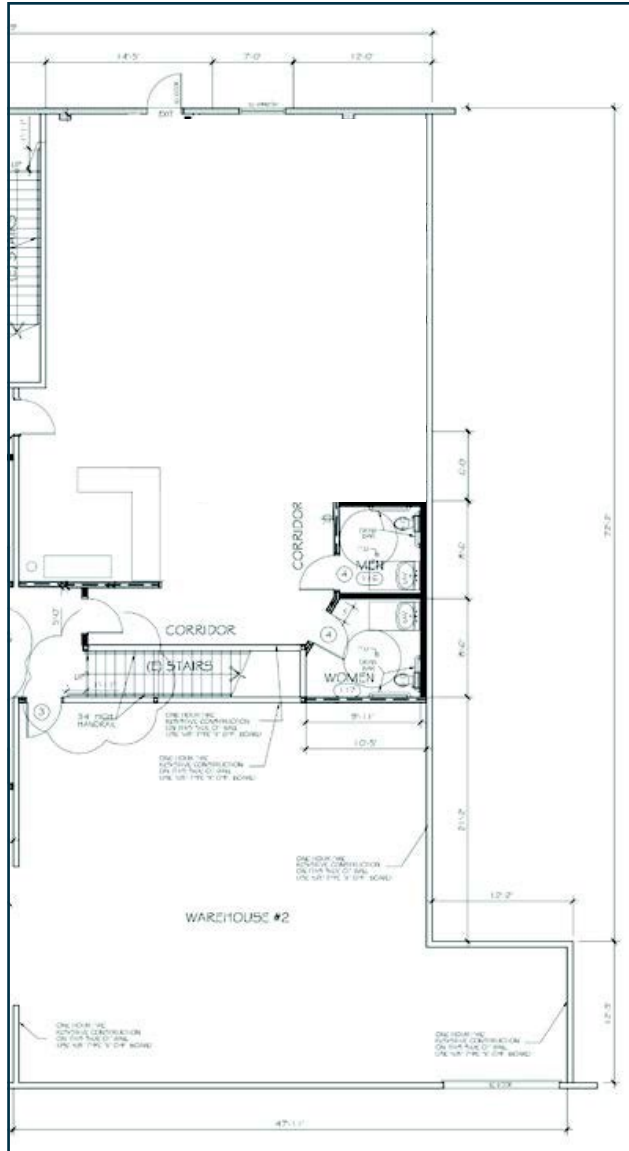
**Dede Hsu**  
Keller Williams PV Realty  
CalBRE#01023899  
+1 (310)722-9222

## Property Features:

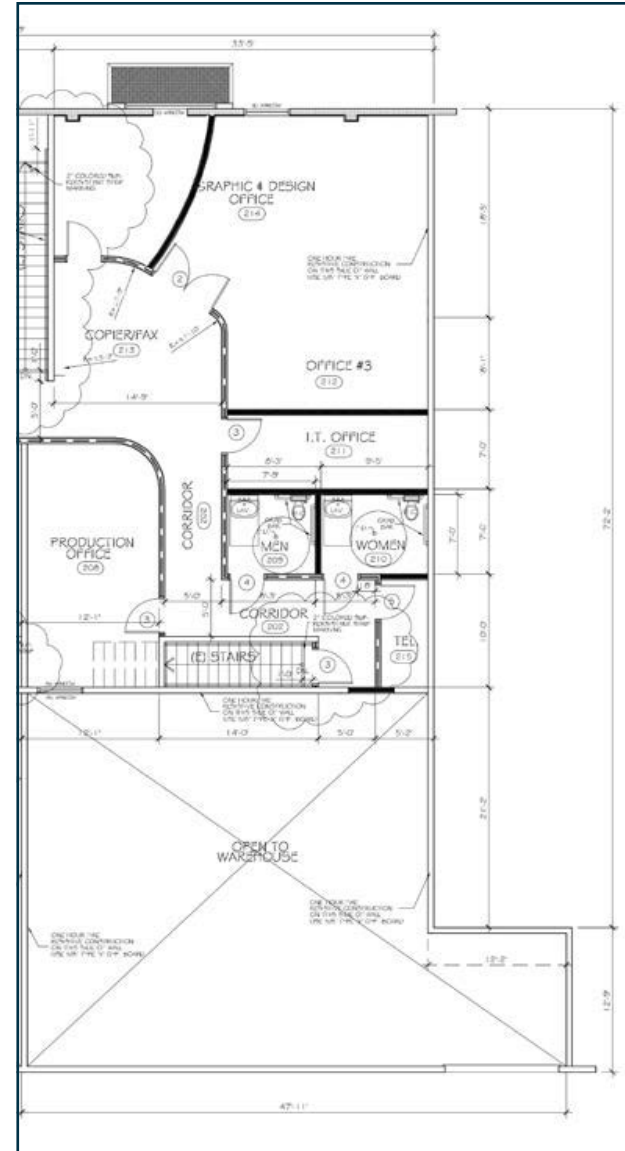
- 5,202 SF High-Image Flex / R&D Unit
- 3,822 SF High-Image Office Space
- 1,380 SF High Clear Warehouse
- 21' Clear Height in the Warehouse
- Fire Sprinklered
- 400 AMPs
- One (1) Ground Level Door (Covered Loading Area)
- High Visibility Location



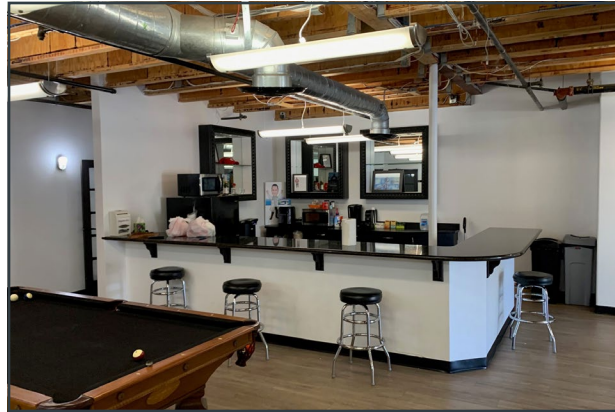
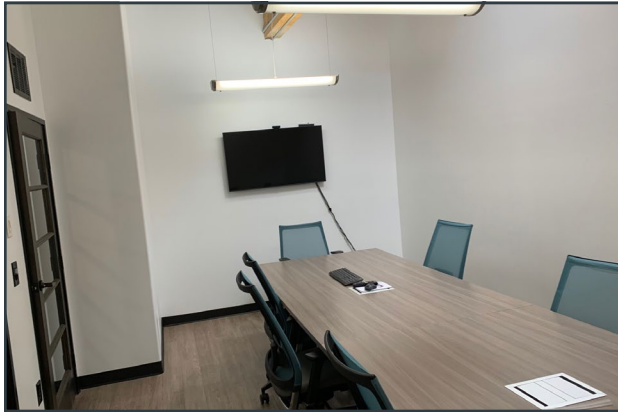




First Floor  
\*not to scale



Second Floor  
\*not to scale



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## VALENCIA BUSINESS CENTER

± 5,202 SF High-Image Flex / R&D Area

High Visibility Location with Frontage on Valencia Avenue



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