

# FOUNTAIN VALLEY COMMERCE CENTER



17151-17233 NEWHOPE STREET // FOUNTAIN VALLEY CA // 92708



## FOR MORE INFORMATION:

### TOM TERRY

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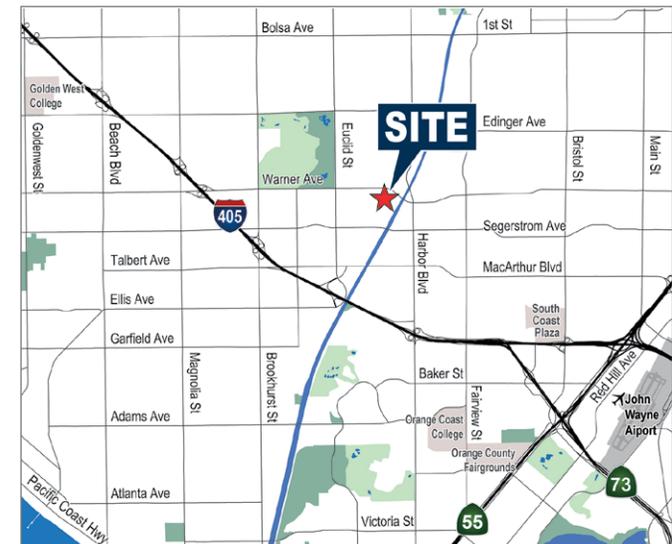
Lic. #01705038



REAL ESTATE SERVICES

## PROPERTY FEATURES

- » Suites Range from 425 to 6,569 Square Feet
- » Seven (7) Multi-Tenant Industrial / Office Buildings Totaling 118,007 Square Feet
- » High Image Business Park
- » Major Newhope Avenue Frontage and Identity
- » 16' Minimum Clearance for Warehouse Units
- »  $\pm$ 3:1 Parking Ratio (3 Spaces per 1,000 Sq. Ft.)
- » Ground Level Loading Doors
- » Professionally Managed Business Park



*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as Real Estate Salespersons by the DRE. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785*

## Availability

### OFFICE SUITES

ADDRESS	TOTAL SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
17155 Newhope Street, Ste. H	833 Sq. Ft.	\$1.39 PSF	\$1,158.00	Open area/reception, 2 private offices and restroom. First floor suite.
17155 Newhope Street, Ste. R	1,012 Sq. Ft.	\$1.39 PSF	\$1,407.00	Open area/reception, private office and restroom. First floor suite.
17151 Newhope Street, Ste. 201	1,062 Sq. Ft.	\$1.35 PSF	\$1,434.00	Open area/reception, and 3 private offices.
17151 Newhope Street, Ste. 208	1,172 Sq. Ft.	\$1.35 PSF	\$1,582.00	Open area/reception, and 3 private offices.
17151 Newhope Street, Ste. 203	1,184 Sq. Ft.	\$1.35 PSF	\$1,598.00	Open area/reception, and 4 private offices.

### INDUSTRIAL UNITS

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
17197 Newhope Street, Ste. G	1,710 Sq. Ft.	±20%	\$1.54 PSF	\$2,633.00	Reception area, 2 private offices, restroom, and warehouse with ground level loading door.

\* There is an additional monthly CAM Fee (Common Area Maintenance). CAM includes electricity on second floor suites.

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# FOUNTAIN VALLEY COMMERCE CENTER



## Site Plan



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NOTE: Site Plan is approximate and may not be to scale.

**AVAILABLE**

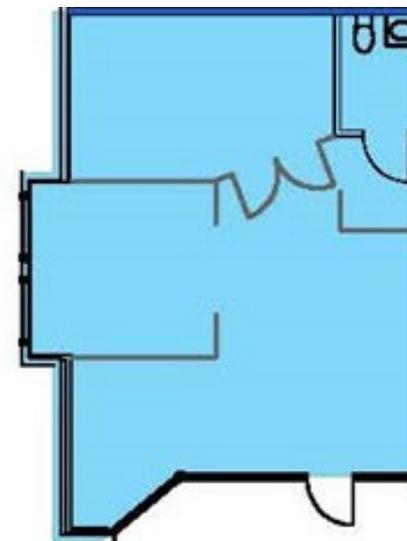


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### SUITE FEATURES:

- » Available: ±833 Sq. Ft.
- » First Floor Office Space
- » Reception Area
- » 2 Private Offices
- » \$1.39 PSF, MG
- » CAM Fee of \$0.16 Per Sq. Ft.

