

FOR SALE - ±6,045 SQ FT.  
**17561 17TH STREET**  
TUSTIN • CALIFORNIA





## PROPERTY FEATURES

Address: 17561 17th Street, Tustin, CA

Building Size: ±6,045 SF (ANSI/BOMA Z65.3-2018 Gross)

Lot Size: 0.44 Acres

Zoning: Planned Community Commercial (PC COM), Tustin

### Comments:

- Freestanding Single Story Office Building (No Association)
- Major Street Frontage/Identity
- Monument Signage
- 20 Surface Free Parking Stalls
- ±886 SF Central Courtyard Area
- Approximately 19 Private Offices
- 2 Small Conference Rooms
- Open Cubicle Area
- Kitchenette/Copy Room
- Central OC Location with Immediate Access to 55, 5, & 22 Freeways
- Call to Show - By Appointment Only (Do Not Disturb Tenant)





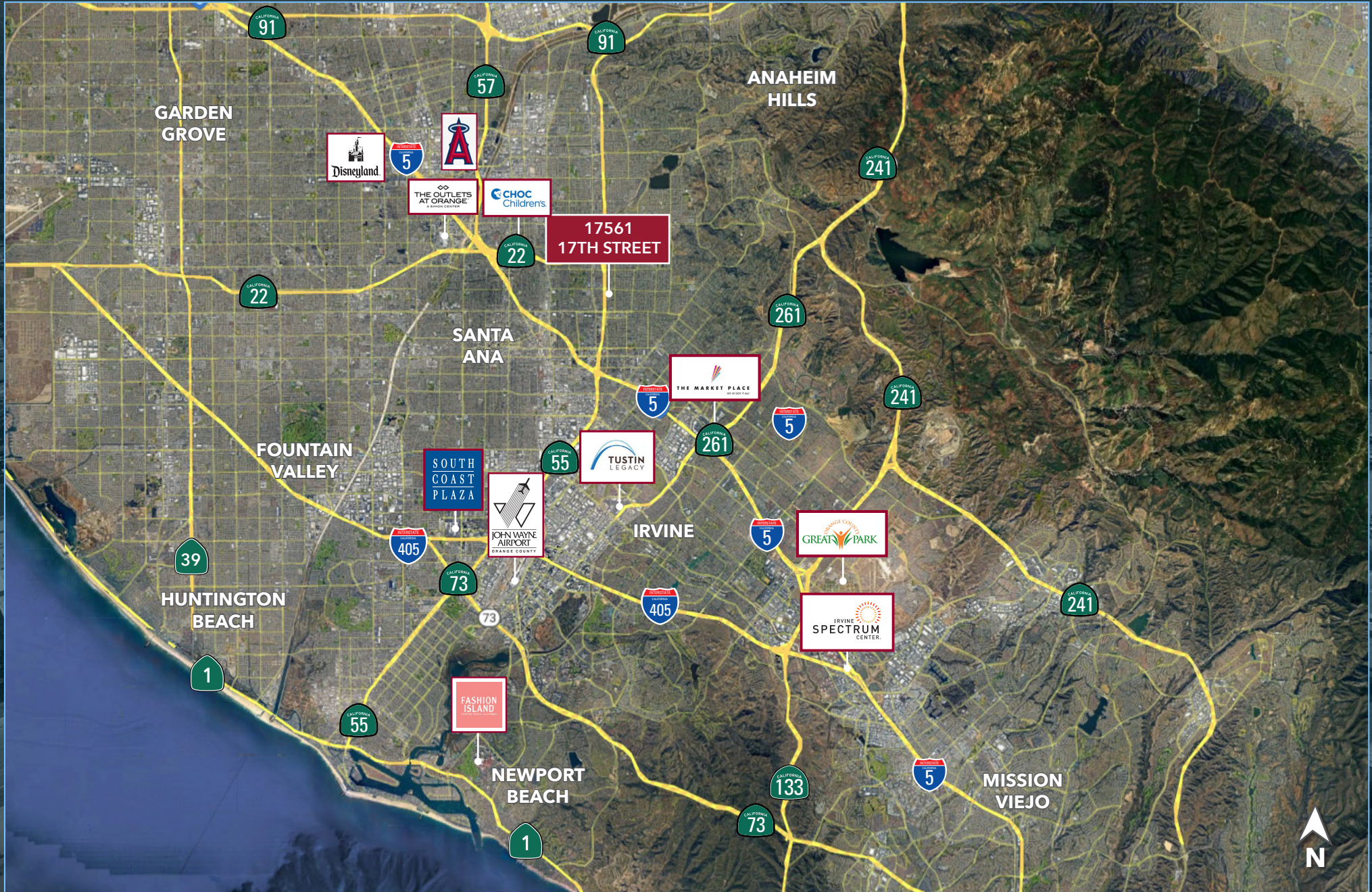
FOR SALE - ±6,045 SQ. FT.  
**17561 17TH STREET**  
TUSTIN • CALIFORNIA





FOR SALE - ±6,045 SQ FT.  
**17561 17TH STREET**

TUSTIN • CALIFORNIA





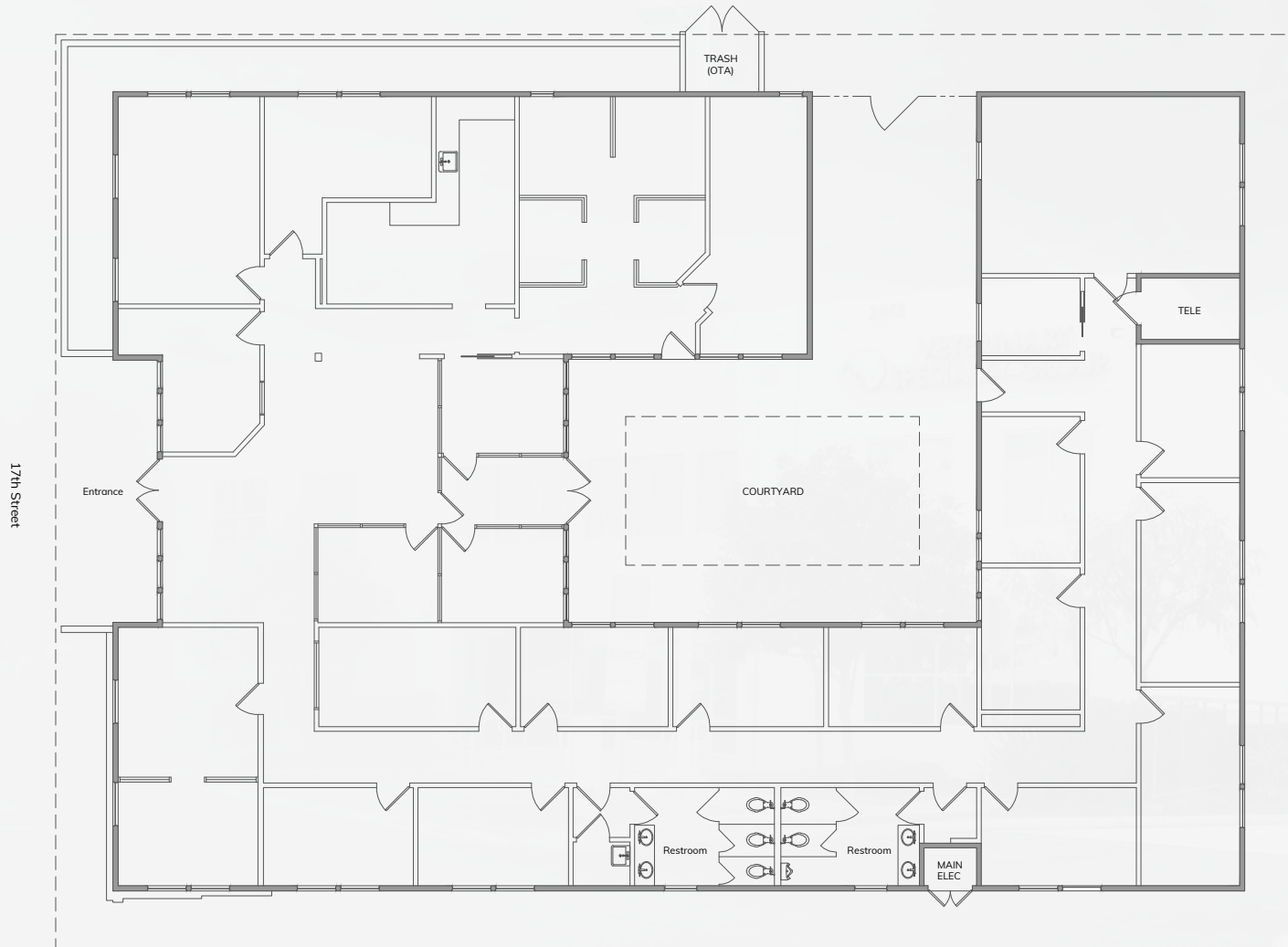
FOR SALE - ±6,045 SQ FT.  
**17561 17TH STREET**  
■ ■ ■ TUSTIN • CALIFORNIA





FOR SALE - ±6,045 SQ. FT.  
**17561 17TH STREET**  
TUSTIN • CALIFORNIA

FLOOR PLAN - ±6,045 SQ. FT.



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

**MATT DURKIN**  
Senior Vice President | Principal  
949.724.4762  
mdurkin@lee-associates.com  
DRE #: 01809633

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.