

FOR LEASE

±10,771 SF 2nd Floor Office Space



1311 Valencia Avenue, Suite 200

Tustin, CA 92780

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Property specifications

+10,771 SF 2nd-story office space (Suite 200), part of a larger 71,000 SF flex building

Elevator served

Twenty (20) private offices, multiple conference rooms, large bullpen areas for eighteen+ (18+) workstations, large kitchen & exclusive restrooms

Rate: \$1.25 FSG, includes electrical and water, excludes janitorial

Immediate Access to **55 Freeway**

Adjacent to **Tustin Legacy**

Within 2 Miles of The District with premiere shopping, dining & entertainment

Four (4) Miles from John Wayne Airport (SNA)

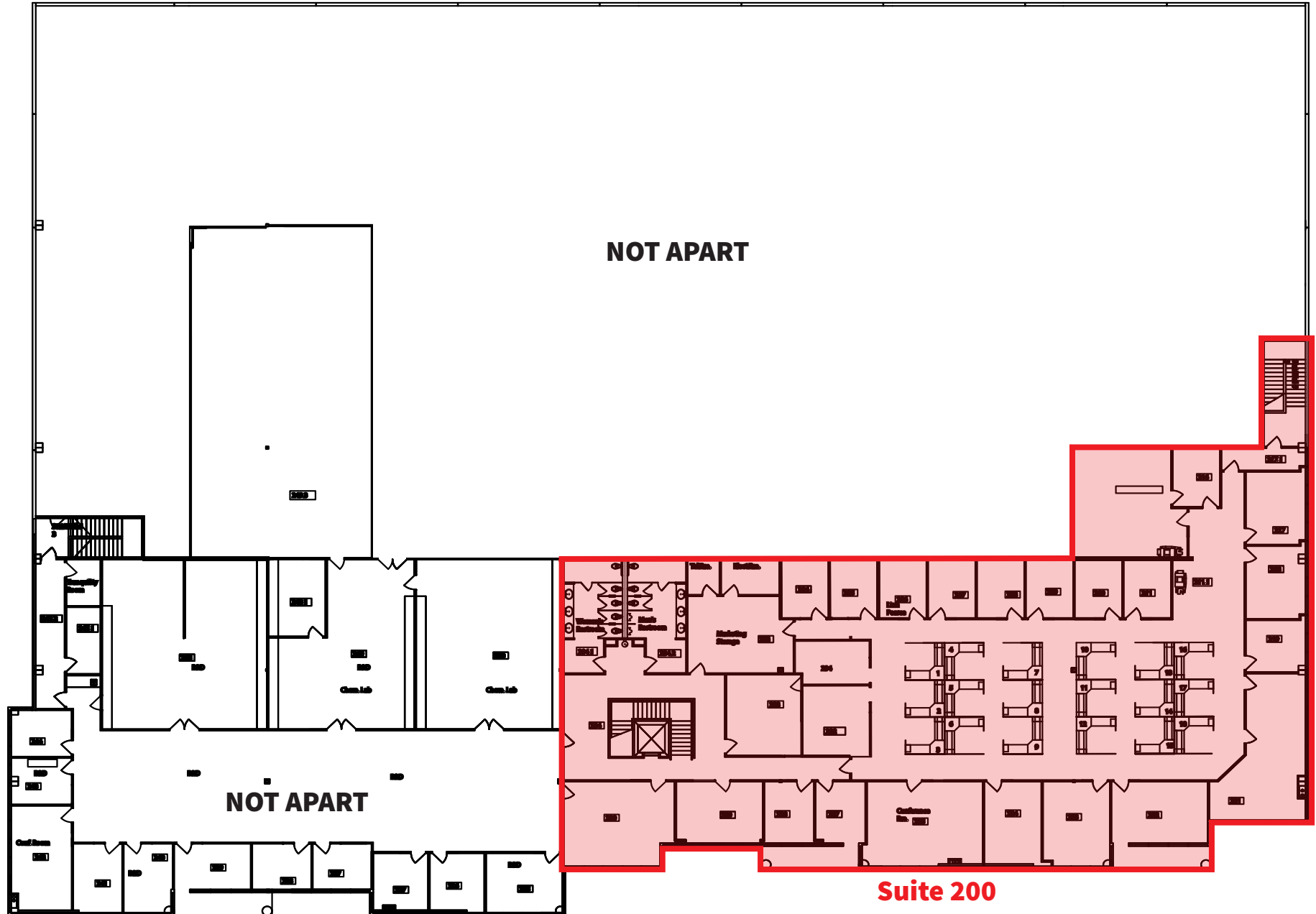


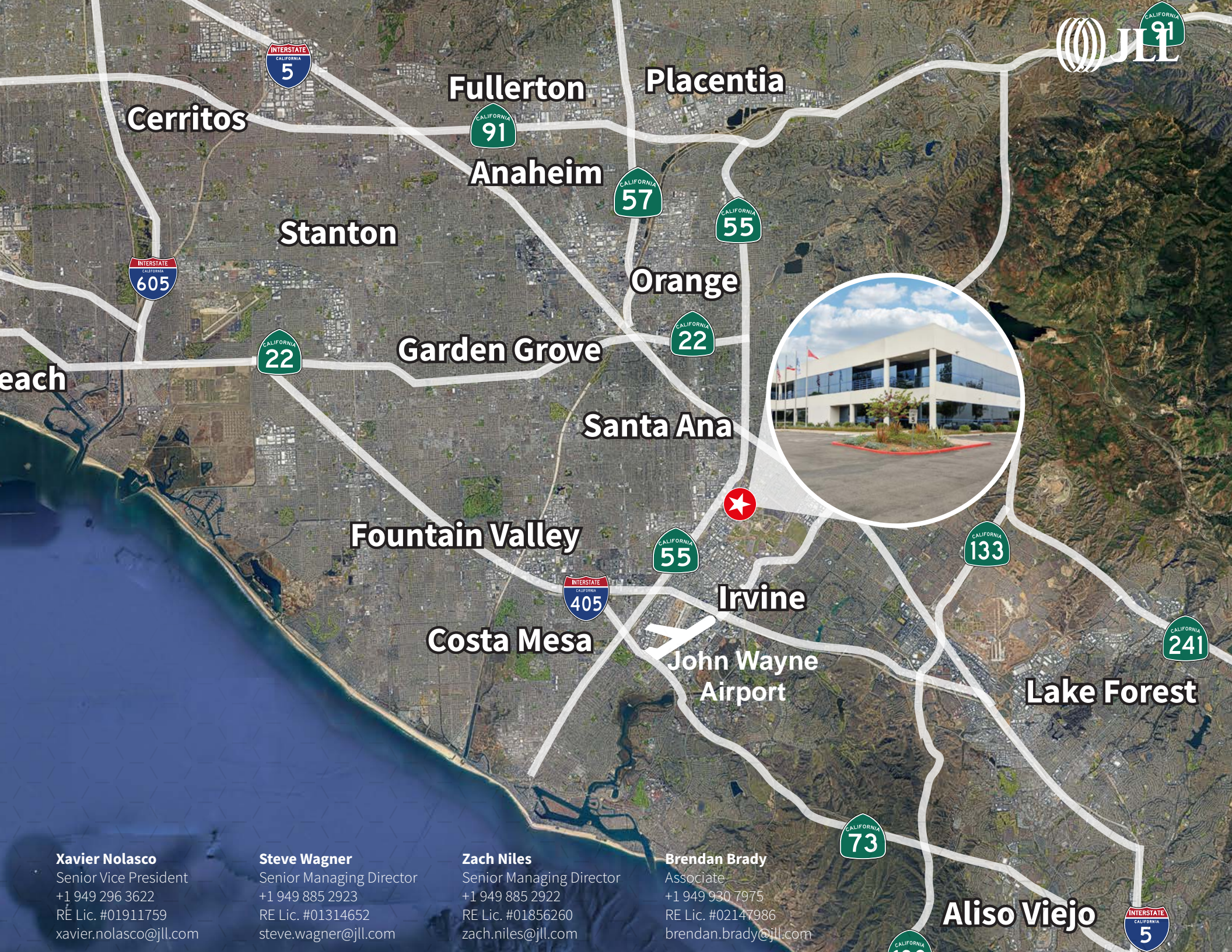
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Photos - Suite 200



Floor plans





Cerritos

Fullerton

Placentia

Anaheim

Stanton

Orange

Garden Grove

Santa Ana

Fountain Valley

Irvine

Costa Mesa

**John Wayne
Airport**

Lake Forest

Aliso Viejo

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