

# CREATIVE OFFICE SPACE

OWNER/USER CAN OCCUPY  
3187 PULLMAN (±9,400 SF)  
IMMEDIATELY

OWNER/USER OPPORTUNITY

## FOR SALE/LEASE

3185-3189 PULLMAN, COSTA MESA

±26,495 SF OFFICE BUILDING | ±9,400 SF AVAILABLE TO OCCUPY

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**HIGH-END CREATIVE OFFICE SPACE**  
**GREAT 55 FREEWAY SIGNAGE OPPORTUNITY**



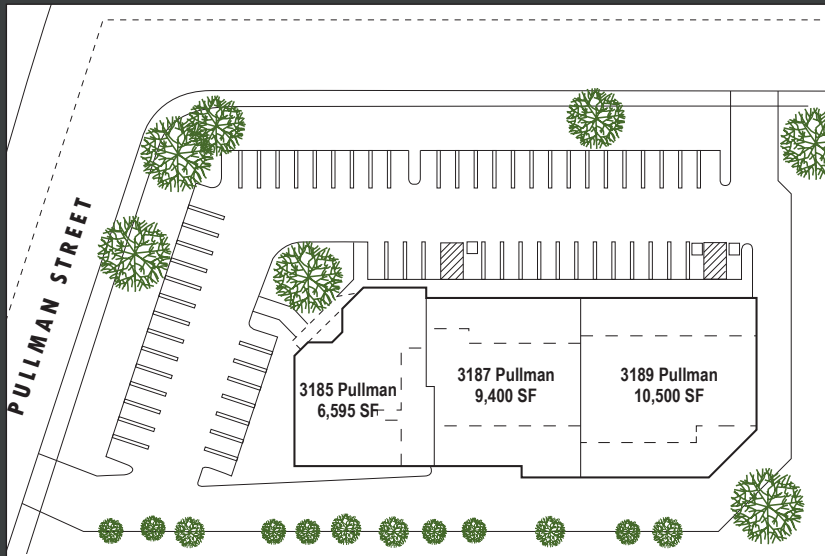
# PROPERTY FEATURES

## 3185-3189 PULLMAN, COSTA MESA - AIRPORT AREA ±26,495 SQUARE FOOT OFFICE BUILDING

Owner can occupy ±9,400 SF (3187 Pullman) and enjoy the income from new William Manclark Lease and Newport Academy renewal

### PREMIER AIRPORT AREA LOCATION

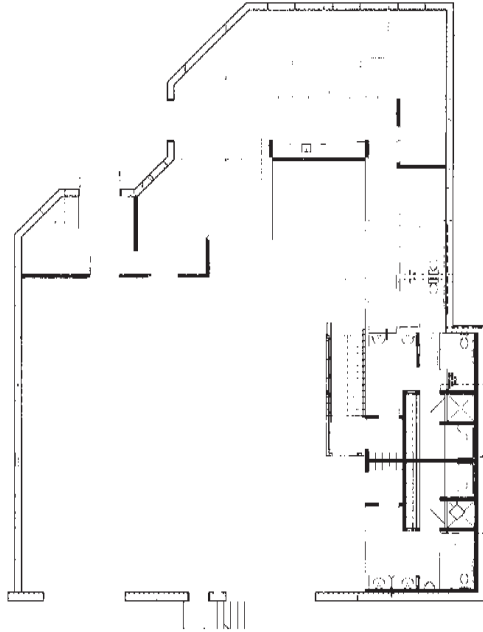
- Rare opportunity to purchase “One of a Kind” creative office space
- In Place Income
- 55 Freeway signage
- Great amenities nearby including: restaurants, hotels, health clubs and world class shopping
- Excellent direct access to the 55, 73 and 405 Freeways
- Minutes from John Wayne Airport, South Coast Plaza and Fashion Island



