

932 E. CHAPMAN AVE. ORANGE, CA

4,022 SQ FT BUILDING
ZONED: OFFICE/PROFESSIONAL



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COMPASS
COMMERCIAL

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932 E CHAPMAN AVE, ORANGE CA



STAND-ALONE OFFICE PROFESSIONAL

4,022 SQFT — 7,418 SQ FT LOT

LOT APN: 390-451-03

Originally built in 1922, this charming Spanish-style office enjoys major street frontage along Chapman Avenue and convenient freeway access. Zoned Office/Professional, this 4,022 sf building situated in Old Towne Orange Historic District, includes exam rooms, 2 reception areas, administrative offices, a second-floor, and an unfinished basement. Original historic features include 2 wood/gas fireplaces.

Exterior features include 2 patios, 5 reserved parking spaces with 12 shared spaces and plenty of off-street parking.

STAND-ALONE OFFICE PROFESSIONAL

EXTERIOR FEATURES

- Major Street Frontage + Excellent Freeway Access
- Zoned Office / Professional
- 5 Reserved + 12 Shared Parking Spaces
- 7,418 SF Lot Size Multiple Exterior Courtyards
- Raised Foundation

INTERIOR FEATURES

- 4,022 SF on 2 Levels + Basement
- 6 Offices / 4 Exam Rooms / Kitchen / 3 Bathrooms
- 2nd Floor Loft
- 2 Fireplaces
- Semi-finished Basement

TENANT/ OCCUPANCY

The current tenant is also the property owner and operates a well-established family medical practice. The medical practice will be relocating and the building will be delivered vacant upon the close of escrow. The practice is also available for sale.

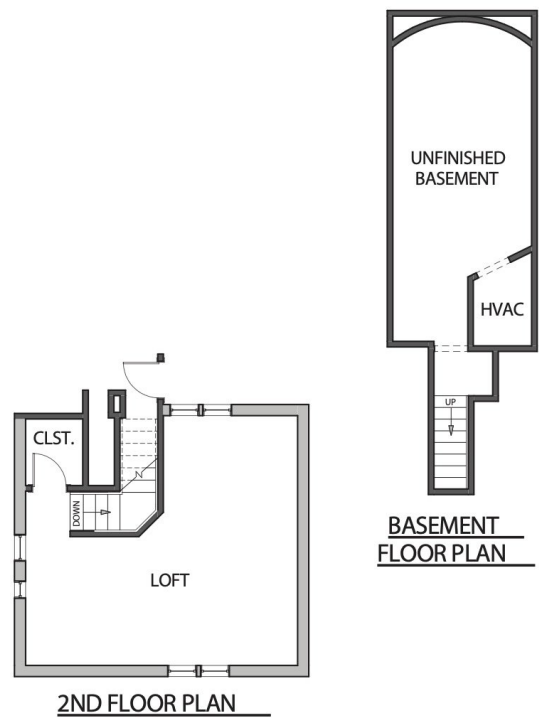
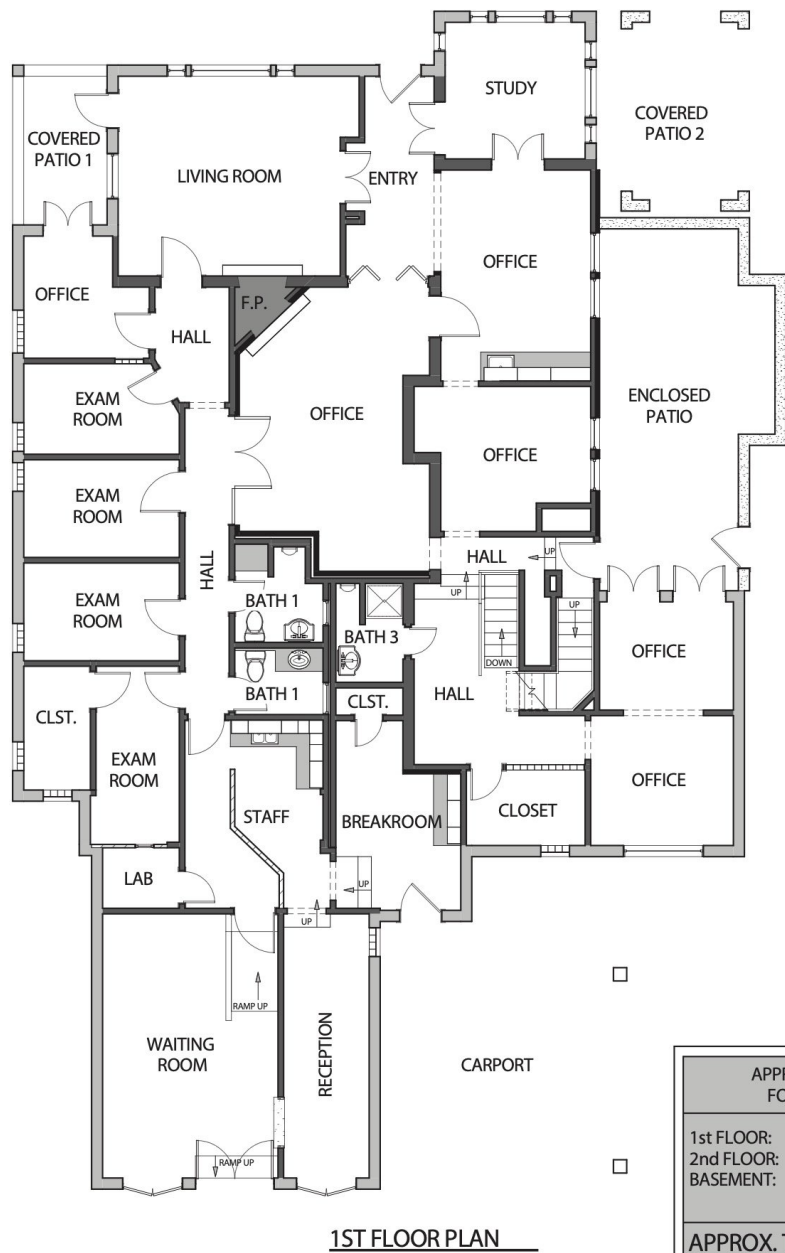
CORPORATE NEIGHBORS

