

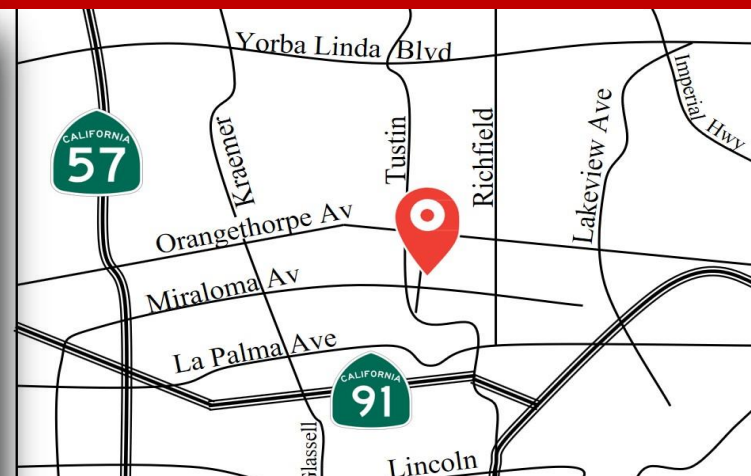
RIVERBEND INDUSTRIAL CENTER FOR LEASE



1230 N. Jefferson St., Suite B, Anaheim, CA 92807

PROPERTY FEATURES

- 2,400 sf office unit
- Located in the Riverbend Industrial Center
- Flexible Layout: Modular cubicle walls allow for up to 17 workstations, adaptable to specific needs.
- Modern Two-Story Office: Spacious, contemporary office unit across two floors.
- Versatile Spaces: Six offices cater to diverse business needs with individual work areas.
- Adaptable Design: Easily reconfigurable layout for optimized workflow and efficiency.
- Low and Reliable Anaheim Power Electrical Rates
- Highly Desirable North Orange County location with ideal proximity to infrastructure, ports, airports and a strong labor pool
- Immediate Access to Costa Mesa (55), Riverside (91) and Orange (57) Freeways



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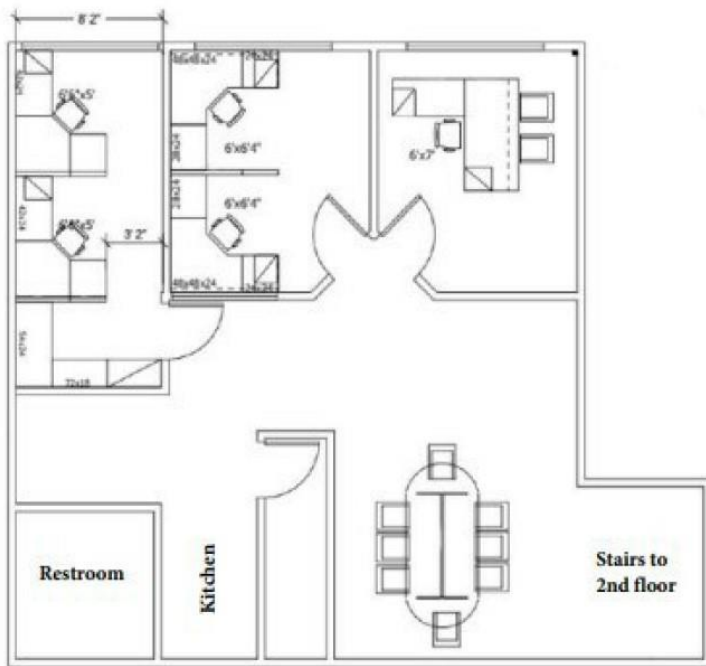
Corp CAL DRE# 01291393

