

# ***FOR SALE/ FOR LEASE***

**40,145 SF Two-Story Stand- Alone Office Building with  
Separate Stand Alone 10,125 SF Warehouse Building**

# 744-746

N. Eckhoff St, Orange, CA





# LOCATION HIGHLIGHTS

744-746 N. Eckhoff St, Orange, CA

- **Prime Central Orange County Location**

Ideally situated in one of Southern California's most desirable office submarkets.

- **Conveniently Located Near Major Regional Attractions**

Situated just across the Santa Ana River from the OC Vibe development, Angel Stadium, the National Grove of Anaheim and the Honda Center, offering excellent proximity to premier entertainment and event venues.

- **Strong Demographics**

Over 668,000 residents and over 377,987 employees within a 5-mile radius, with an average household income of \$114,999 within 1 mile.

- **Excellent Freeway Access**

Immediate connectivity to the 5, 57, 22, and 91 Freeways, providing quick access to key trade areas across Orange, Los Angeles, and Riverside Counties.

- **Proximity to Major Transit Hubs**

Just minutes from John Wayne Airport, ARTIC, and major public transit options.

- **Business-Friendly Municipality**

Located within the City of Orange, known for its pro-business policies and support for commercial development.

- **Surrounded by Executive & Workforce Housing**

Close to high-income residential communities including Orange Park Acres, Villa Park, Yorba Linda, and Anaheim Hills.

- **Abundant Nearby Amenities**

Near regional shopping centers, restaurants, hotels, and service providers supporting both office users and clients.





# PROPERTY HIGHLIGHTS

744-746 N. Eckhoff St, Orange, CA



Asking Price:	<b>Best Offer</b>
Asking Rental Rate:	<b>\$2.25 FSG on Office Building SF</b>
Building Size:	<b>40,145 SF Office Building w/ Separate 10,125 SF Warehouse Building</b>
Land:	<b>3.56 Acres</b>
Address	<b>744-746 N. Eckhoff Street, Orange, CA 92868</b>
Year Built	<b>1989</b>
Parking	<b>202 Surface Stalls - Outstanding 5:1,000 Parking Ratio</b>
Building Type	<b>Two-Story Stand-Alone Office Building</b>
APN	<b>386-381-06</b>

- Well Maintained, High Image 40,145 SF Office Building
- Two-Story Office Building with Highly Efficient Floor Plates
- Freestanding 10,125 SF Warehouse Building on Site
- Building Top Signage Available
- New Roof Installed in 2024 w/ 20 Year Warranty
- Above Standard Free Surface Parking - 202 Parking Spaces on Site - 5:1,000 Parked
- Situated on a 3.56-acre parcel, providing flexibility for operations, parking, future needs and redevelopment.
- Secure Gate on Site
- Full Building Identity for Corporate Users
- Ideal for Owner-users, Investors, and Developers
- M1 Industrial Zoning: Permits a Variety of Uses
- Elevator Served
- Excellent Curb Appeal with Street Frontage
- **Buildout Includes:** 40 Offices, 5 Very Large Open Areas Ideal for Workstations including 43 Existing Workstations, 4 Conference Rooms, 1 Large Receptionist Area, 1 Large Receptionist Desk, 1 Large Cafeteria Style Kitchen, 3 Kitchens/kitchenettes, 1 Large Outdoor Patio, 1 Large Stadium Style Auditorial which seats 84+ people, 4 Copy/File/Fax Areas, 9 Storage Closets, 2 Janitorial Closets, 4 Sets of Restrooms, 1 Electrical Room, 1 IT Room, 1 File Room, 3 Stairwells and 1 Elevator.