- Chapman University
- St. Joseph's Hospital
- UC Irvine Medical Center
- Cal Optima Orange Metrolink
- Citizens Business BankE.



FLOOR PLAN

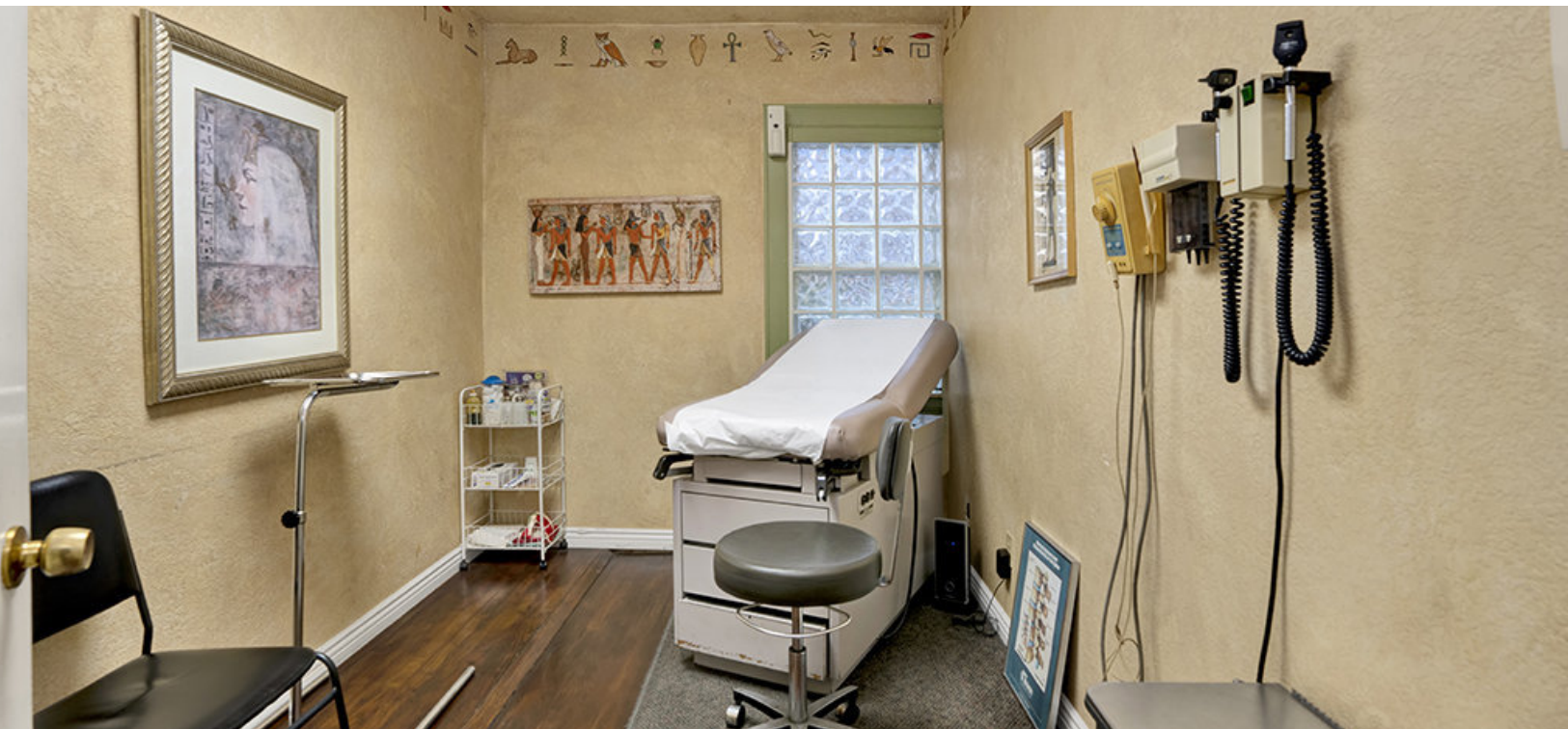
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APPROX. BUILDING SQUARE FOOTAGE BREAKDOWN		APPROX. PATIO SQUARE FOOTAGE BREAKDOWN	
1st FLOOR:	3350 S.F.	ENCLOSED PATIO:	350 S.F.
2nd FLOOR:	367 S.F.	COVERED PATIO 1:	85 S.F.
BASEMENT:	305 S.F.	COVERED PATIO 2:	178 S.F.
		CARPORT:	406 S.F.
APPROX. TOTAL:	4,022 S.F.	APPROX. TOTAL:	1,019 S.F.

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PRESENTED BY _____ COMPASS

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