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

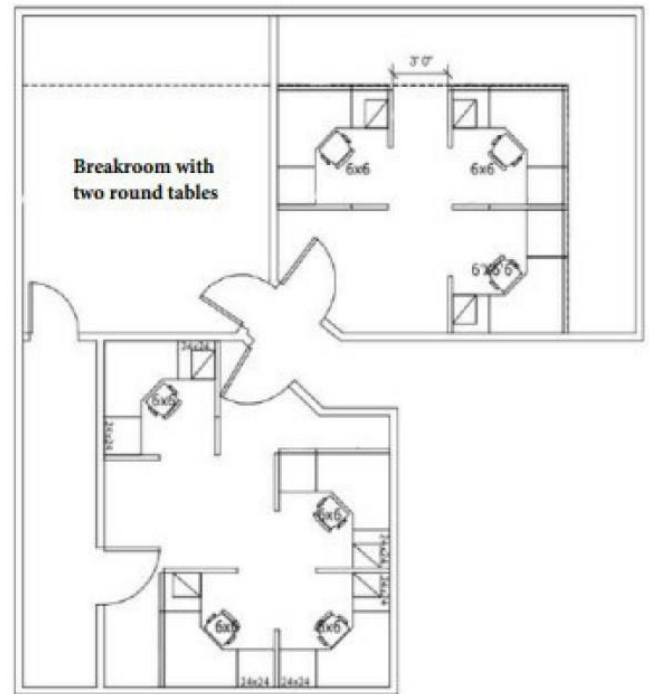
Floor Plan

1230 N. JEFFERSON ST., SUITE B | ANAHEIM, CA 92807

FLOOR PLANS



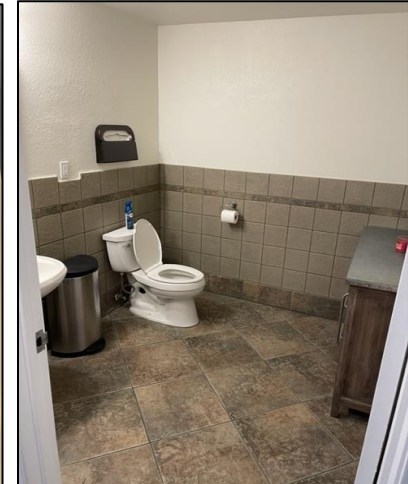
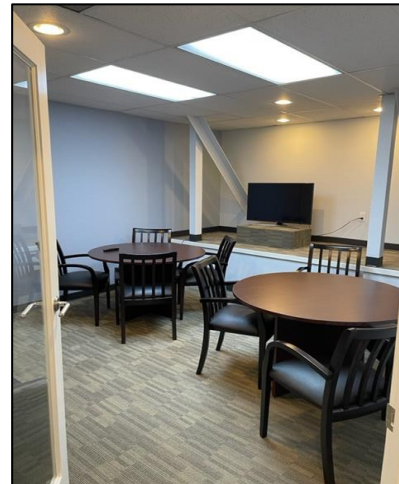
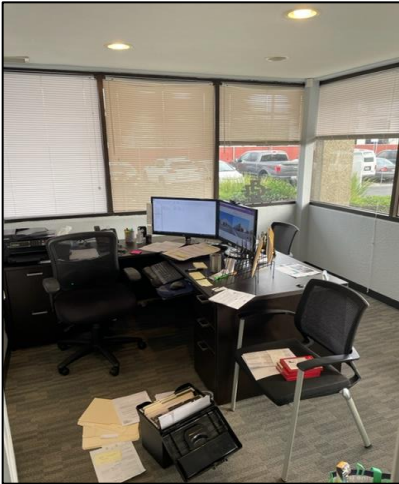
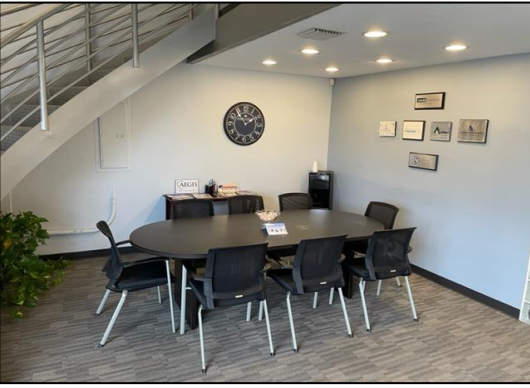
1st Floor



2nd Floor

Building Pictures

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Aerial View

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**Outlines are not to scale,
They are approximate*



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