

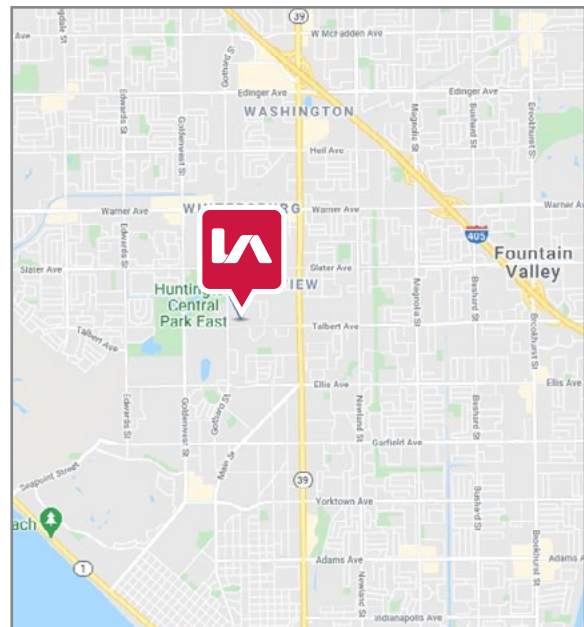


**PROPERTY FEATURES:**

- ±8,800 RSF Freestanding Office Building for Sale and ±1,800 RSF – ±4,400 RSF for lease on the 2nd Floor
- Limited Inventory of Office Buildings for Sale in Huntington Beach
- No Association
- Plenty of Parking with 28 Stalls (3.20/1,000 sf)
- Close Proximity to 405 Fwy
- Ample Parking
- Efficient Floor Plan(s)
- Very Clean Business Park

**FOR SALE:**  
\$3,499,999 or \$397.72 / PSF

**FOR LEASE:**  
±1,800 - ±4,400 SF | \$2.35 / SF FSG



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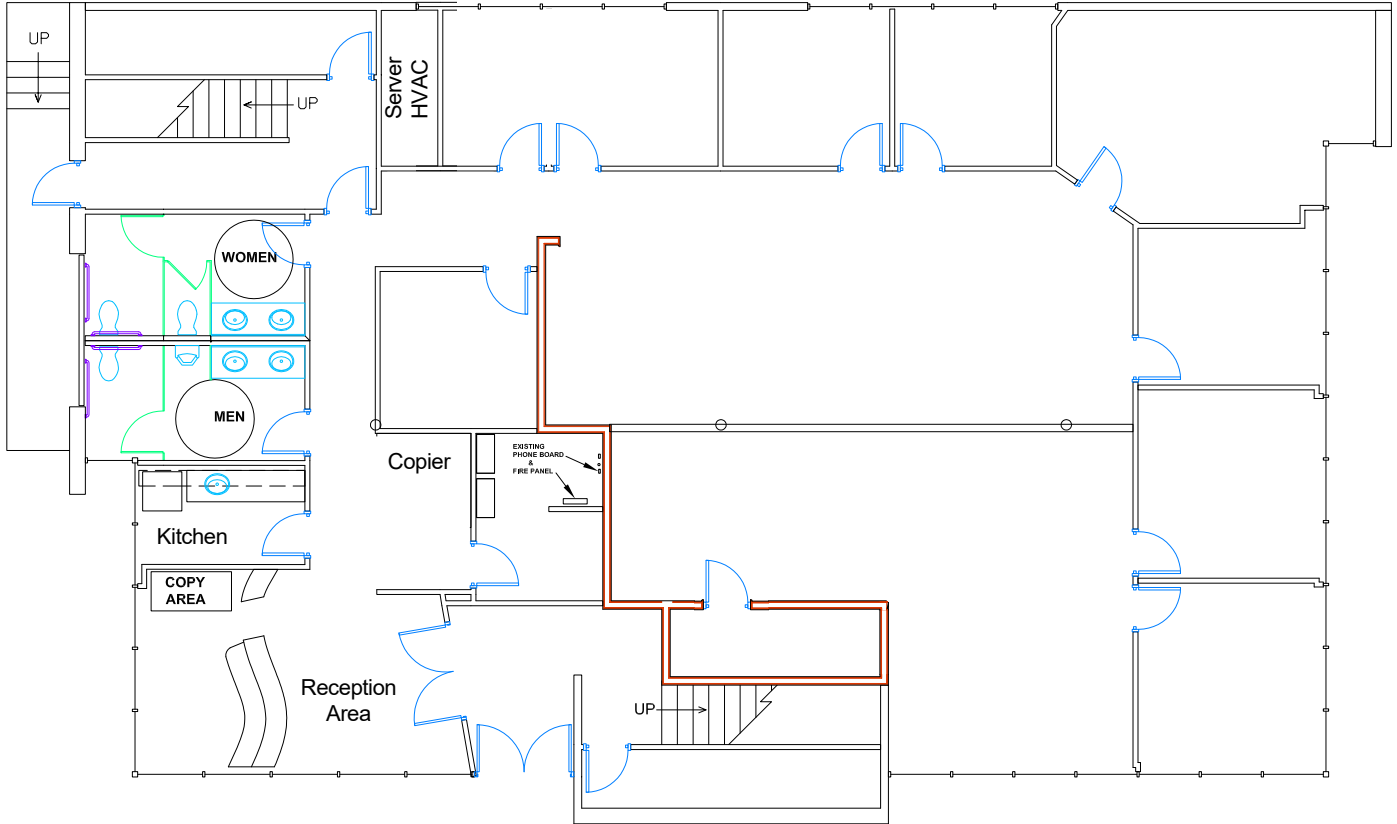
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## TALBERT - 1ST FLOOR (NOT DRAWN TO SCALE)



