

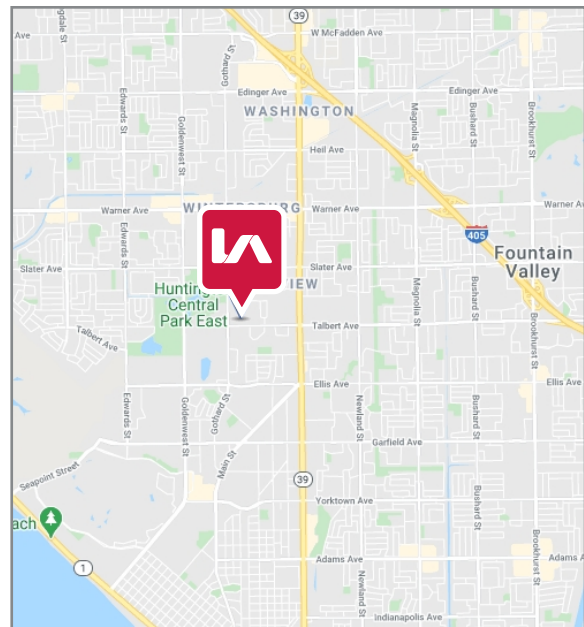


PROPERTY FEATURES:

- ±8,800 RSF Freestanding Office Building for Sale and ±1,800 RSF – ±4,400 RSF for lease on the 2nd Floor
- Plenty of Parking with 28 Stalls (3.20/1,000 sf)
- Ample Parking
- Efficient Floor Plan(s)
- Very Clean Business Park
- Limited Inventory of Office Buildings for Sale in Huntington Beach
- No Association
- Close Proximity to 405 Fwy

FOR SALE:
\$3,499,999 or \$397.72 / PSF

FOR LEASE:
±1,800 - ±4,400 SF | \$2.00 / SF FSG



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Josh Reilly, MBA
Principal | DRE# 01474368
P: +1(949)525-2720
E: jreilly@leelalb.com

CONNECT WITH US ON OUR SOCIALS!

- www.lee-associates.com
- @leeassociateslalb
- @leeassociateslalb
- @LeeAssociatesLA

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



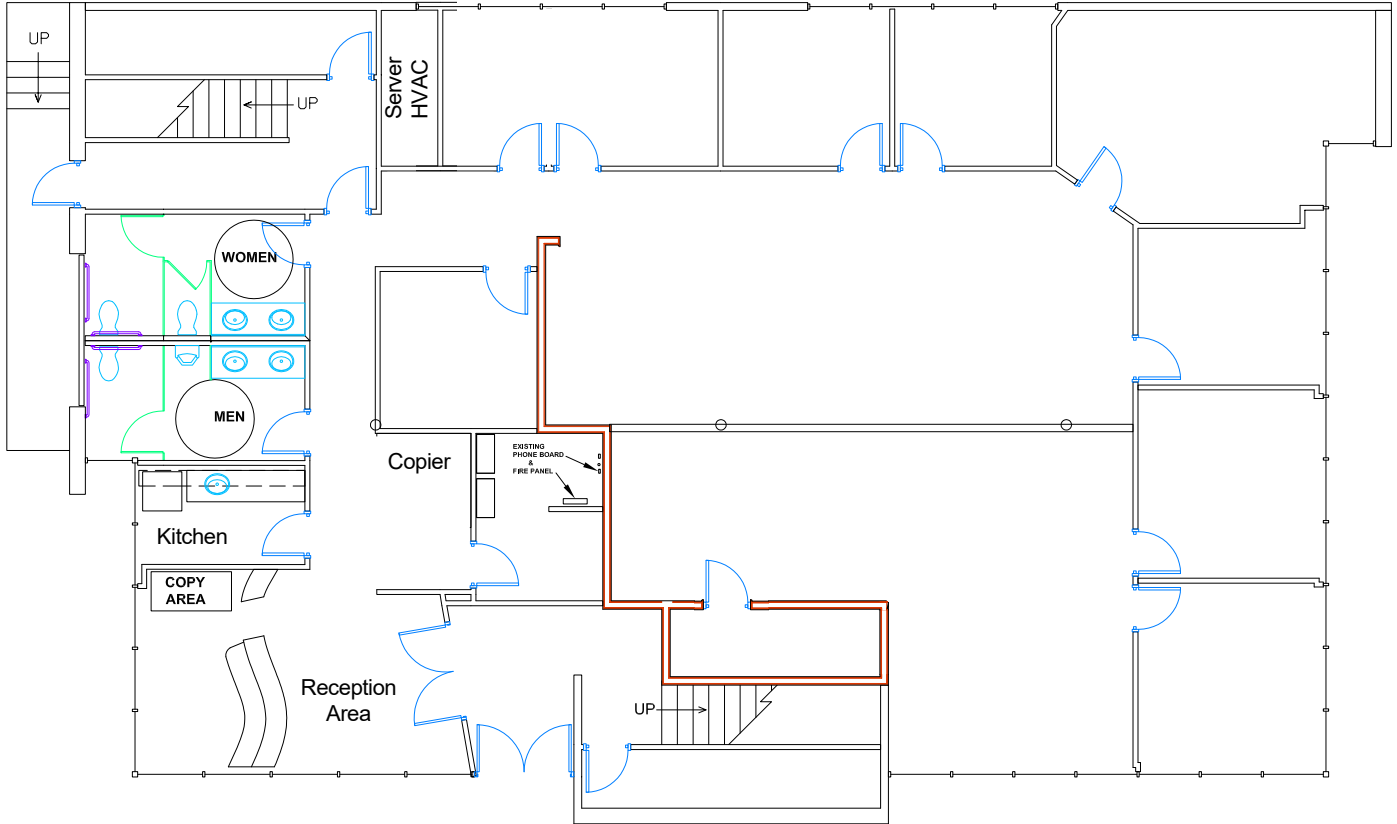
Josh Reilly, MBA
Principal | DRE# 01474368
P: +1(949)525-2720
E: jreilly@leelalb.com