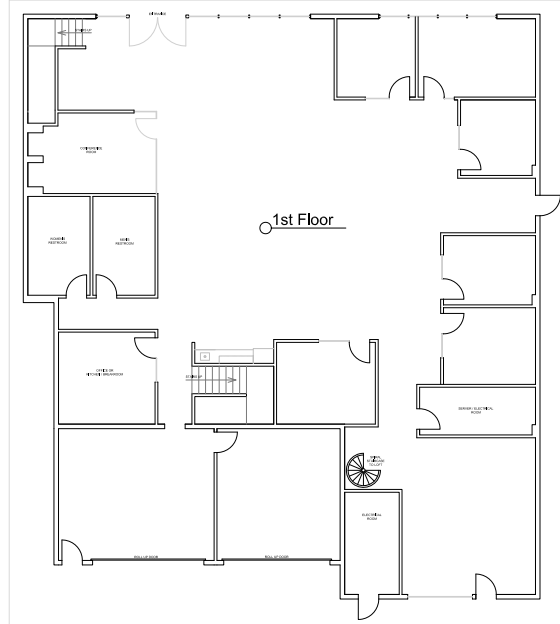
# FLOOR PLANS

FIRST FLOOR

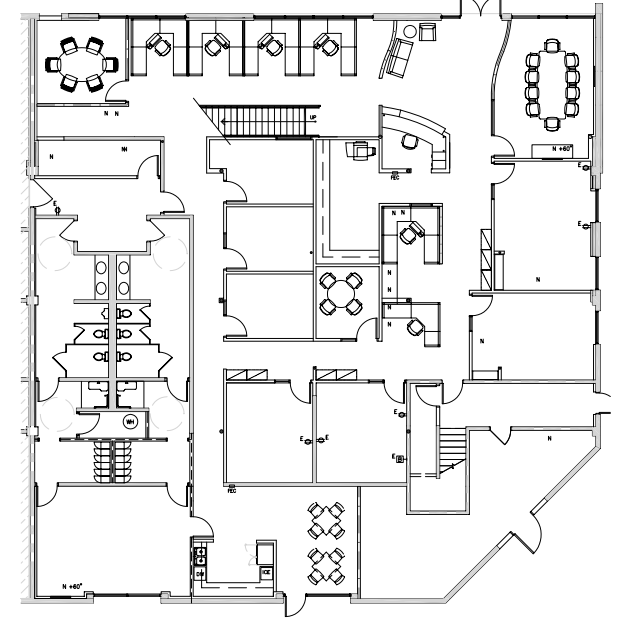
3185 PULLMAN - LEASED



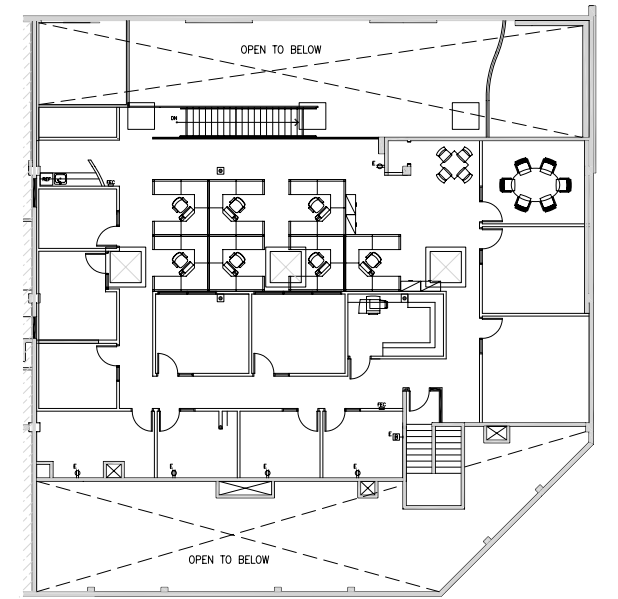
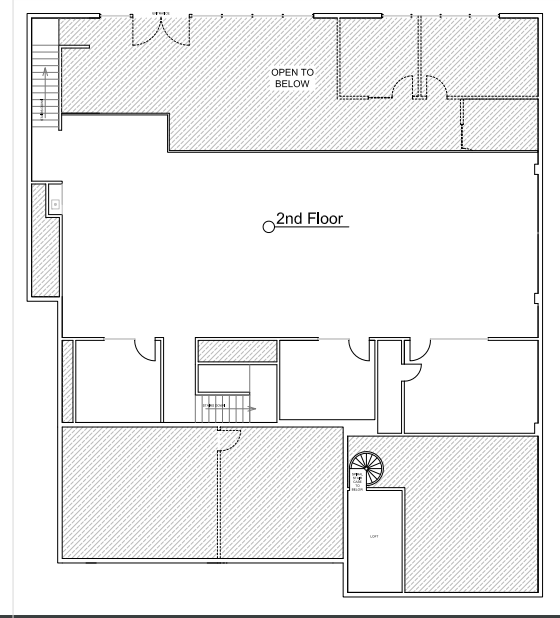
3187 PULLMAN - AVAILABLE TO OCCUPY



3189 PULLMAN - LEASED



SECOND FLOOR



## LEASE OVERVIEWS

### 3185 PULLMAN - 6,595 SF - WILLIAM M. MANCLARK

Lease Start Date:	October 1, 2021
Lease End Date:	September 30, 2026
Lease Rate Schedule:	
Months 1-12	\$14,838.75 / \$2.25 NNN
Months 13-24	\$15,168.50 / \$2.30 NNN
Months 25-36	\$15,498.25 / \$2.35 NNN
Months 37-48	\$15,828.00 / \$2.40 NNN
Months 49-60	\$16,157.75 / \$2.45 NNN
Months 61-72	\$18,731.26 / \$2.84 NNN
Lease Options:	Two (2) Five (5) Year Options
Other:	Have Personal Guaranty

### 3187 PULLMAN - 9,400 SF - NEWPORT ACADEMY

Lease Start Date:	March 1, 2022
Lease End Date:	February 28, 2027
Lease Rate Schedule:	
Months 1-12	\$21,150.00 / \$2.25 NNN
Months 13-24	\$21,620.00 / \$2.30 NNN
Months 25-36	\$22,090.00 / \$2.35 NNN
Months 37-48	\$22,560.00 / \$2.40 NNN
Months 49-60	\$23,030.00 / \$2.45 NNN
Lease Options:	None

