

# FOR LEASE

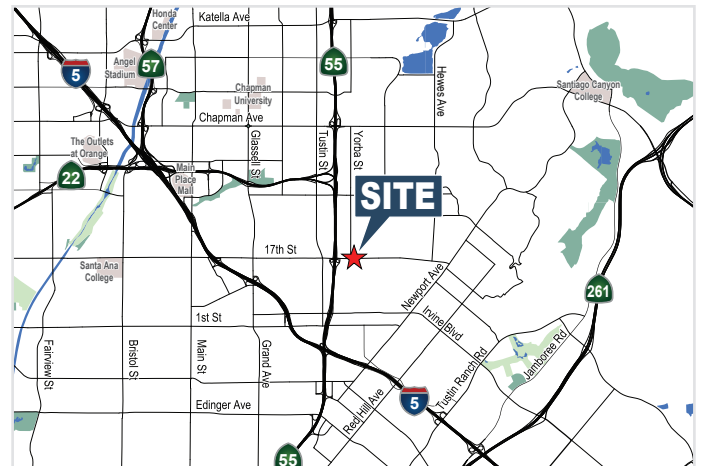
## ±3,420 SQUARE FEET OFFICE SPACE

17541 17th Street, Tustin, CA



### PROPERTY FEATURES

- Executive Suites Available
- Corporate Image Office
- Class "A" Office Interior
- New Tenant Improvements
- Elevator Served
- Major Street Frontage
- Private Offices/Open Area
- Corner Offices with 180° Views
- Numerous Retail Amenities
- 1-14 Offices Available
- Shared Building Conference Room
- Excellent Freeway Access to 55, 57 and 22 Freeways
- LED Light Fixtures
- Extensive Interior Glass
- Divisible
- Server Room with HVAC
- High Speed Internet Available\*
- Shared break room on 2nd Floor with dishwasher and water filtration system



**Voit**  
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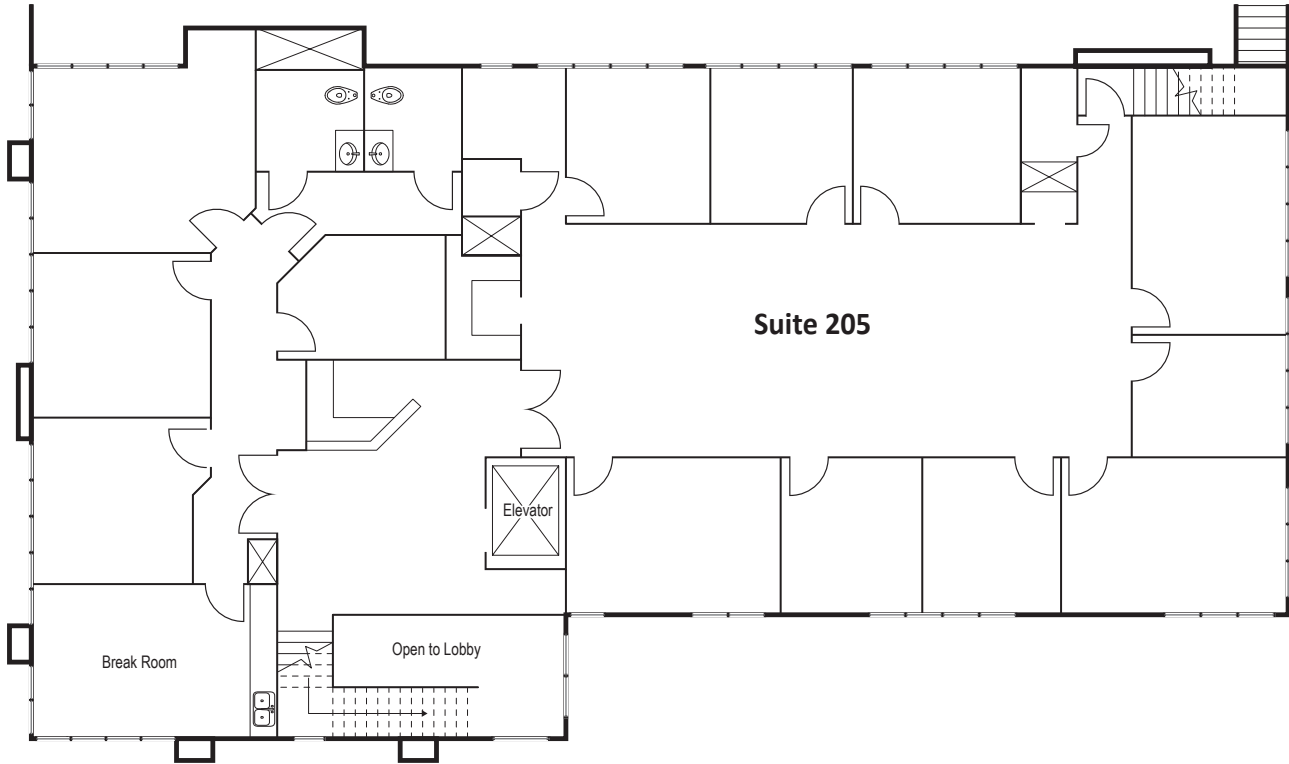
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### 2<sup>nd</sup> FLOOR



