

**FLEX & OFFICE SPACES
AVAILABLE FOR LEASE**

**FOR LEASE
6481 ORANGETHORPE AVE.
BUENA PARK, CA 90620**



PROPERTY FEATURES:

- ***FLEX & OFFICE SPACE AVAILABLE FOR LEASE***
- ***Located in Buena Park Business Complex***
- ***Private Offices and Restrooms available in selected spaces***
- ***Ground Roll-Up Door available in selected spaces***
- ***Excellent Access to Freeway 5 and 91***
- ***17' Minimum Clearance Height***
- ***Ample Parking Spaces***
- ***CAM Fee: \$0.17 per sf., includes Trash, Water and Common Area Maintenance Charges.***

For more information:

**BERKSHIRE
HATHAWAY** | CALIFORNIA
PROPERTIES
COMMERCIAL DIVISION

***Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: Kevin.Lee@bhhsccaprops.com***

AVAILABLE OFFICE and FLEX SPACES:

Space #:

Size:

Rent Rate:

<u>6970-07 Aragon (FLEX)</u>	<u>1,606 SF.</u>	<u>\$1.30 PSF/Mo. + CAM</u>
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<u>6970-08 Aragon (FLEX)</u>	<u>1,525 SF.</u>	<u>\$1.30 PSF/Mo. + CAM</u>
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<u>6970-07/08 Aragon (FLEX)</u> <u>(combine 2 units)</u>	<u>3,131 SF.</u>	<u>\$1.25 PSF/Mo. + CAM</u>
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CAM FEE = \$0.17/SF/Mo.

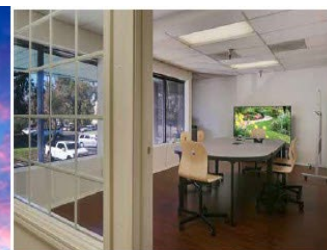
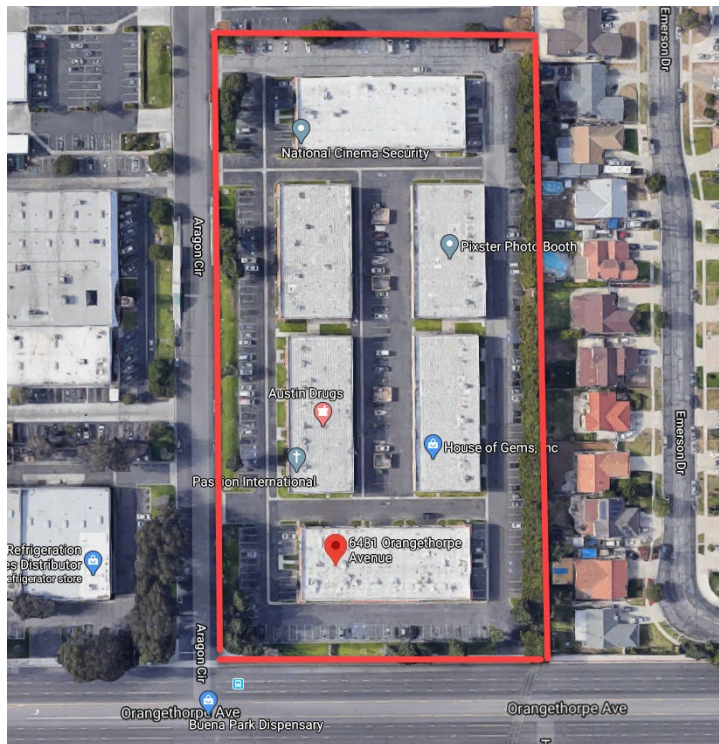
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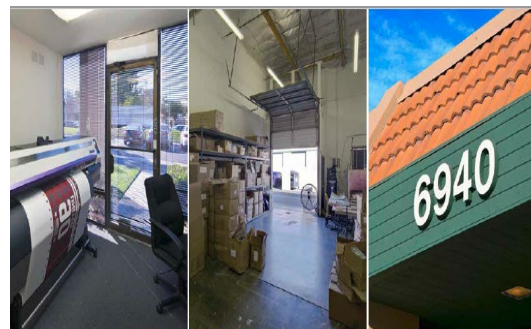
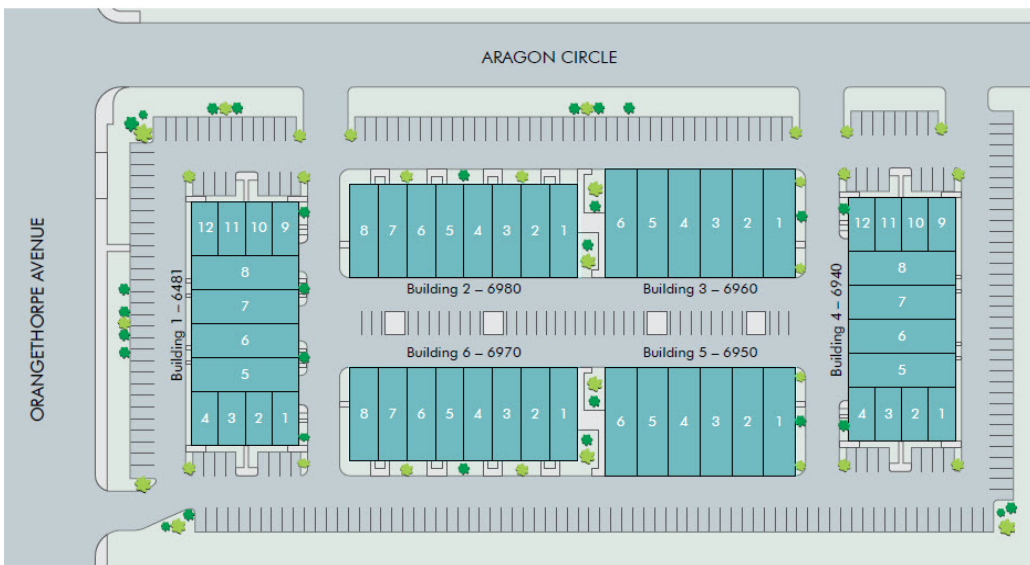
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SITE PLAN



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