

**\$150,000
PRICE
REDUCTION!**

PROPERTY FEATURES:

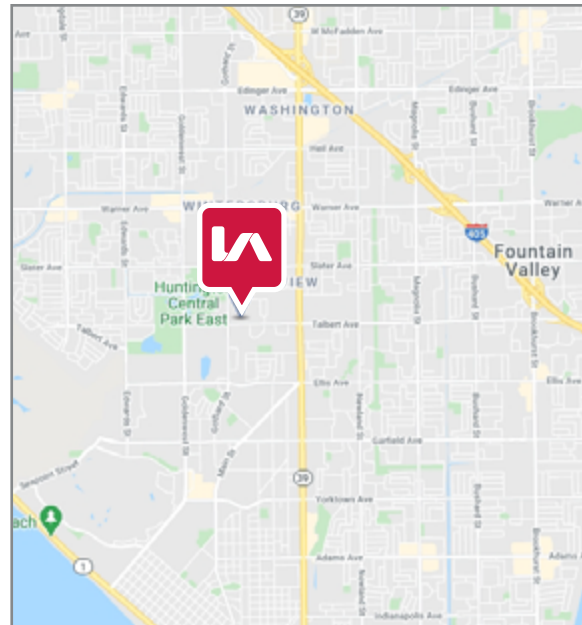
- ±8,800 RSF Freestanding Office Building for Sale and ±4,400 RSF – ±8,800 RSF for lease
- Plenty of Parking with 28 Stalls (3.20/1,000 sf)
- Ample Parking
- Efficient Floor Plan(s)
- Very Clean Business Park
- Limited Inventory of Office

Buildings for Sale in Huntington Beach

- No Association
- Close Proximity to 405 Fwy

FOR SALE:
\$3,350,000 (\$380.68/PSF)

FOR LEASE:
±4,400 SF to ±8,800 SF
\$1.25/PSF/FSG



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Josh Reilly, MBA
Principal | DRE# 01474368
P: +1(949)525-2720
E: jreilly@leelalb.com

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www.lee-associates.com



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TALBERT BUSINESS PARK

7491 TALBERT AVE, HUNTINGTON BEACH, CA 92648



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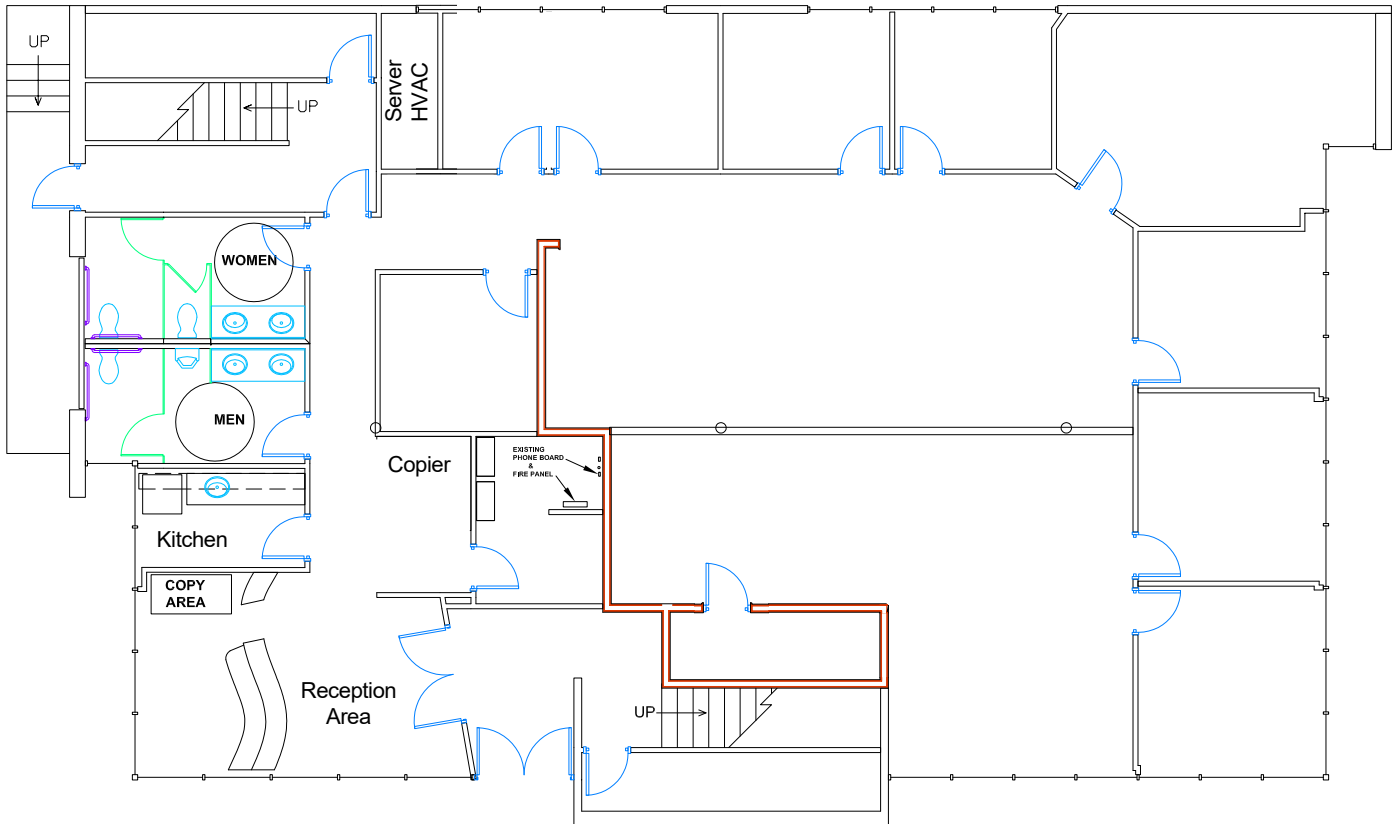
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TALBERT - 1ST FLOOR
(NOT DRAWN TO SCALE)



