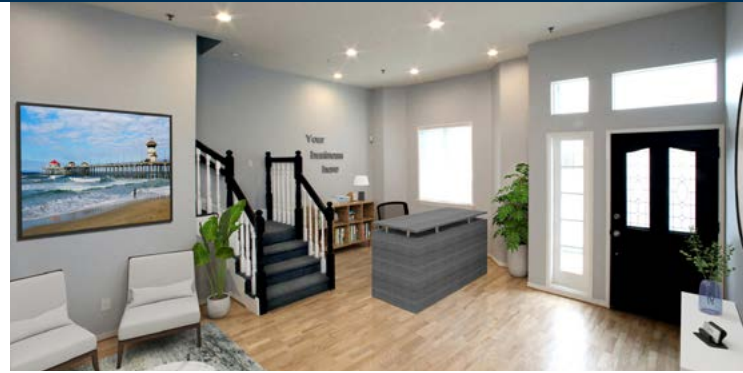


FOR SALE OR LEASE

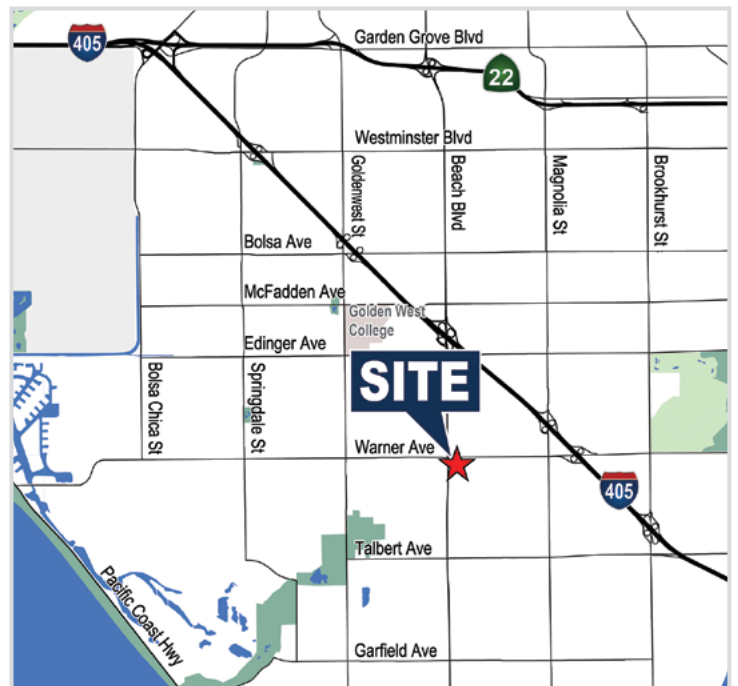
Iconic Freestanding Creative Office Space

8092 Warner Ave., Huntington Beach, CA



BUILDING FEATURES

- Freestanding Creative Office Space
- ±2,730 SF + ±220 SF of Storage Space
- Beautiful Renovations: Hardwood Floors, Paint, HVAC, Lighting, Security System
- One-of-a-Kind Styling, High-End Finishes
- Open Concept Floorplan
- High Ceilings with Incredible Natural Light
- High-Speed Internet
- Monument Signage
- Close Proximity to the 405 Freeway, Located Just Off of Major Arteries, Beach Blvd. & Warner Ave.



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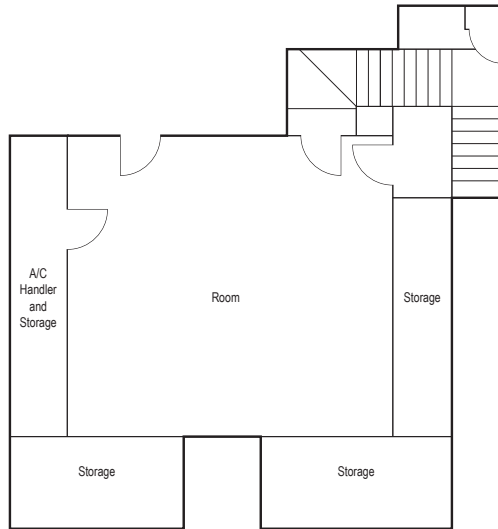
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



*Not To Scale



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DEMOGRAPHICS & TRAFFIC COUNT

Population	Household Income	Approx. Cars Per Day
525,000 within 5 mile radius	\$170,000 within 5 mile radius	71,900



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