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FOR LEASE

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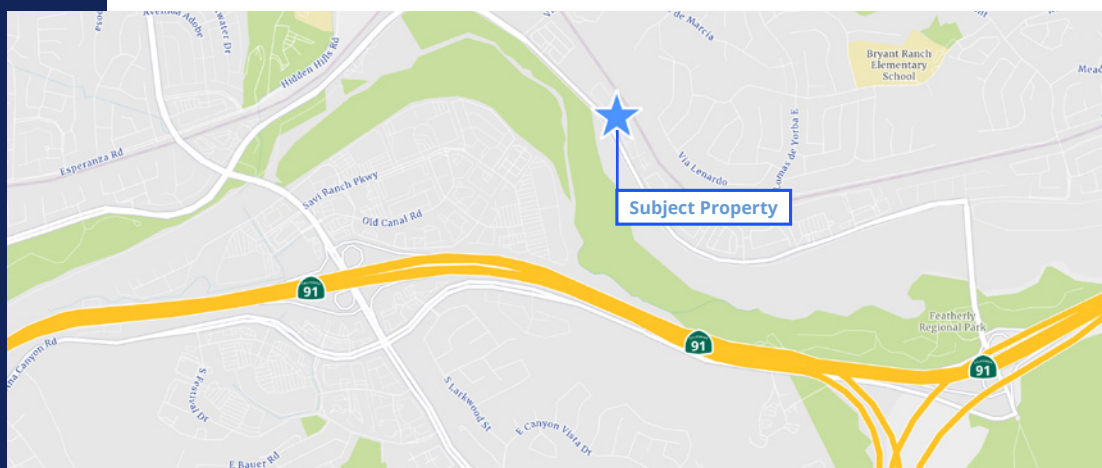
Yorba Linda Business Park

23001-23101 E La Palma Ave, Yorba Linda, CA

Property Features

- Frontage on La Palma Avenue
- High Image Business Park
- Office and Industrial/Flex Spaces Available
- No CAM Charges or Base Year Pass-throughs
- Stable Local Ownership

**Property Owner Particular About Use Talk to Broker Before Touring*



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3 Park Plaza Suite 1200
Irvine, CA 92614 | USA
www.colliers.com

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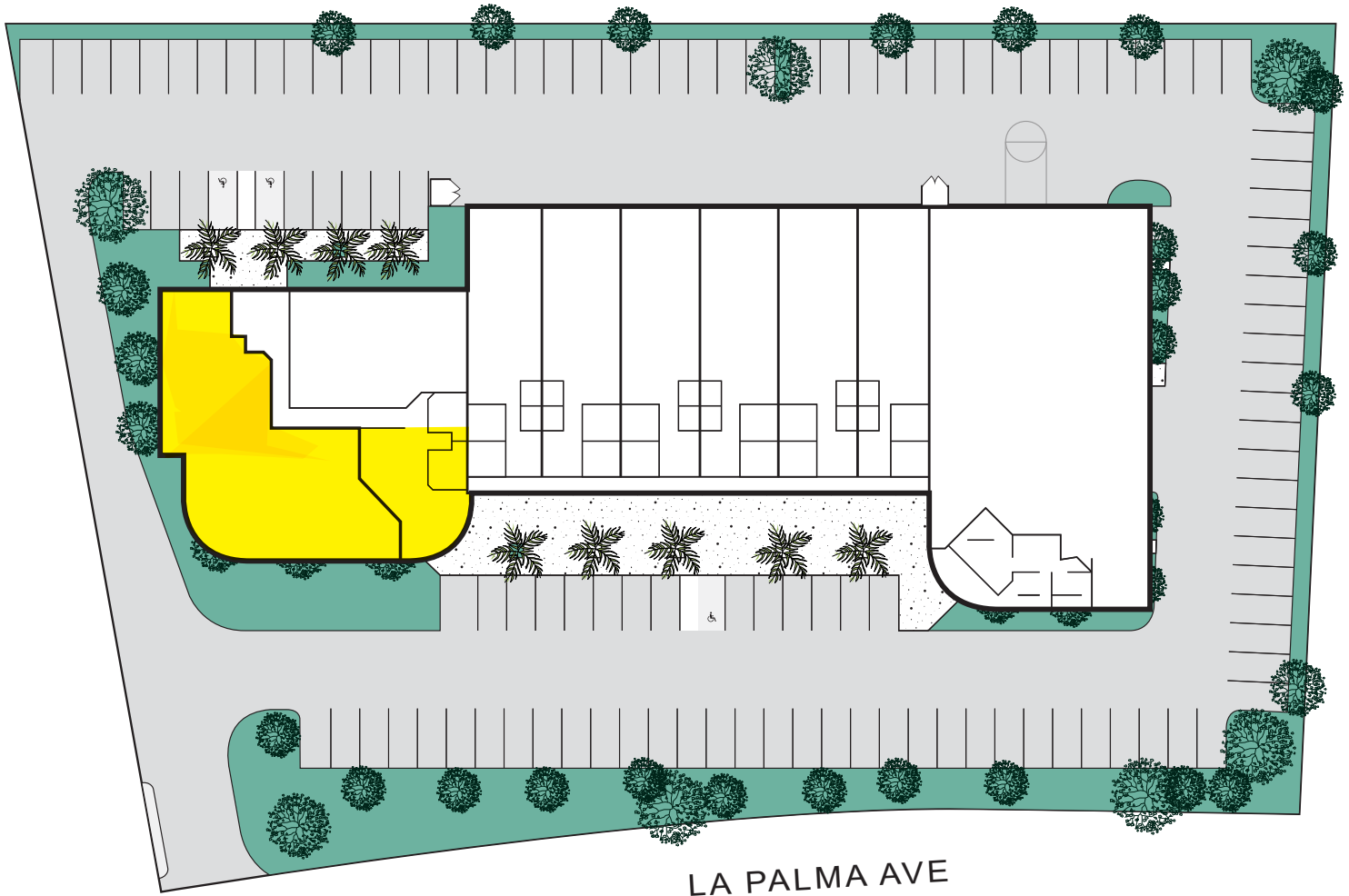
Accelerating success.

