

# FOR LEASE | ± 2,950 SF

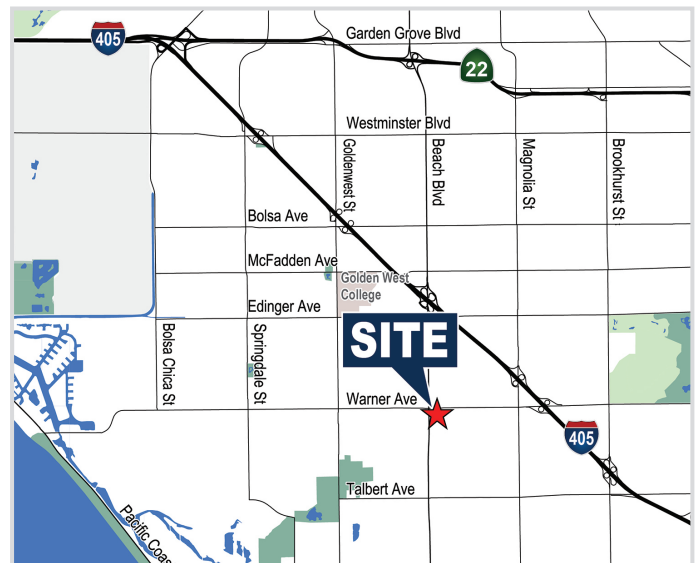
## Freestanding Creative Office Space

### 8092 Warner Ave., Huntington Beach, CA



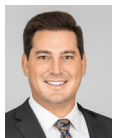
## BUILDING FEATURES

- ± 2,950 SF Freestanding Creative Office Space
- Beautiful Renovations: Hardwood Floors, Paint, HVAC, Lighting, Security System
- One-of-a-Kind Styling, High-End Finishes
- Open Concept Floorplan
- High Ceilings with Incredible Natural Light
- High-Speed Internet
- Monument Signage
- Close Proximity to the 405 Freeway, Located Just Off of Major Arteries, Beach Blvd. & Warner Ave.



### ERIC SMITH

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**Voit**  
REAL ESTATE SERVICES



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[www.EricRandolphSmith.com](http://www.EricRandolphSmith.com)

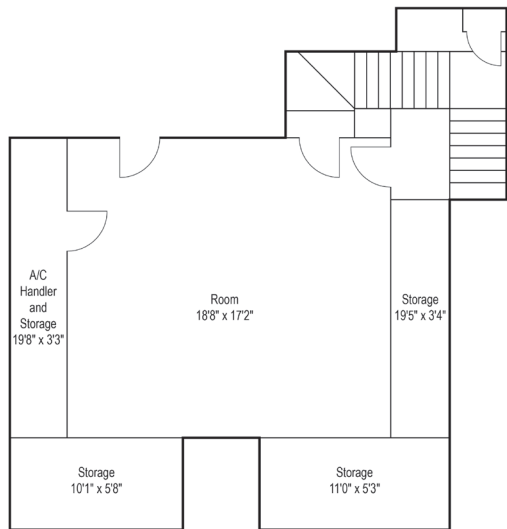
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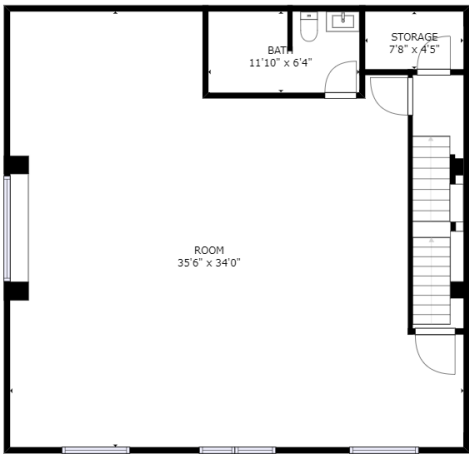
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### THIRD FLOOR

