

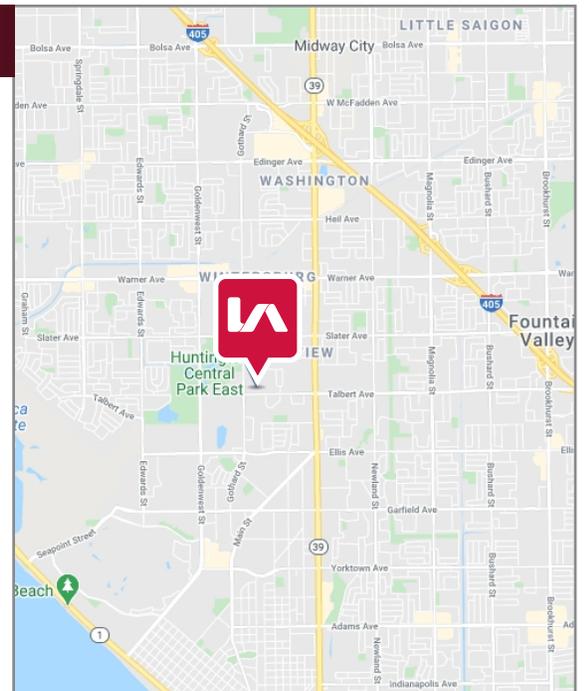


**PROPERTY FEATURES:**

- Plenty of Parking with 28 Stalls (3.20/1,000 SF)
- Ideal for an Owner-user to Occupy the remaining 3,200 RSF
- Ample Parking
- Lush Landscaping
- Efficient Floor Plan(s)
- Built in 1990
- Very Clean Business Park
- Adjacent to Huntington Beach Sports Complex
- Limited Inventory of Office Buildings for Sale in Huntington Beach
- No Association
- Close Proximity to 405 Fwy

**FOR SALE:**  
Call For Pricing

**FOR LEASE:**  
First Floor - ±3,200 SF  
\$1.50/PSF/MG



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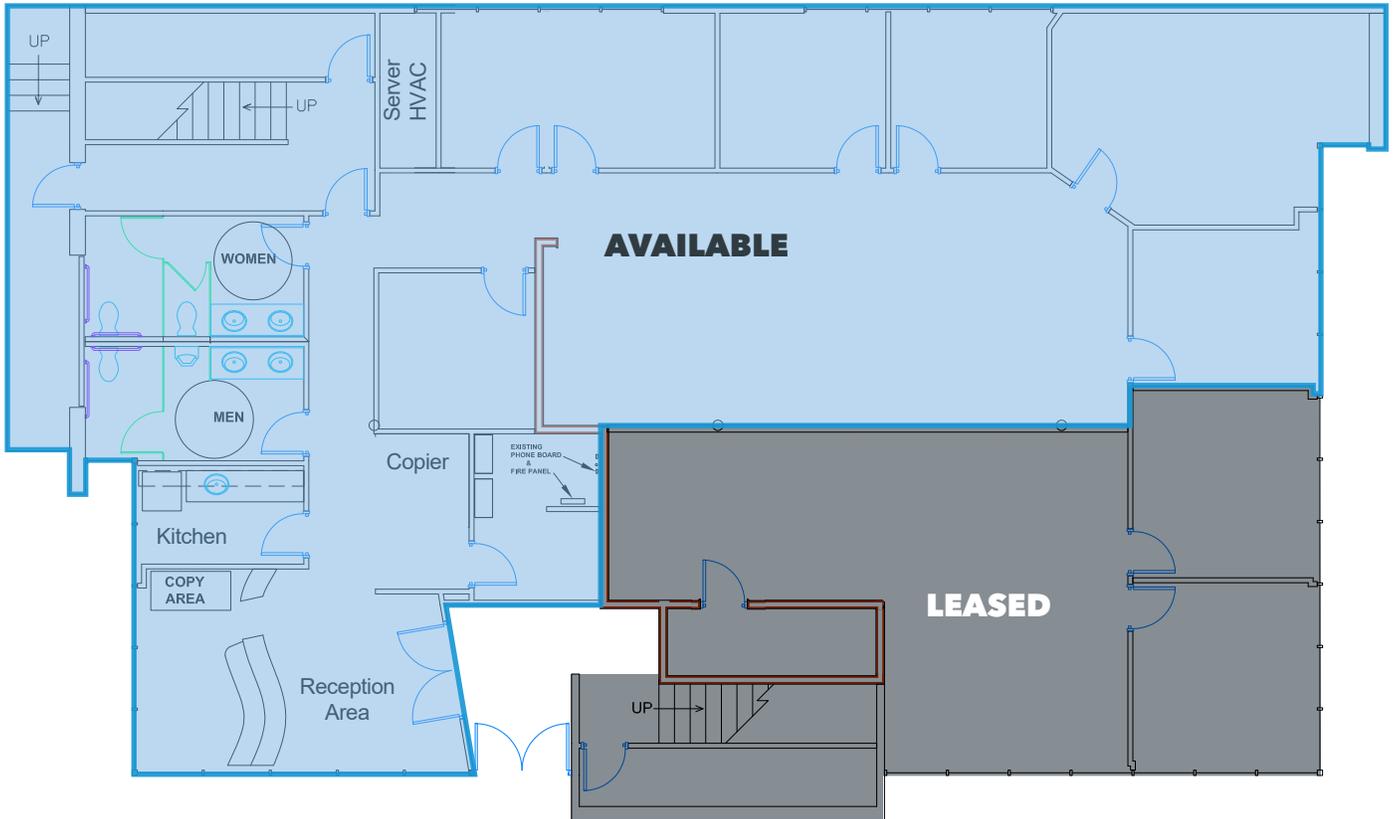
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**TALBERT - 1ST FLOOR**  
(NOT DRAWN TO SCALE)



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