

UNIQUE OPPORTUNITY

FRONTAGE ON 405 FREEWAY

1683 Sunflower Avenue • Costa Mesa, CA

AVAILABLE FOR LEASE

LOWEST PRICE OFFICE SPACE IN ORANGE COUNTY

**\$2 PSF
BROKER BONUS
FOR DEALS
SIGNED BEFORE
11/1/21**



±10,000 to ±31,000 SF OFFICE SPACE | VISIBLE BY 400,000+ CARS PER DAY

PROPERTY FEATURES:

- ±31,000 SF Office building
- Available NOW
- Major freeway frontage along San Diego (405) Freeway
- Immediate freeway access
- Spaces zoning from 10,000 SF to 31,000 SF
- 5 minutes to John Wayne Airport
- 2 minutes to South Coast Plaza
- Signage Opportunity
- **\$1.25 Full Service Gross**

Exclusively Listed By:

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COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

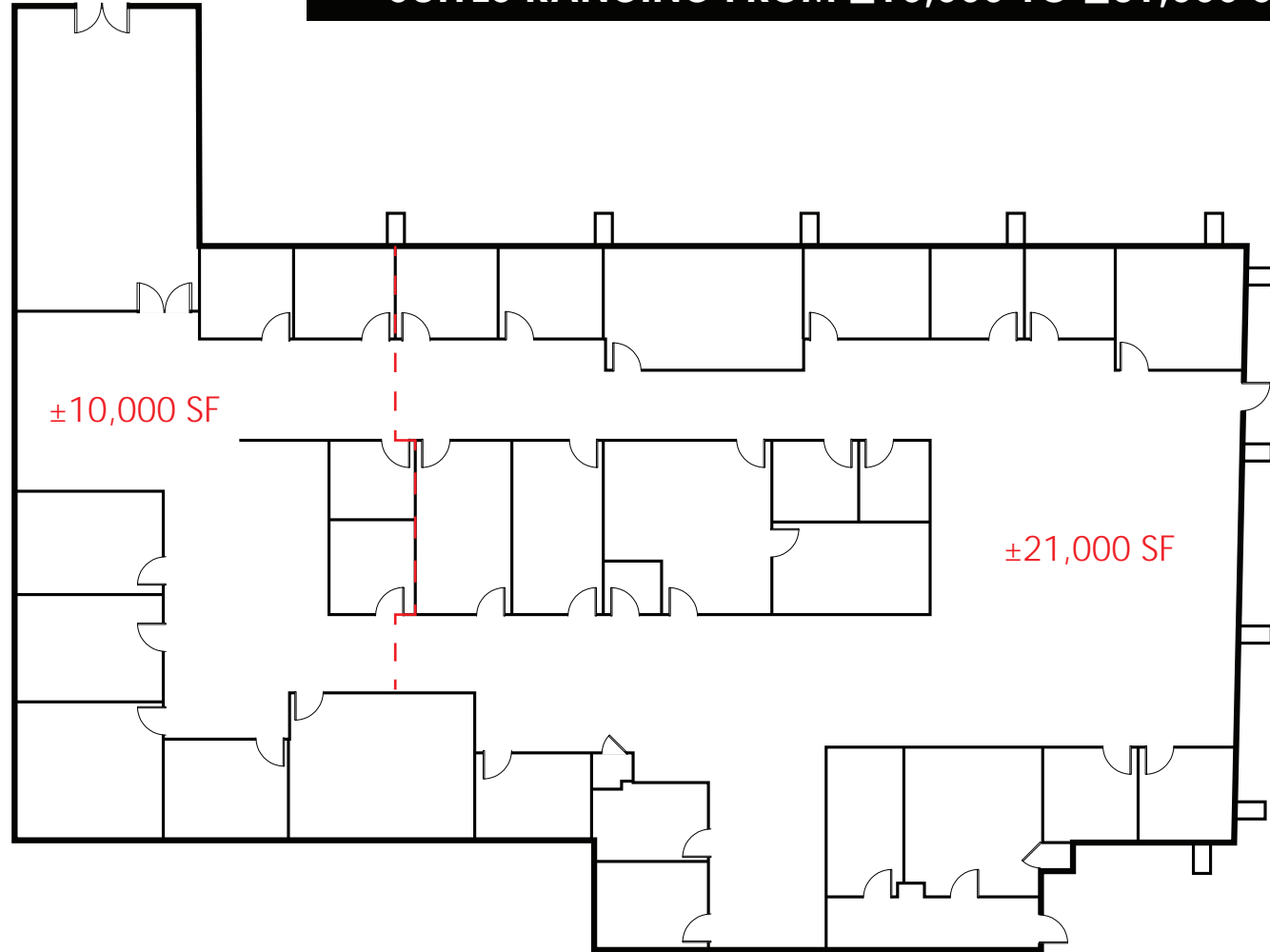
SITE PLAN

FRONTAGE ON 405 FREEWAY

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***SUITES RANGING FROM ±10,000 TO ±31,000 SF**



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**LEE &
ASSOCIATES**

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