

CREATIVE OFFICE SPACE

INVESTMENT OPPORTUNITY

FOR SALE

3185-3189 PULLMAN, COSTA MESA
±26,495 SF OFFICE BUILDING | 100% LEASED

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HIGH-END CREATIVE OFFICE SPACE
GREAT 55 FREEWAY SIGNAGE OPPORTUNITY

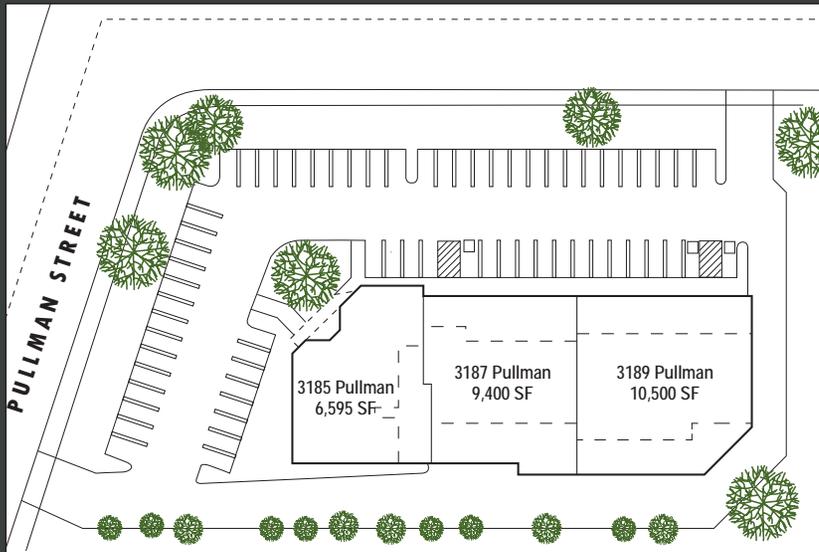
PROPERTY FEATURES

3185-3189 PULLMAN, COSTA MESA - AIRPORT AREA ±26,495 SQUARE FOOT OFFICE BUILDING

100% leased multi-tenant office building, with income from new First Love Church & McKee & Company leases and Newport Academy renewal.

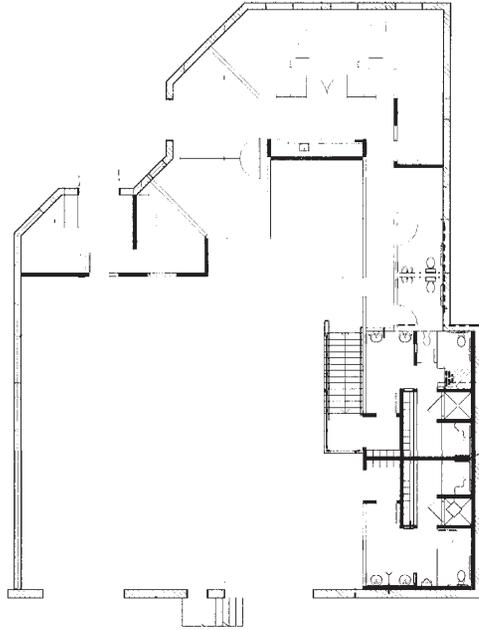
PREMIER AIRPORT AREA LOCATION

- Rare opportunity to purchase “One of a Kind” creative office space
- In Place Income
- 55 Freeway signage
- Great amenities nearby including: restaurants, hotels, health clubs and world class shopping
- Excellent direct access to the 55, 73 and 405 Freeways
- Minutes from John Wayne Airport, South Coast Plaza and Fashion Island