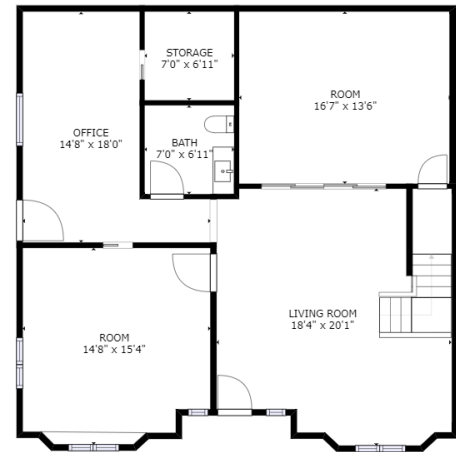


### SECOND FLOOR



FLOOR 2

### FIRST FLOOR



\*Not To Scale



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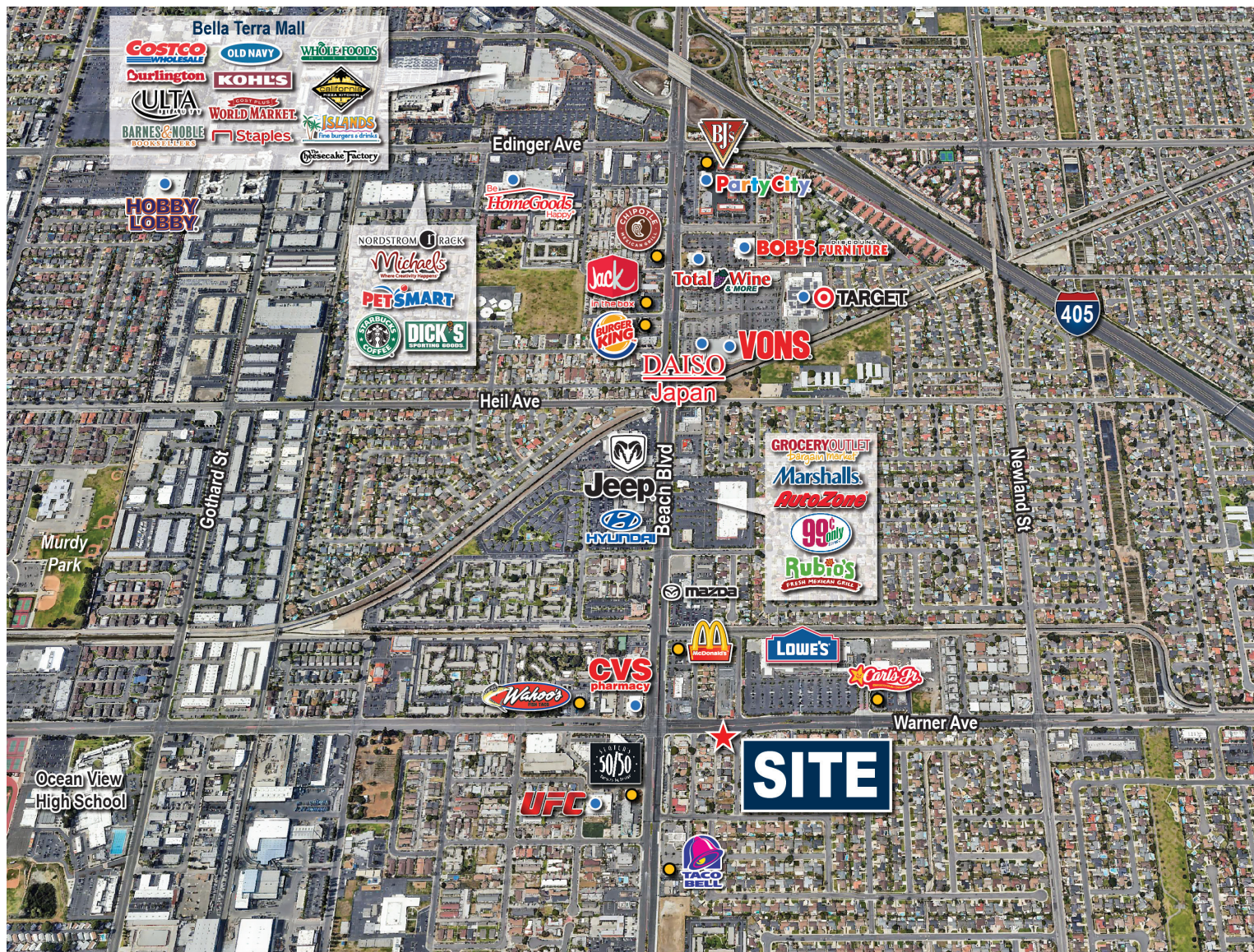




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### DEMOGRAPHICS & TRAFFIC COUNT

Population	Household Income	Approx. Cars Per Day
522,812 within 5 mile radius	\$170,219 within 5 mile radius	71,900



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