**AERIAL**

**744-746** N. Eckhoff St, Orange, CA





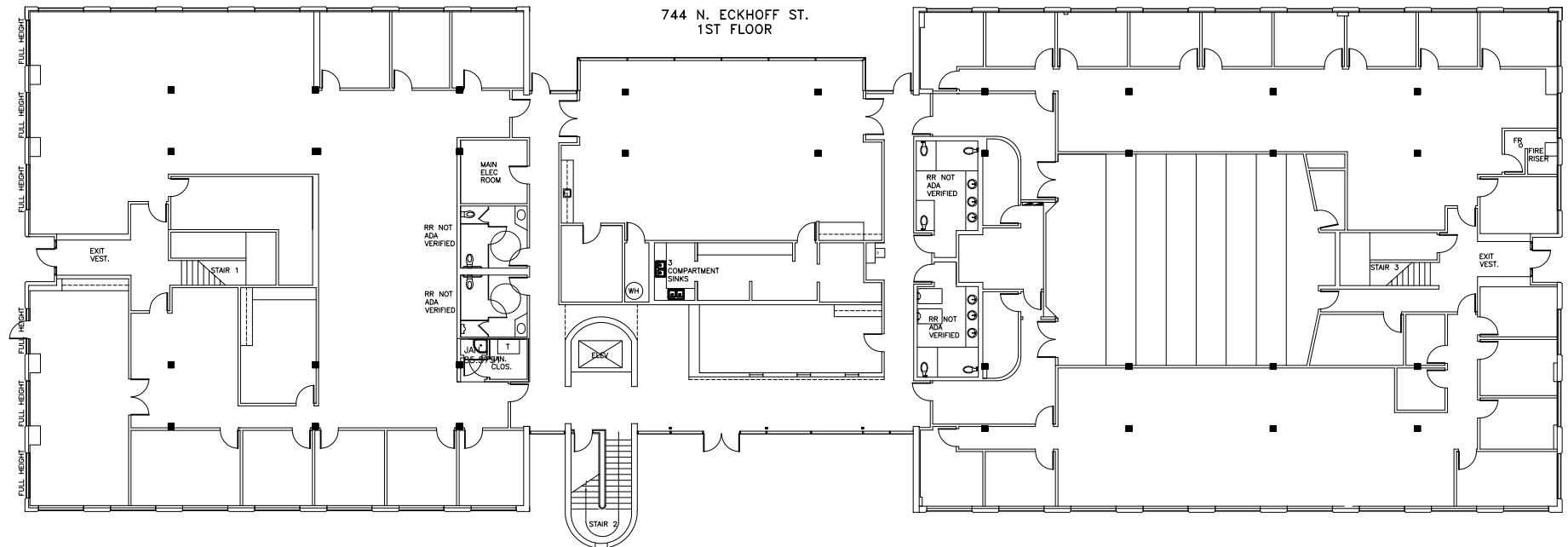
**AERIAL**

**744-746** N. Eckhoff St, Orange, CA





## GROUND FLOOR



### GROUND FLOOR LEFT SIDE

- 7 Offices
- 2 Conference Rooms
- 1 Copy File Fax Area
- Large Open Area
- 2 Storage Areas
- 1 Janitor Closet

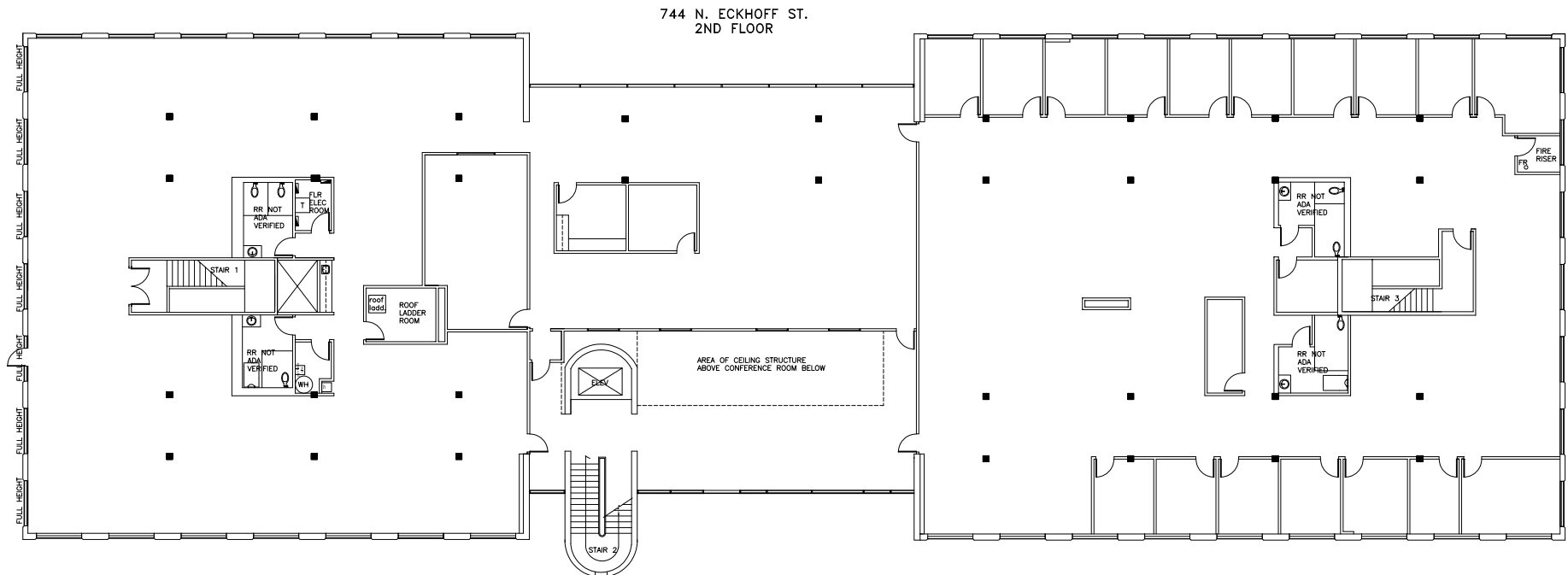
### GROUND FLOOR CENTER PORTION

- 1 Large Receptionist Area
- Large Receptionist Desk
- Large Conference Room
- Large Cafeteria Style Kitchen/Breakroom
- Large Patio
- 1 Storage Room
- Men's and Women's Restrooms

### GROUND FLOOR RIGHT SIDE

- 16 Offices
- Large Open Area
- Large Stadium Style Auditorium (Seats 84+ People)
- 5 Storage Rooms
- 1 Copy File Fax Area

## SECOND FLOOR



### SECOND FLOOR LEFT SIDE

- Mostly Open - Ideal for workstations
- Kitchenette with sink
- 1 Janitor Closet
- 1 Storage Room
- 1 Electrical Room
- Men's and Women's Restrooms

### SECOND FLOOR CENTER PORTION

- Mostly Open - Ideal for workstations
- 1 Conference Room
- 2 Copy File Fax Areas

### SECOND FLOOR RIGHT SIDE

- 17 Offices
- Mostly Open - Ideal for workstations
- 1 IT Room
- 1 Kitchenette
- 1 Small Enclosed Kitchen
- 1 File Room
- Men's and Women's Restrooms









# PHOTOS

744-746 N. Eckhoff St, Orange, CA





## EXCLUSIVE AGENTS



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