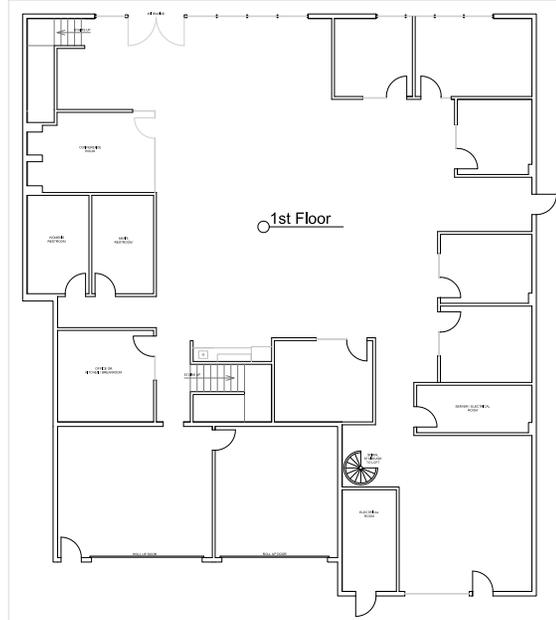


FLOOR PLANS

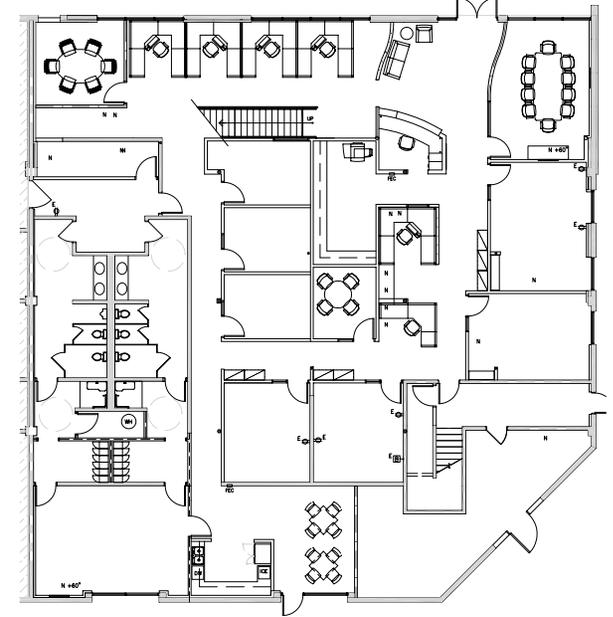
3185 PULLMAN - LEASED



3187 PULLMAN - LEASED

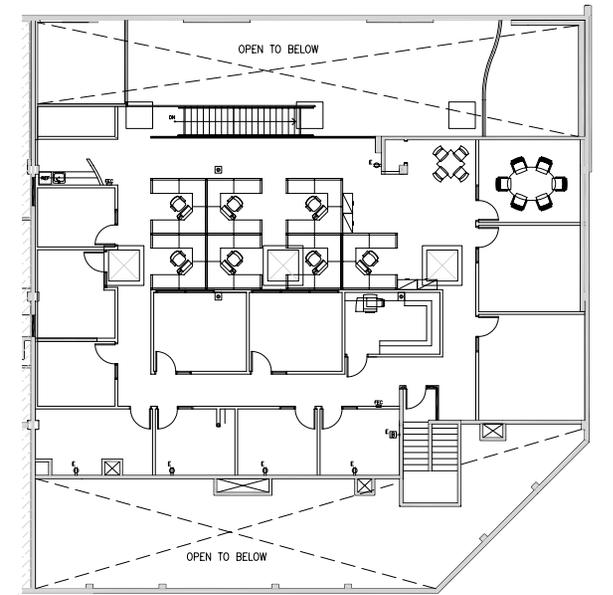
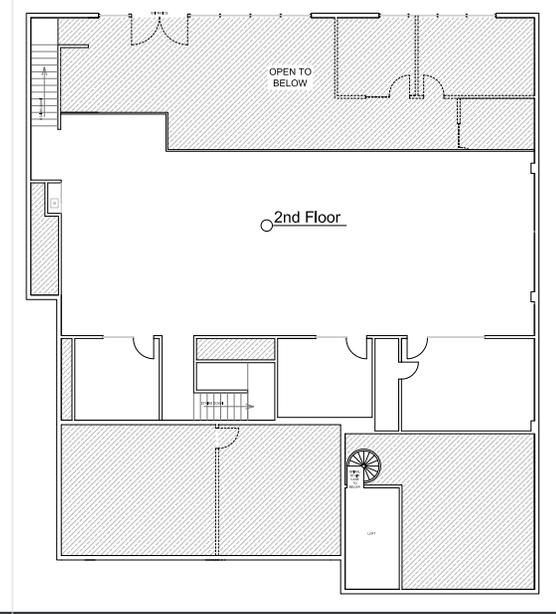


3189 PULLMAN - LEASED



FIRST FLOOR

SECOND FLOOR



LEASE OVERVIEWS

3185 PULLMAN - 6,595 SF - FIRST LOVE CHURCH

Lease Start Date:	February 1, 2026
Lease End Date:	September 30, 2031
Lease Rate Schedule:	
Months 01-08	\$16,157.75 / \$2.45 NNN
Months 09-20	\$16,487.50 / \$2.50 NNN
Months 21-32	\$16,817.25 / \$2.55 NNN
Months 33-44	\$17,147.00 / \$2.60 NNN
Months 45-56	\$17,476.75 / \$2.65 NNN
Months 57-68	\$17,806.50 / \$2.70 NNN
Lease Options:	Two (2) Five (5) Year Options
Other:	Have Personal Guaranty

