



2550 E Miraloma Way

2550 E Miraloma Way, Anaheim, CA 92806

Rick Marion

Mesa Partners

2550 E Miraloma Way, Suite 100, Anaheim, CA 92806

rickmarion112@gmail.com



2550 E Miraloma Way

\$29.88 /SF/YR

3,500 sf - 1st floor lease @ \$1.80 sf/mo) w/ outside contractor storage - 4,800 sf @ \$0.50 sf/mo) - Total rent lease @ \$8,700.00/mo + shared utilities
outside contractor storage, ten parking stalls, shared visitor parking, available building signage location. 9-offices, 1-conference, 3-restrooms, 1-kitchen

2nd floor - 2,000 sf office expansion lease available. (\$1.70 sf/mo) - Optional

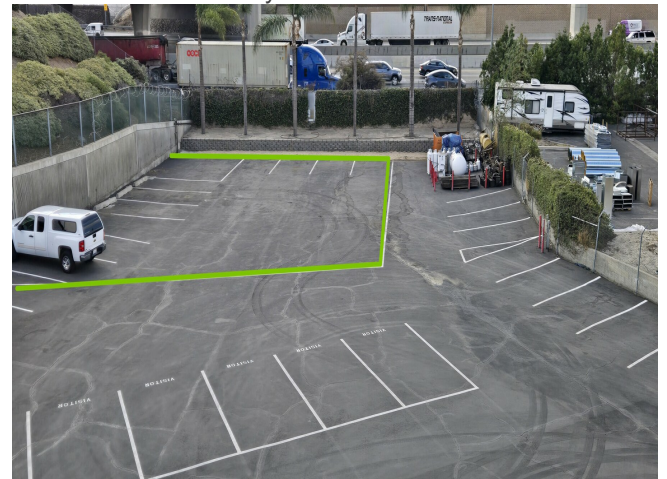
steel entry gate, freeway

Building owner, occupies 50% of 2nd floor w/ designated outside yard storage.

Listed rate may not include certain utilities, building services and property expenses...

- Construction offices and yard. Freeway frontage.

Close to 91/57 freeways.



Rental Rate:	\$29.88 /SF/YR
Min. Divisible:	3,500 SF
Property Type:	Office
Building Class:	C
Rentable Building Area:	8,000 SF
Year Built:	1968
Walk Score ®:	41 (Car-Dependent)
Transit Score ®:	38 (Some Transit)
Rental Rate Mo:	\$2.49 /SF/MO