### AVAILABLE SUITES

Floor	Suite	Rentable Area (SF)	Lease Rate PSF	Lease Rate Monthly	Comments
2nd	205	±3,420	\$1.00*	\$3,420.00	Large Office with 9 PVTs and Open Bullpen Area

\* \$1 PSF/Month FSG Teaser Rate Offered For First 6 Months on Qualified Deals.

\*Asking Rate After 6-Month Teaser Rate is \$1.95 PSF/Month FSG

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### PHOTOS



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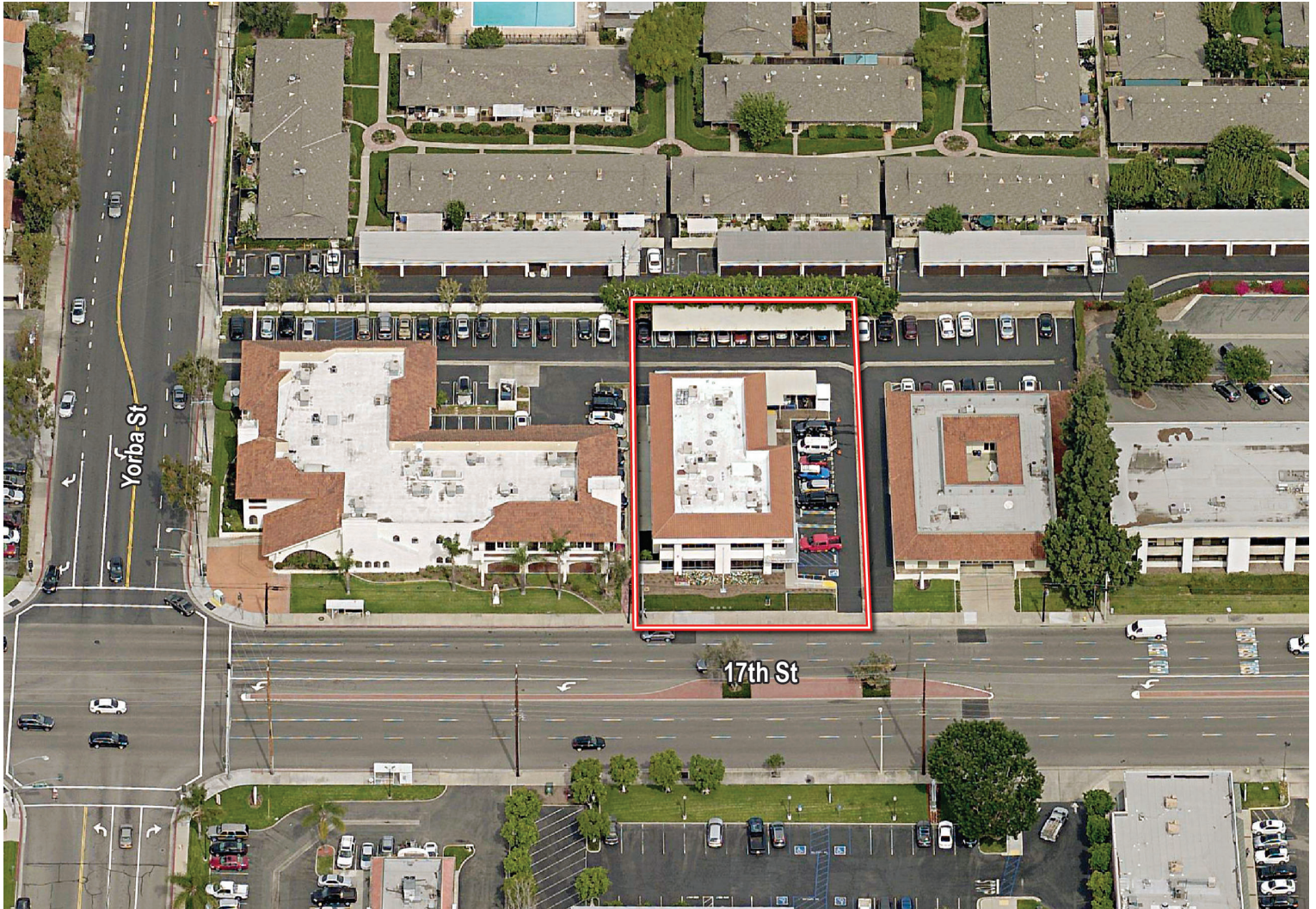
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### AERIAL



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### AMENITIES



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