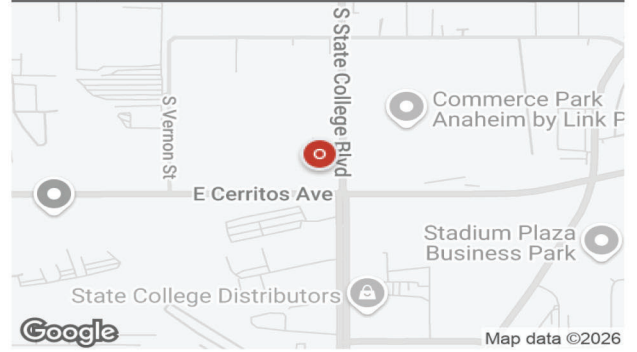


1475 S State College Blvd  
 1475 S State College Blvd  
 Anaheim, CA 92806



**PROPERTY DATA - Office**

Building Size	26,354 SF	# Floors	2	Construction Type	TILT UP
Specific Use	General	Elevators	1	Typical Floor Size	13,177 SF
Building Class	B	Condo	No	Parking	103 / 4:1,000
Building Status	Existing	Lot Size	1.43 Ac / 62,437 SF	Owner	Anaheim IPBC LLC
Occupancy Type	Multi-Tenant	Zoning	I	Market Area	OC North
Year Built / Renovated	1981 / 2017	APN	082-160-19	Load Factor	

**Property Comments:** 2-story, multi-tenant office building located on the hard corner with over 450' prime real estate frontage and monument & building signage. Excellent access to major freeways. Close to Platinum Triangle. Tenants enjoy the convenience of John Wayne Airport, LAX, Long Beach Airport and Ontario Airport. With Close proximity to Angels Stadium, Honda Center, Disneyland Resort, Anaheim Convention Center and ARTIC Transportation Hub.

**Tyler Rollema**

The Klabin Company  
 tylerr@klabin.com  
 310-329-9000

**AVAILABLE SPACE - For Lease**

Type: Suite	Sublease	Vacant	Avail SF	Min SF	Rate	Date Avail
Office: 120	Yes 09/30/2028	Yes	1,646	1,646	\$1.95 MG	Now

*Sublease through 9/30/2028. Excellent access to major freeways. Longer direct term also available. Refurbished, first-floor corner office space. Vacant & ready for occupancy. CAM:\$0.11 PSF.*



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



**KLABIN.COM**

19700 S. VERMONT AVENUE, SUITE 100  
 TORRANCE, CA 90502

DRE 00824993

**310.329.9000**





FLOOR PLAN

OFFICE FOR SUBLEASE