### FLOOR PLAN:



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### SITE KEY PLAN:



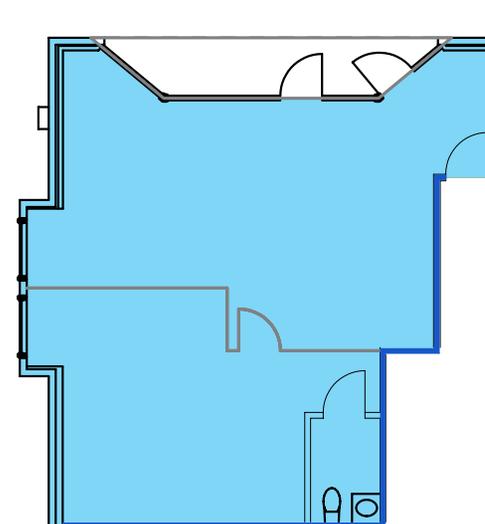
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### SUITE FEATURES:

- » Available: ±1,012 Sq. Ft.
- » First Floor Office Space
- » Reception Area
- » Private Office
- » \$1.39 PSF, MG
- » CAM Fee of \$0.16 Per Sq. Ft.

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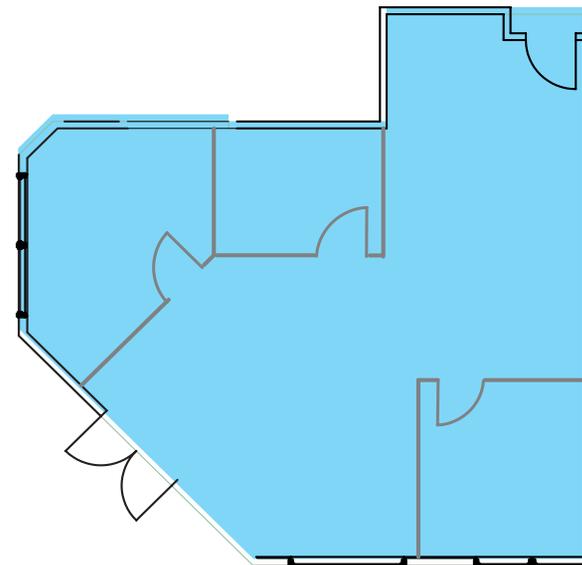
## 17151 Newhope Street // Suite 201 // Floor Plan

**FOUNTAIN VALLEY COMMERCE CENTER**  
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### SUITE FEATURES:

- » Available: ±1,062 Sq. Ft.
- » Second Floor Office Space
- » Can Be Combined With Suite 203
- » Reception Area
- » 3 Private Office
- » \$1.35 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft. (Includes Electricity)

### FLOOR PLAN:



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### SITE KEY PLAN:



