

FLEX & OFFICE SPACES
AVAILABLE FOR LEASE

FOR LEASE
6481 ORANGETHORPE AVE.
BUENA PARK, CA 90620



PROPERTY FEATURES:

- ***FLEX & OFFICE SPACE AVAILABLE FOR LEASE***
- ***Located in Buena Park Business Complex***
- ***Private Offices and Restrooms available in selected spaces***
- ***Ground Roll-Up Door available in selected spaces***
- ***Excellent Access to Freeway 5 and 91***
- ***17' Minimum Clearance Height***
- ***Ample Parking Spaces***
- ***CAM Fee: \$0.17 per sf., includes Trash, Water and Common Area Maintenance Charges.***

For more information:



Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: KevinLee@kmpmgroup.com

AVAILABLE OFFICE and FLEX SPACES:

Space #:	Size:	Rent Rate:
<u>6481 Orangethorpe #20/21</u> <u>(OFFICE on 2nd Floor)</u>	<u>1,779 SF.</u>	<u>\$1.30 PSF/Mo. + CAM</u>
<u>6481 Orangethorpe #23</u> <u>(OFFICE on 2nd Floor)</u>	<u>440 SF.</u>	<u>\$1.40 PSF/Mo. + CAM</u>
<u>6481 Orangethorpe #5</u> <u>(FLEX)</u>	<u>2,025 SF.</u>	<u>\$1.30 PSF/Mo. + CAM</u>
<u>6950 Aragon #5</u> <u>(FLEX)</u> <u>(Available on 9/1/2026)</u>	<u>2,025 SF.</u>	<u>\$1.21 PSF/Mo. + CAM</u>

CAM FEE = \$0.17/SF/Mo.

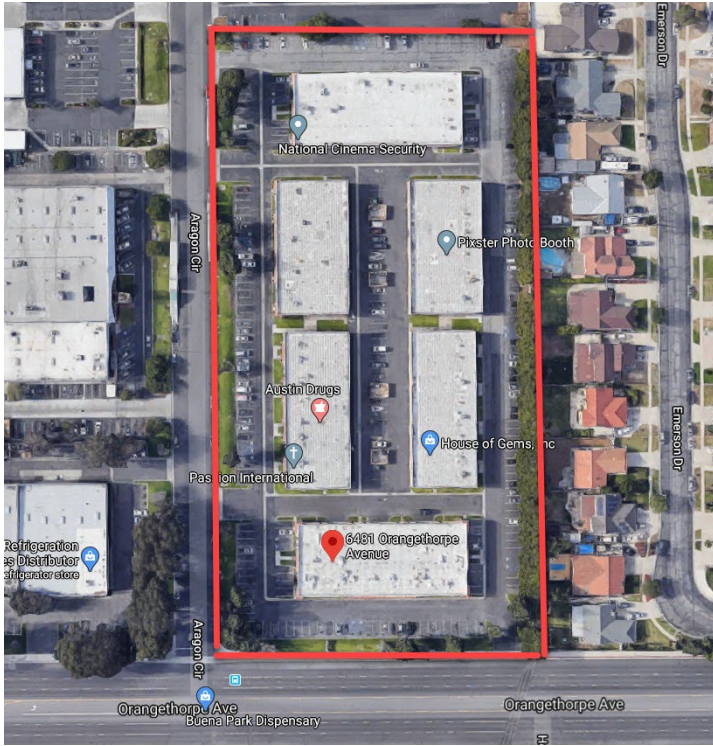
For more information:



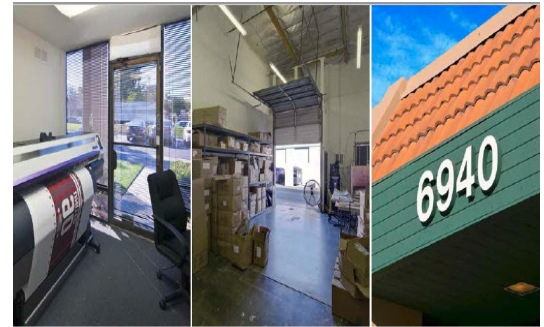
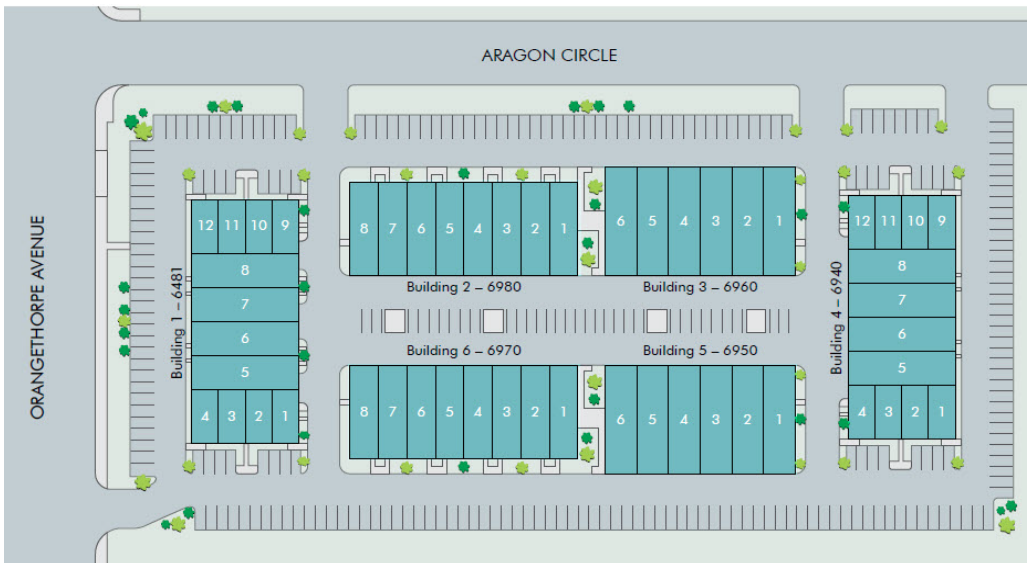
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SITE PLAN



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