3187 PULLMAN - 9,400 SF - MCKEE & COMPANY

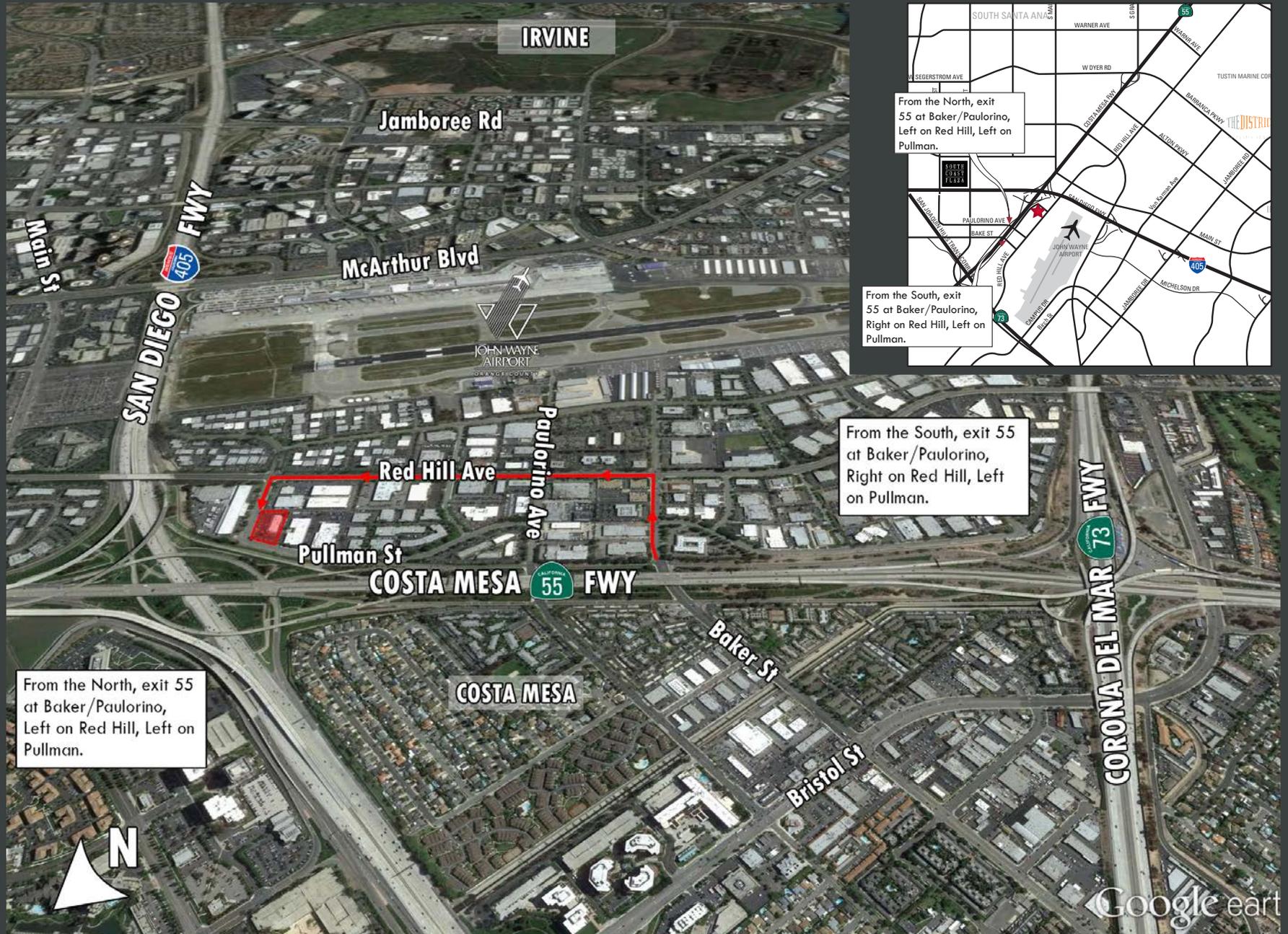
Lease Start Date:	March 1, 2025
Lease End Date:	May 31, 2030
Lease Rate Schedule:	
Months 1-12	\$19,740.00 / \$2.10 NNN (3 Months Free)
Months 13-24	\$20,210.00 / \$2.15 NNN
Months 25-36	\$20,680.00 / \$2.20 NNN
Months 37-48	\$21,150.00 / \$2.25 NNN
Months 49-60	\$21,620.00 / \$2.30 NNN
Months 61-63	\$22,090.00 / \$2.35 NNN
Lease Options:	Two (2) Five (5) Year Options
Other:	Have Personal Guaranty

3189 PULLMAN - 10,500 SF - NEWPORT ACADEMY

Lease Start Date:	March 1, 2022
Lease End Date:	February 28, 2031
Lease Rate Schedule:	
Months 1-12	\$23,625.00 / \$2.25 NNN
Months 13-24	\$24,150.00 / \$2.30 NNN
Months 25-36	\$24,675.00 / \$2.35 NNN
Months 37-48	\$25,200.00 / \$2.40 NNN
Months 49-60	\$25,725.00 / \$2.45 NNN
Months 61-72	\$26,250.00 / \$2.50 NNN
Months 73-84	\$26,775.00 / \$2.55 NNN
Months 85-96	\$27,300.00 / \$2.60 NNN
Months 97-108	\$27,825.00 / \$2.65 NNN
Lease Options:	None



AERIAL VIEW - LOCATION MAP



INTERIOR PROPERTY PHOTOS - HIGH END CREATIVE SPACE - 3185 PULLMAN



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