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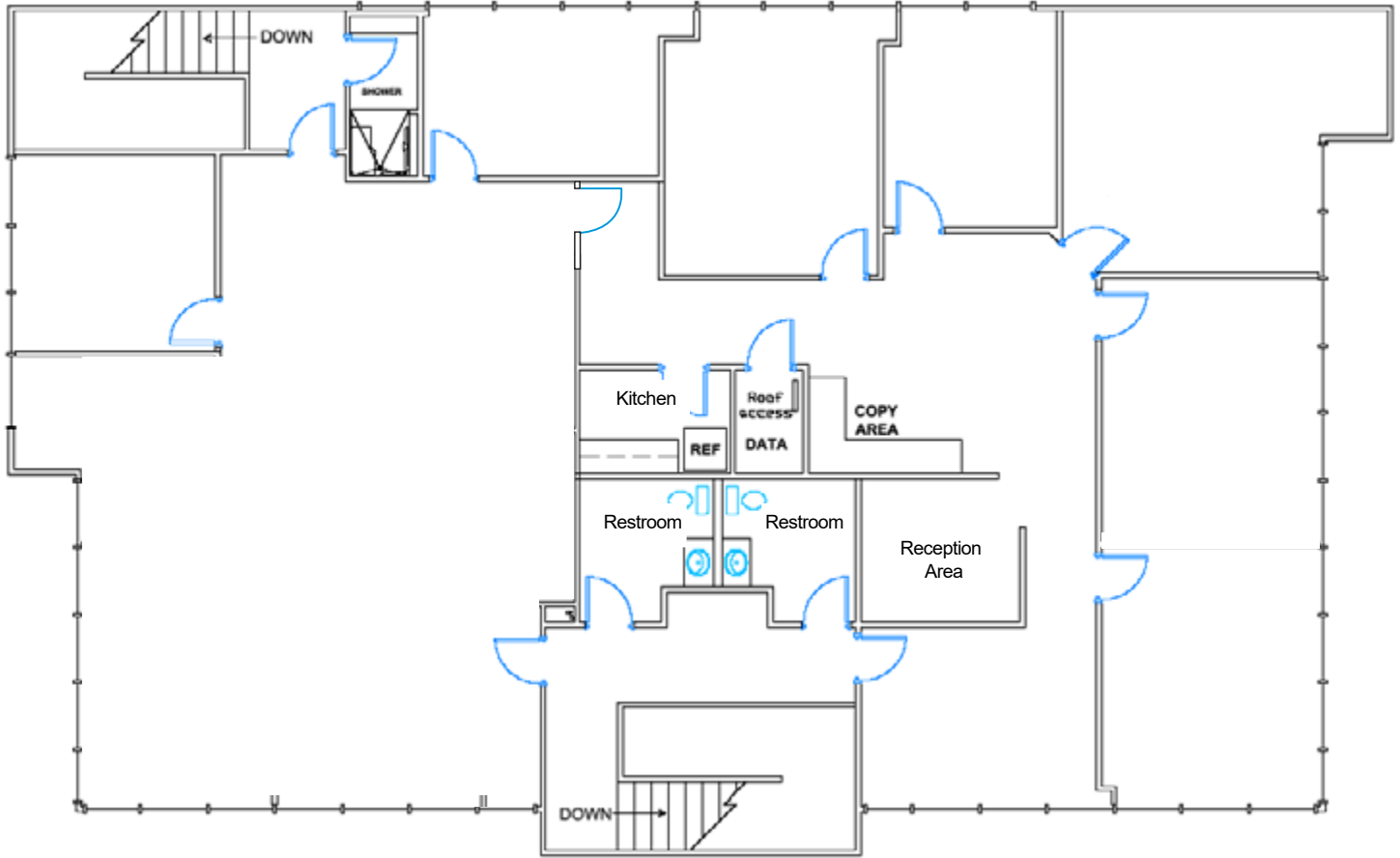
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TALBERT - 2ND FLOOR
(NOT DRAWN TO SCALE)



***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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