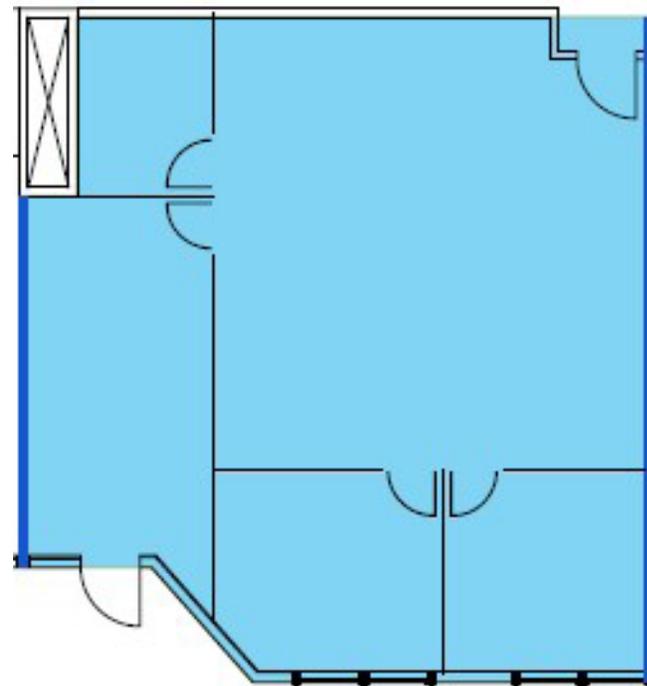
**FOUNTAIN VALLEY COMMERCE CENTER**

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**SUITE FEATURES:**

- » Available: ±1,172 Sq. Ft.
- » Second Floor Office Space
- » Reception Area
- » 2 Private Offices
- » \$1.35 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft.(Includes Electricity)

**FLOOR PLAN:**



**SITE KEY PLAN:**



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## 17151 Newhope Street // Suite 203 // Floor Plan

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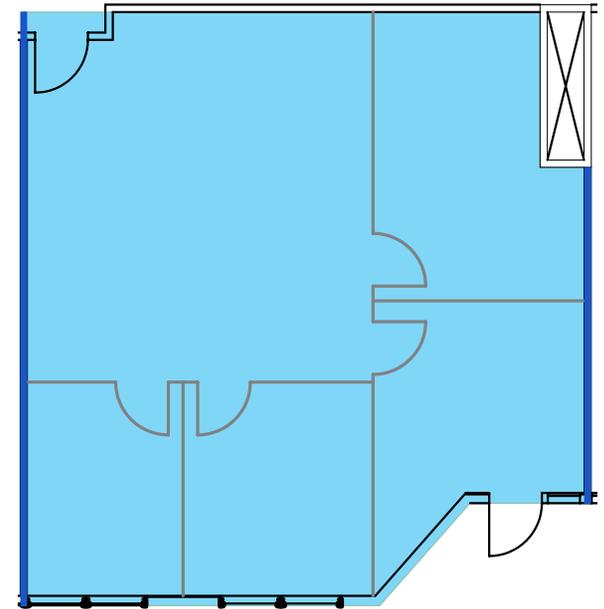
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### SUITE FEATURES:

- » Available: ±1,184 Sq. Ft.
- » Second Floor Office Space
- » Reception Area
- » 4 Private Offices
- » \$1.35 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft.(Includes Electricity)

### FLOOR PLAN:



### SITE KEY PLAN:



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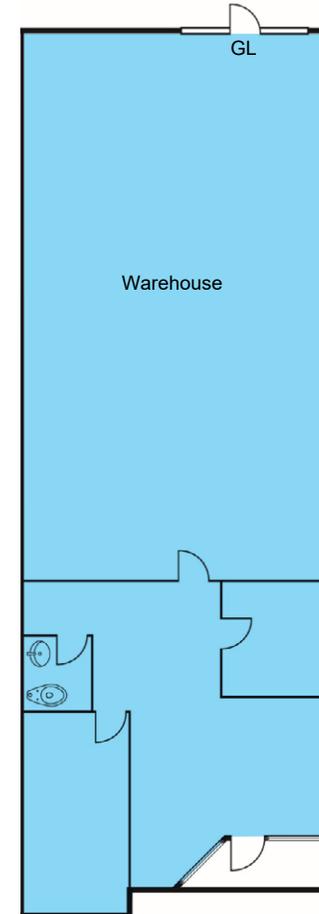
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### SUITE FEATURES:

- » Available: ±1,710 Sq. Ft.
- » ±20% Office Space
- » Reception Area
- » 2 Private Offices
- » Restroom
- » 1 Ground Level Loading Door
- » \$1.54 PSF, MG
- » CAM Fee of \$0.16 Per Sq. Ft.