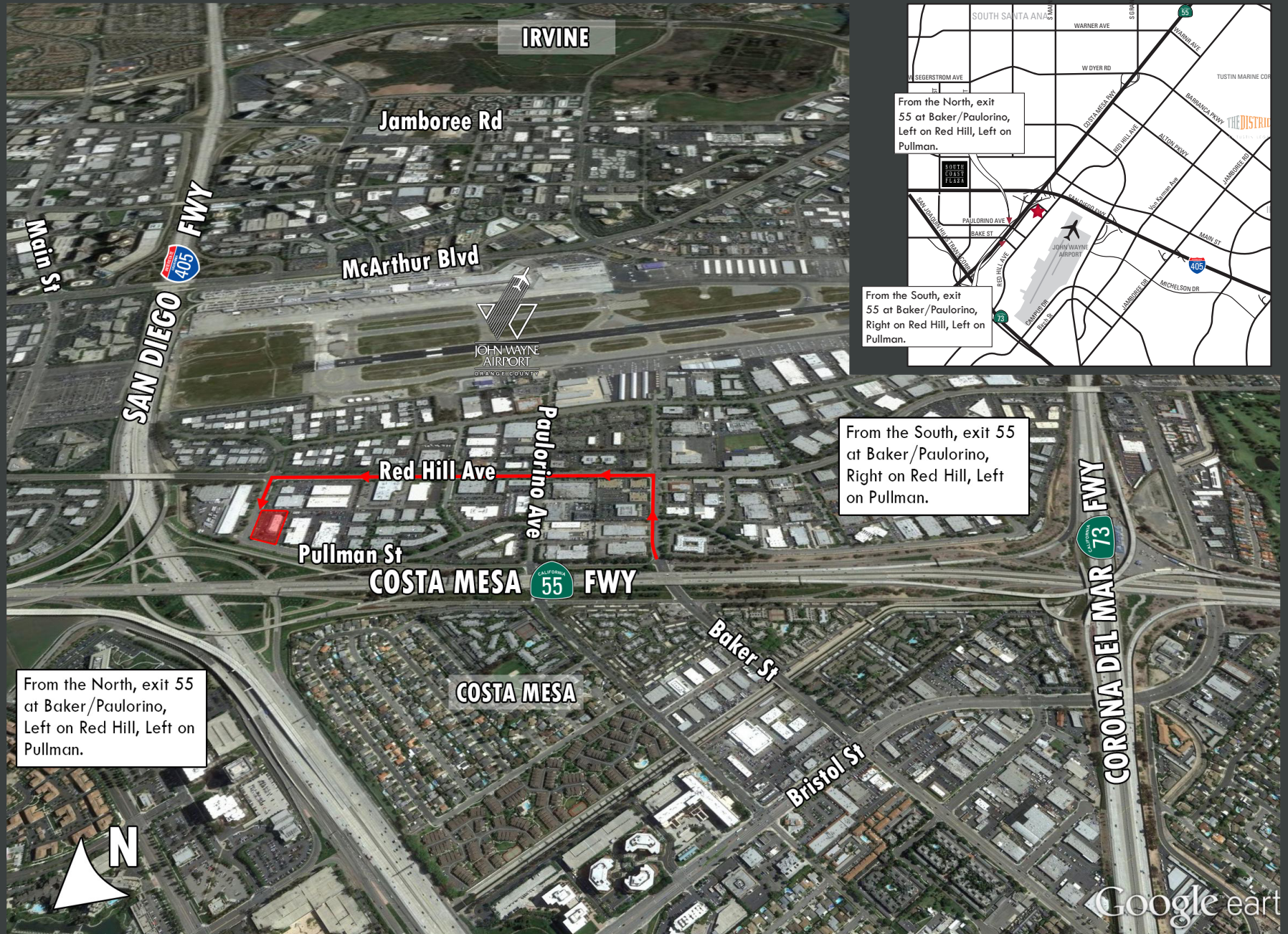
### 3189 PULLMAN - 10,500 SF - NEWPORT ACADEMY

Lease Start Date:	March 1, 2022
Lease End Date:	February 28, 2027
Lease Rate Schedule:	
Months 1-12	\$23,625.00 / \$2.25 NNN
Months 13-24	\$24,150.00 / \$2.30 NNN
Months 25-36	\$24,675.00 / \$2.35 NNN
Months 37-48	\$25,200.00 / \$2.40 NNN
Months 49-60	\$25,725.00 / \$2.45 NNN
Lease Options:	None



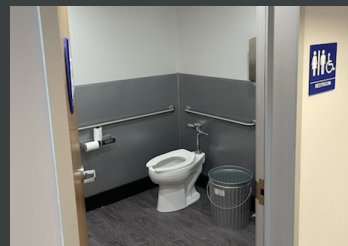


# AERIAL VIEW - LOCATION MAP





# INTERIOR PROPERTY PHOTOS - HIGH END CREATIVE SPACE - 3185 PULLMAN





# INTERIOR PROPERTY PHOTOS - HIGH END CREATIVE SPACE - 3187 PULLMAN