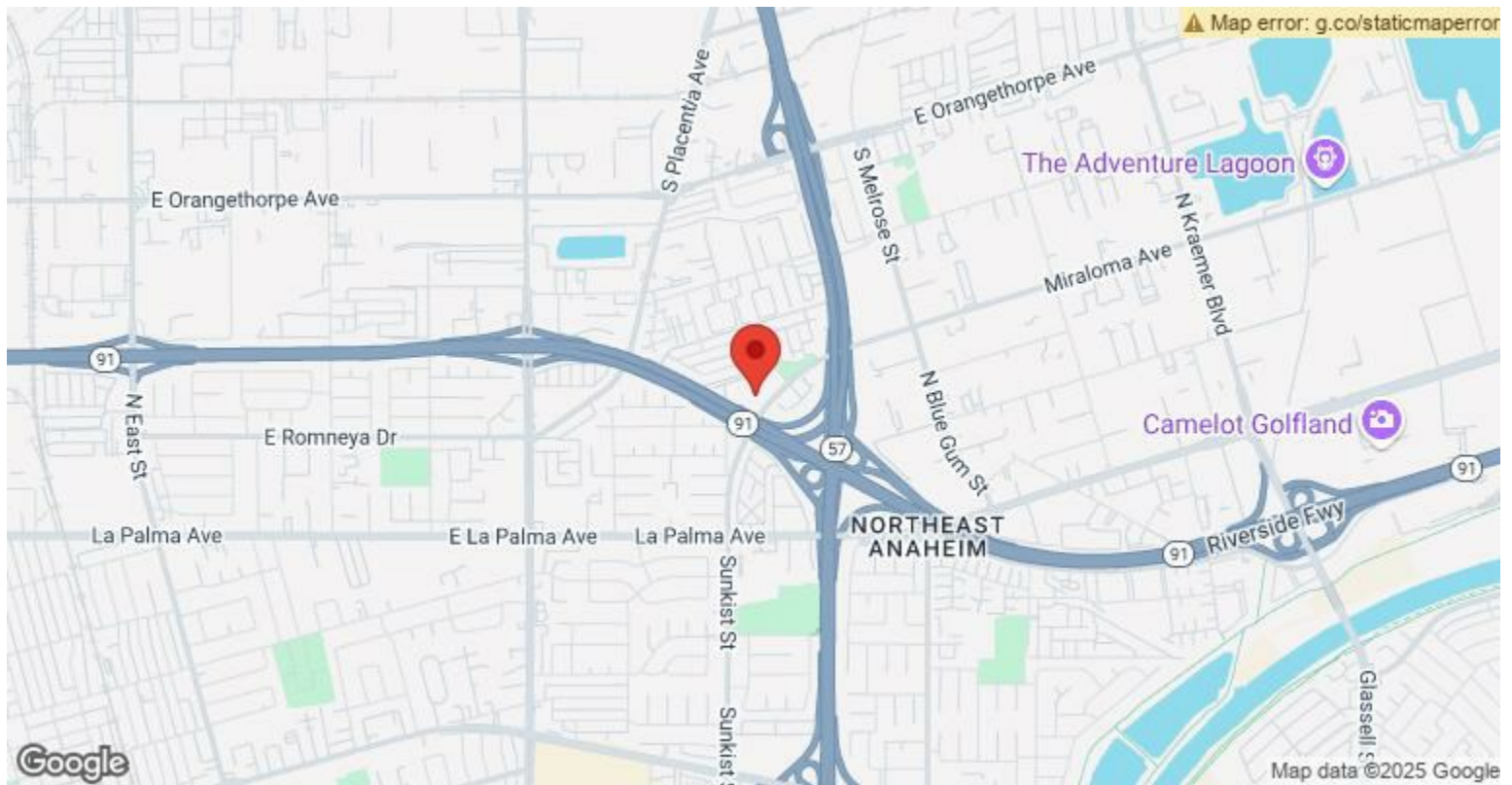
1st Floor Ste 150

Space Available	3,500 - 5,500 SF
Rental Rate	\$29.88 /SF/YR
Date Available	February 14, 2025
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	3 - 5 Years

3,500 sf - 1st floor lease @ \$1.80 sf/mo) w/ 4,800 sf @ \$0.50 sf/mo) - Total rent lease @ \$8,700.00/mo + shared utilitiesoutside contractor storage, ten parking stalls, shared visitor parking, available building signage location. 9-offices, 1-conference, 3-restrooms, 1-kitchen2nd floor - 2,000 sf office expansion lease available. (\$1.70 sf/mo) - Optionalsteel entry gate, freewayBuilding owner, occupies 50% of 2nd floor w/ designated outside yard storage. Listed rate may not include certain utilities, building services and property expenses

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Mesa Roofing Corp	-	



2550 E Miraloma Way, Anaheim, CA 92806

3,500 sf - 1st floor lease @ \$1.80 sf/mo) w/ outside contractor storage - 4,800 sf @ \$0.50 sf/mo) - Total rent lease @ \$8,700.00/mo + shared utilities
outside contractor storage, ten parking stalls, shared visitor parking, available building signage location. 9-offices, 1-conference, 3-restrooms, 1-kitchen

2nd floor - 2,000 sf office expansion lease available. (\$1.70 sf/mo) - Optional
steel entry gate, freeway

Building owner, occupies 50% of 2nd floor w/ designated outside yard storage.

