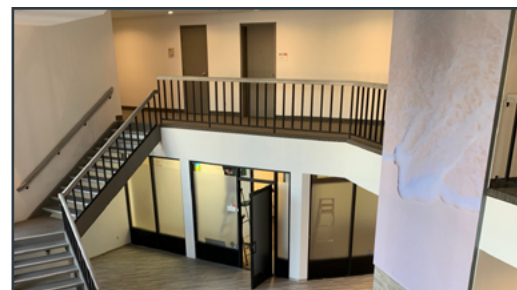


HUNTINGTON HARBOUR PLAZA FOR LEASE

4952 WARNER AVENUE | HUNTINGTON BEACH, CA 92649



PROPERTY FEATURES:

- Asking Rate: \$1.25 / SF FSG
- Three-Story Office Building
- Upgrades to the Lobby, Hallways, Restrooms, Paint, and Carpet
- LED Retrofit
- Elevator Served
- High Traffic Counts along Warner Ave. (26,900 CPD) & Bolsa Chica St (23,600 CPD)
- 1/2 Miles from the Beach and Minutes Away From the 405 Freeway
- Abundant Parking - 167 Parking Stalls (3.51/1,000 SF)
- Plentiful Restaurant and Shopping Amenities Nearby



YOUR LOCAL MARKET EXPERT

JOSH REILLY, MBA
Principal | DRE#: 01474368

T: 949.525.2720
E: jreilly@leelalb.com

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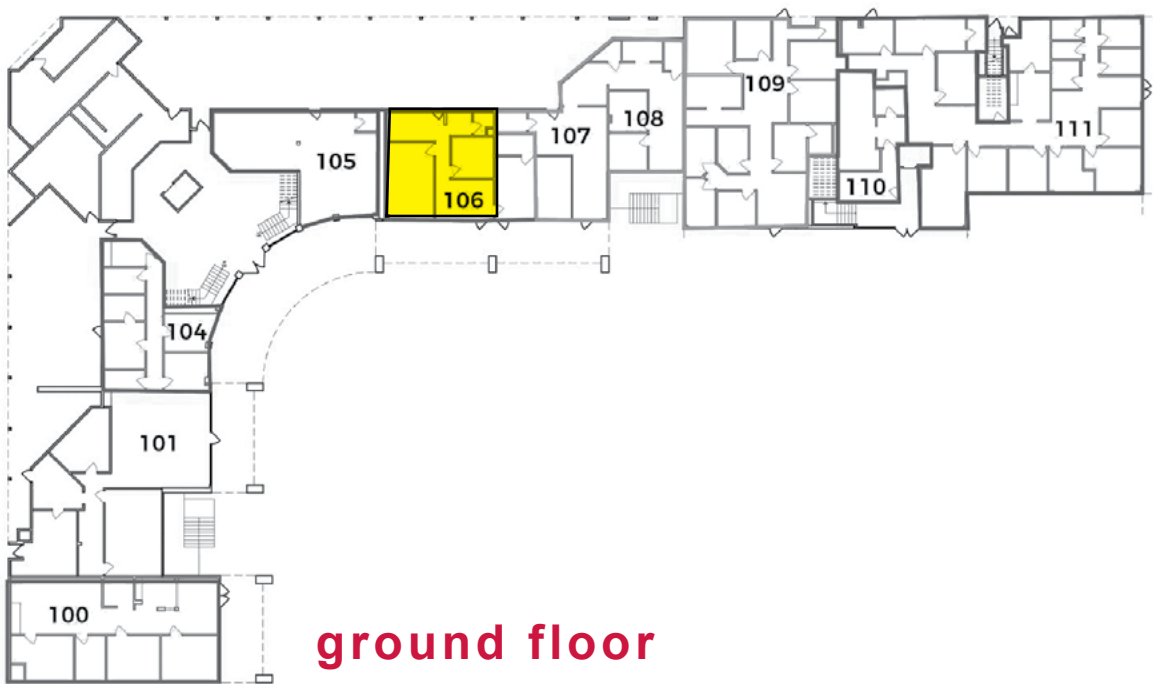
HUNTINGTON HARBOUR PLAZA FOR LEASE