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Site Plan

SITE PLAN



Suite	Rentable SF	Lease Rate PSF	Availability & Comments
210 - Office	±1,530	\$1.65 FSG*	4 Private Offices, Bullpen Area, Kitchenette
23041- Industrial	±2,136	\$1.50 G	Reception, 4 Private Offices, Kitchenette, 2 Restrooms, Warehouse

**Includes Water, Electric & Janitorial*

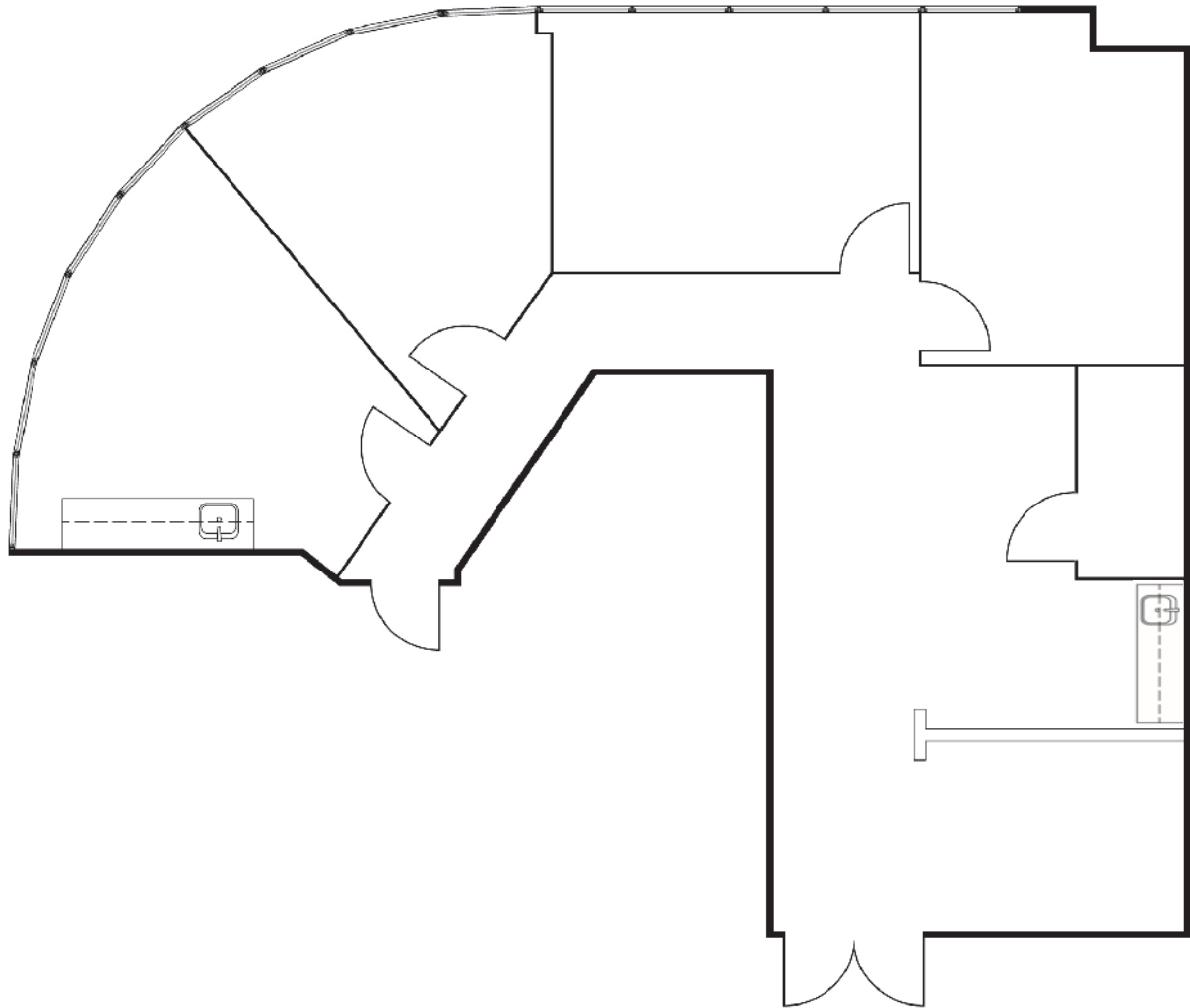
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Floor Plan

Suite 210 - Office

± 1,530 SF RBA



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