Listed rate may not include certain utilities, building services and property expenses

Property Photos



Entrance lobby



Conference Room

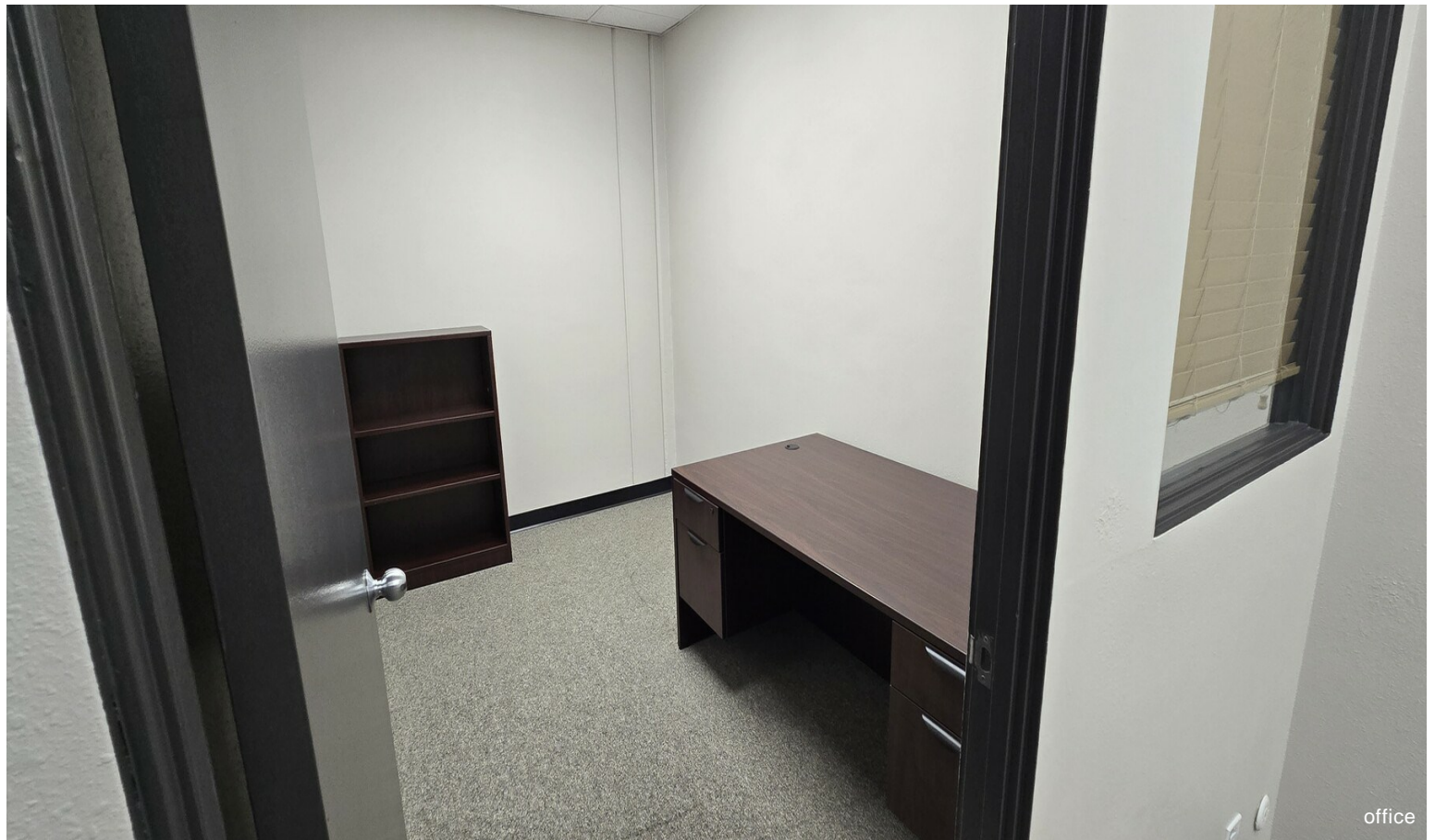
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Kitchen