4952 WARNER AVENUE | HUNTINGTON BEACH, CA 92649

AVAILABLE SUITES

SQ FT

Suite 106	±1,165 SF
Suite 217	±848 SF
Suite 250	±1,114 SF
Suite 301	±2,909 SF
Suite 305	±1,500 SF
Suite 307	±1,655 SF



ground floor

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AVAILABLE SUITES



second floor

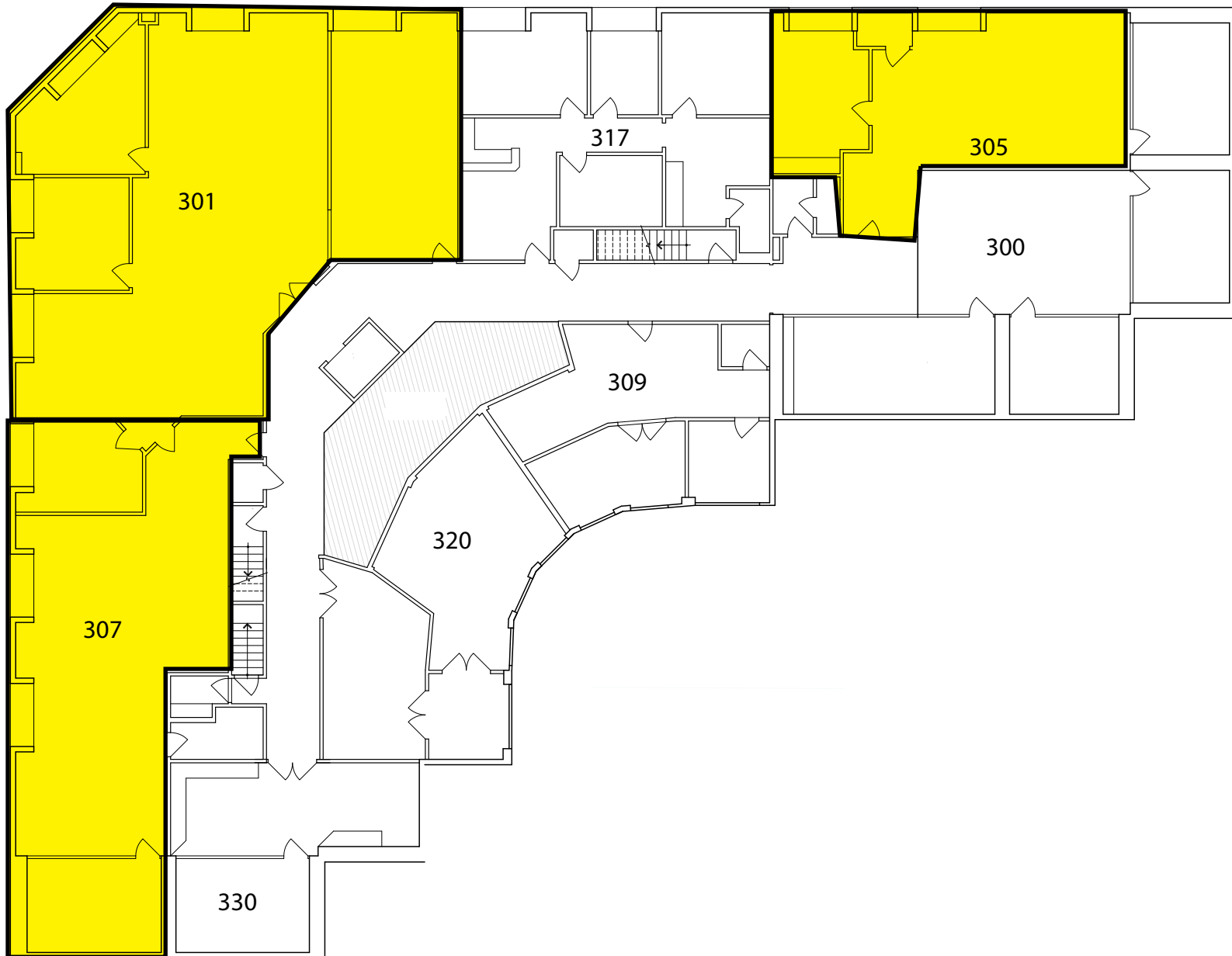
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AVAILABLE SUITES



third floor

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