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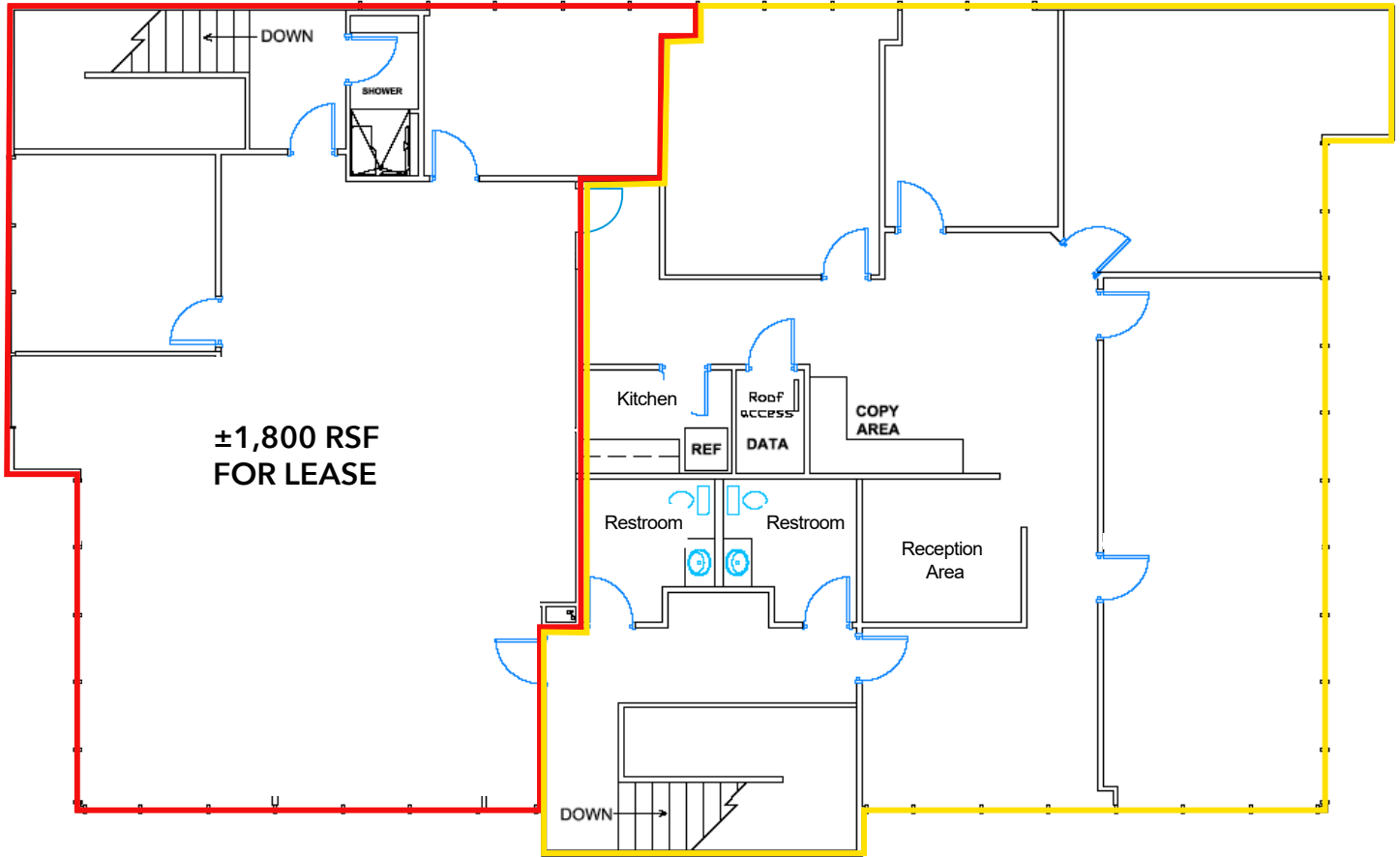
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**TALBERT - 2ND FLOOR**  
(NOT DRAWN TO SCALE)



*\*SELLER CAN VACATE HIGHLIGHTED AREA UPON CLOSE OF ESCROW SO BUYER CAN OCCUPY UP TO ±4,400 RSF ON THE 2ND FLOOR.*

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