CONNECT WITH US ON OUR SOCIALS!

 www.lee-associates.com  @leeassociateslab
 @leeassociateslab  @LeeAssociatesLA

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

TALBERT - 1ST FLOOR
(NOT DRAWN TO SCALE)



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



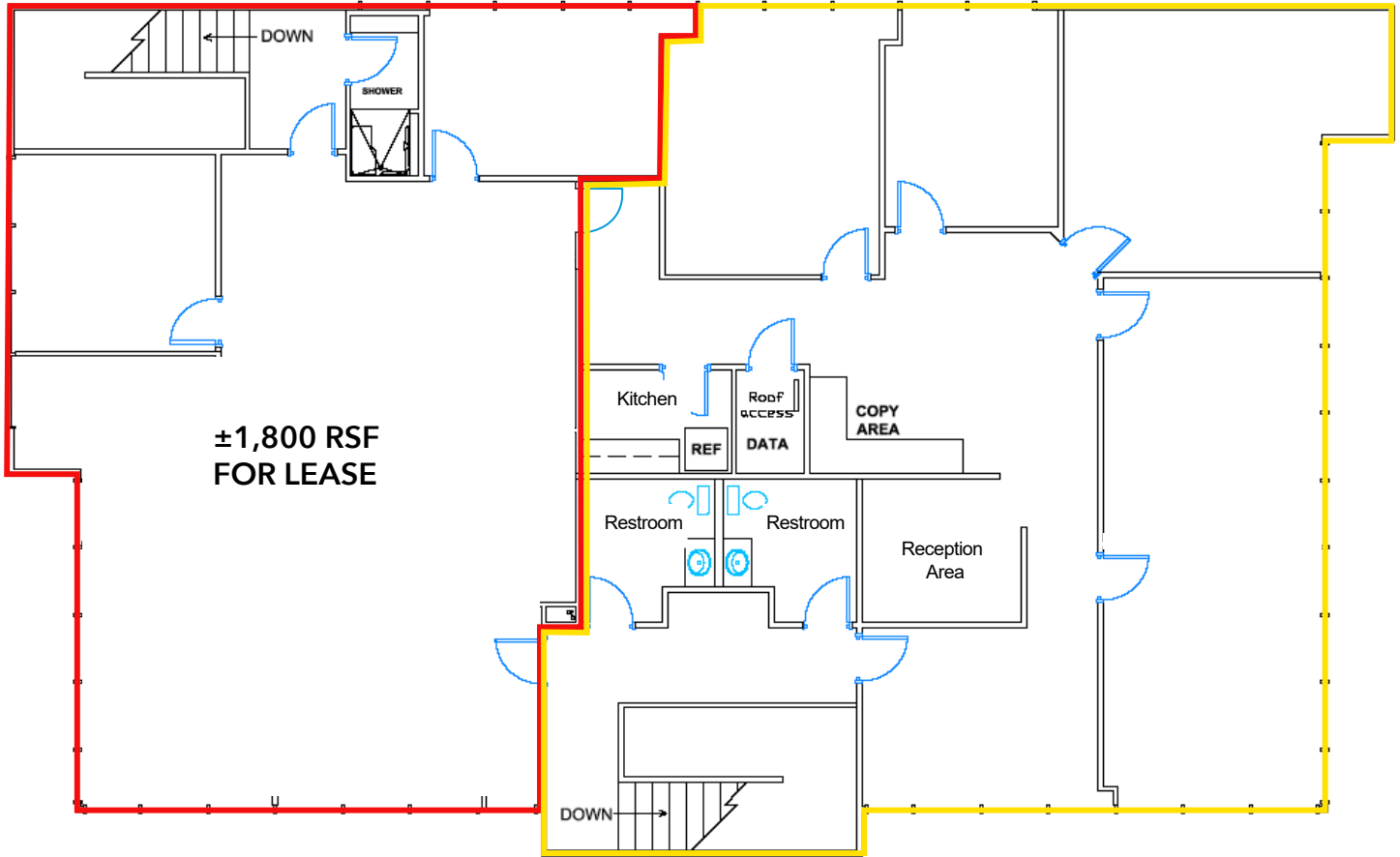
Josh Reilly, MBA
Principal | DRE# 01474368
P: +1(949)525-2720
E: jreilly@leelalb.com

CONNECT WITH US ON OUR SOCIALS!

 www.lee-associates.com  @leeassociateslab
 @leeassociateslab  @LeeAssociatesLA

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

TALBERT - 2ND FLOOR
(NOT DRAWN TO SCALE)



***SELLER CAN VACATE HIGHLIGHTED AREA UPON CLOSE OF ESCROW SO BUYER CAN OCCUPY UP TO ±4,400 RSF ON THE 2ND FLOOR.**

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Josh Reilly, MBA
Principal | DRE# 01474368
P: +1(949)525-2720
E: jreilly@leelalb.com

CONNECT WITH US ON OUR SOCIALS!

 www.lee-associates.com  @leeassociateslalb
 @leeassociateslalb  @LeeAssociatesLA

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.