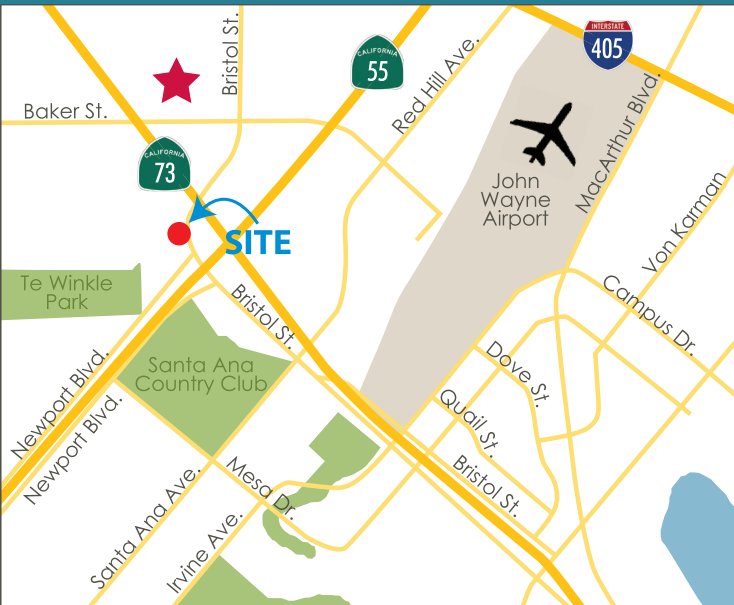


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BRISTOL STREET
Costa Mesa, California



OFFICE SUITES AVAILABLE FOR LEASE



PROPERTY FEATURES

- Excellent access to the 55, 73 and 405 Freeways
- Free surface parking (4:1000 ratio)
- Elevator served
- Complete building remodel finished including common areas, restrooms, landscape and hardscape
- Within minutes of restaurants, hotels, South Coast Plaza, The Lab, The Camp and other numerous retail amenities
- Asking lease rate:
 - » 3 Year Lease: \$1.95 Year 1; \$2.20 Year 2; \$2.30 Year 3
 - » 2 Year Lease: \$1.95 Year 1; \$2.40 Year 2
- **Suite 255:** ±2,424 SF
Reception, 3 offices, open area, break room, IT room & storage

EXCLUSIVELY LISTED BY

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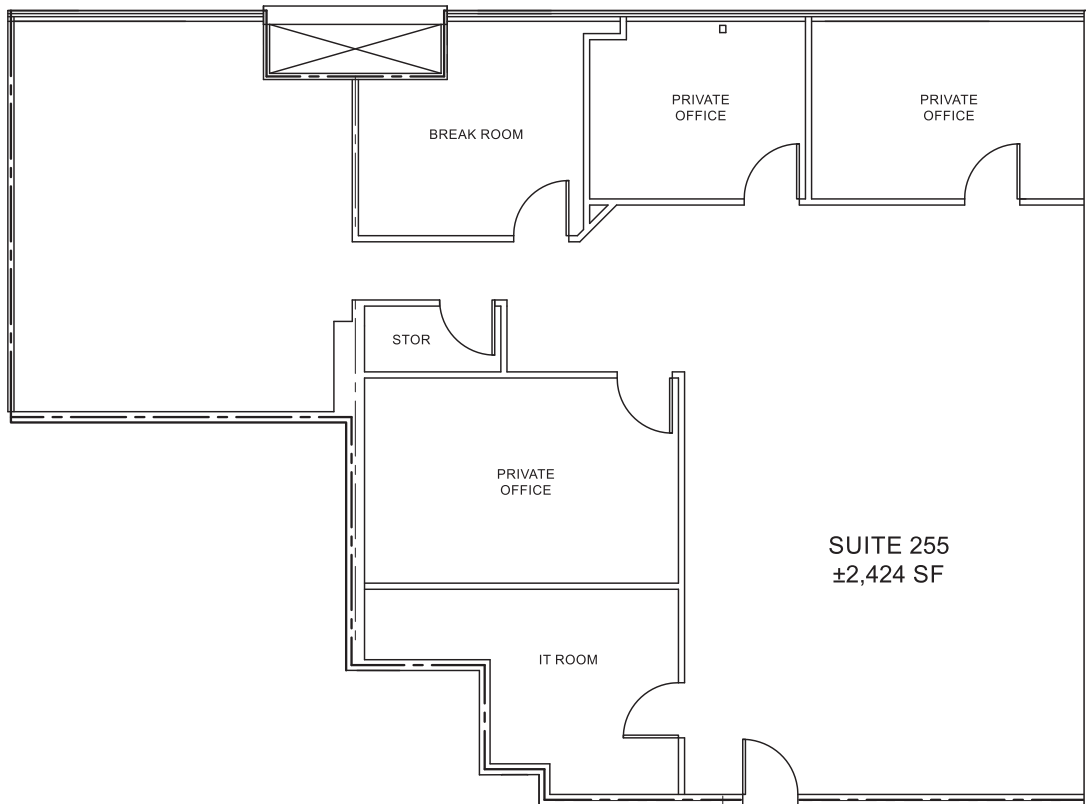
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