



## Suite I-2

3151 Airway Ave, Costa Mesa, CA 92626



**Chiron Stewart**

Chiron Stewart, Broker

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## Suite I-2

\$200,000

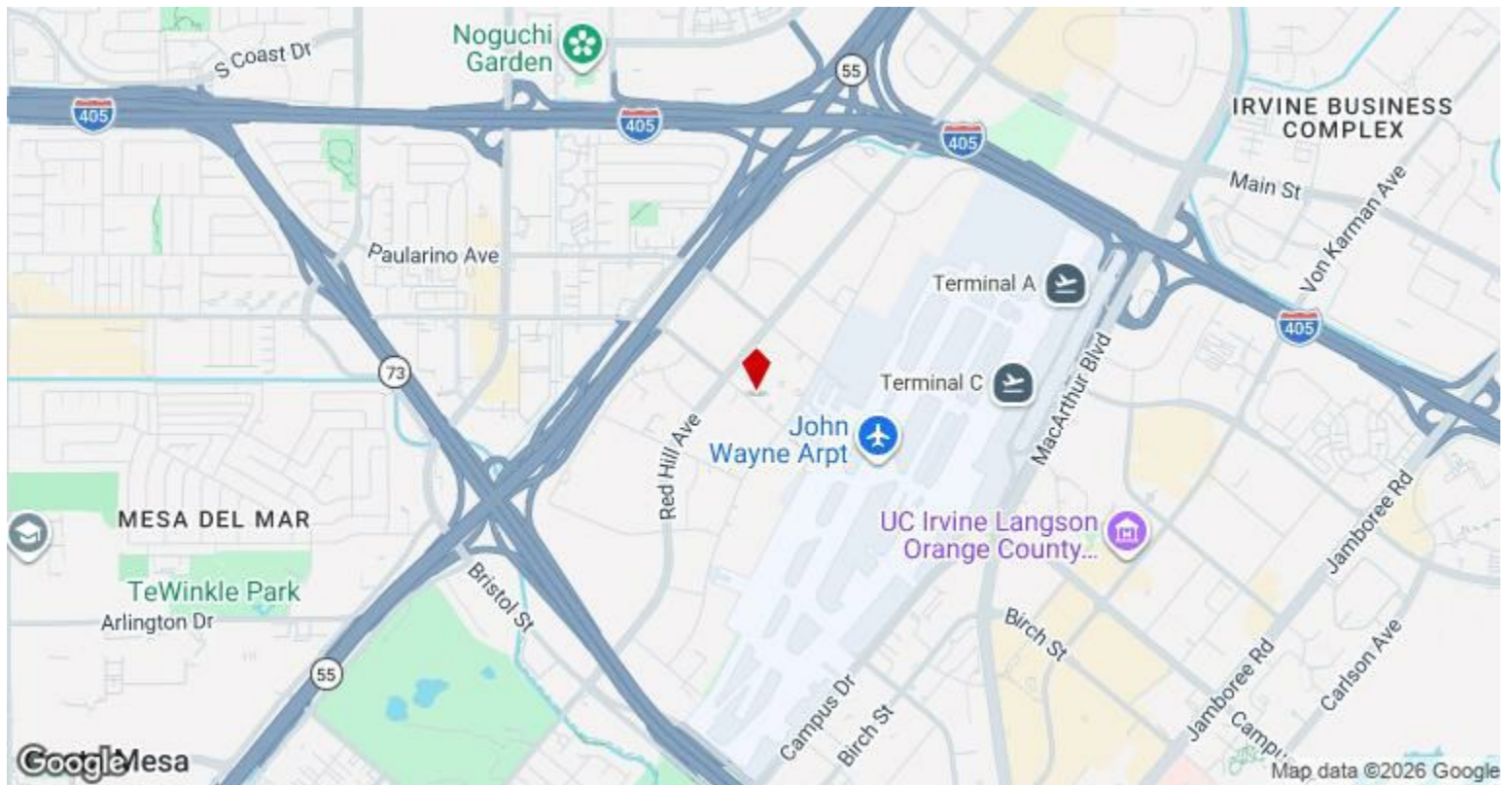
"Located in the prestigious Executive Guild Water Gardens Business Park at 3151 Airway Avenue, Costa Mesa, this ~2,073 sq ft office suite offers a flexible layout with a large open workspace, multiple private rooms, foyer, and two restrooms. Enjoy lush landscaping, water fountains, free direct-access parking,....

Small business owners (accountants, lawyers, consultants, therapists, recruiters).  
 Investors looking for multi-tenant income (divided into 3-5 suites).  
 Medical/dental professionals (two baths are a plus).  
 Tech/creative firms needing flexible space near the airport....

- Ideal for owner-user or investor — configure as one premium office or multiple income-producing suites
- Campus-style setting with tranquil water features, mature landscaping, and on-site property management for peace of mind.
- Direct ground-floor access, high ceilings, abundant natural light, skylights, and modern finishes.
- Minutes to John Wayne Airport, major freeways, dining, and amenities



Price:	\$200,000
Unit Size:	2,073 SF
No. Units:	1
Total Building Size:	8,588 SF
Property Type:	Office
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	1
Typical Floor Size:	8,588 SF
Year Built:	1981
Lot Size:	0.37 AC
Parking Ratio:	3.96/1,000 SF
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)



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