### FLOOR PLAN:



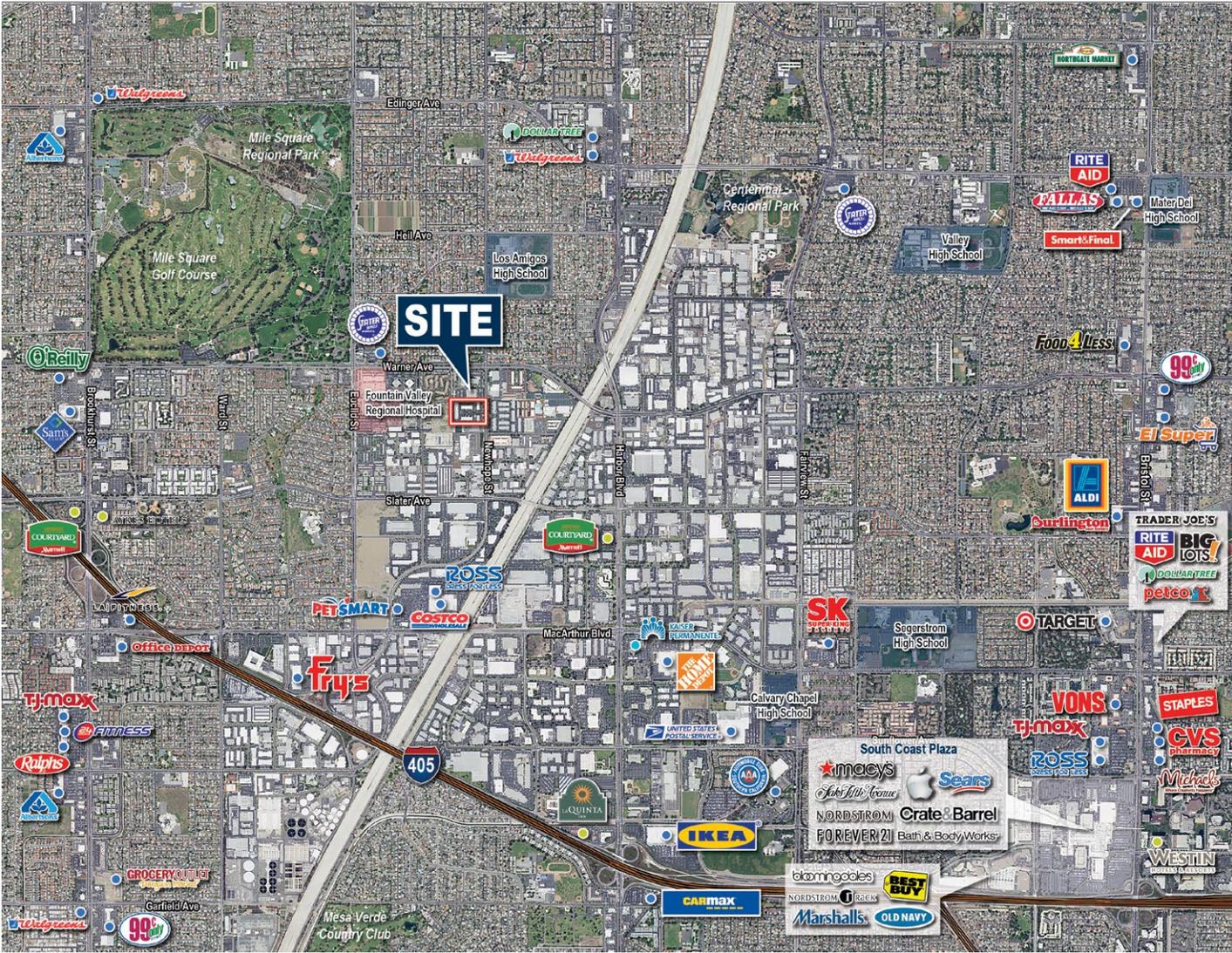
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# FOUNTAIN VALLEY COMMERCE CENTER

## Nearby Amenities



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### NEARBY AMENITIES

- » South Coast Plaza
- » Costco
- » IKEA
- » Home Depot
- » 24 Hour Fitness
- » Stater Bros.
- » Mile Square Park and Golf Course
- » Courtyard Marriott
- » Fry's Electronics

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## Property Photos



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