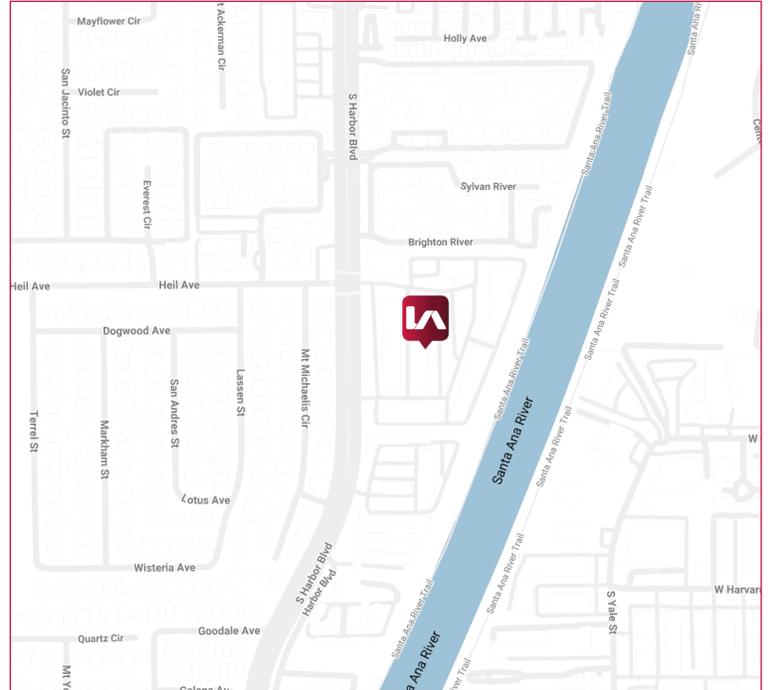




PROPERTY DETAILS

- Class B Multi-tenant Commercial Center
- Professionally Managed with Ample Parking
- \$0.10 - \$0.20 / SF CAM Fees
- Prominent Fountain Valley Address
- High Visibility Location
- Adjacent to Multiple Retail Amenities
- Close Proximity to the 405 and 22 Freeways



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JOSH REILLY MBA

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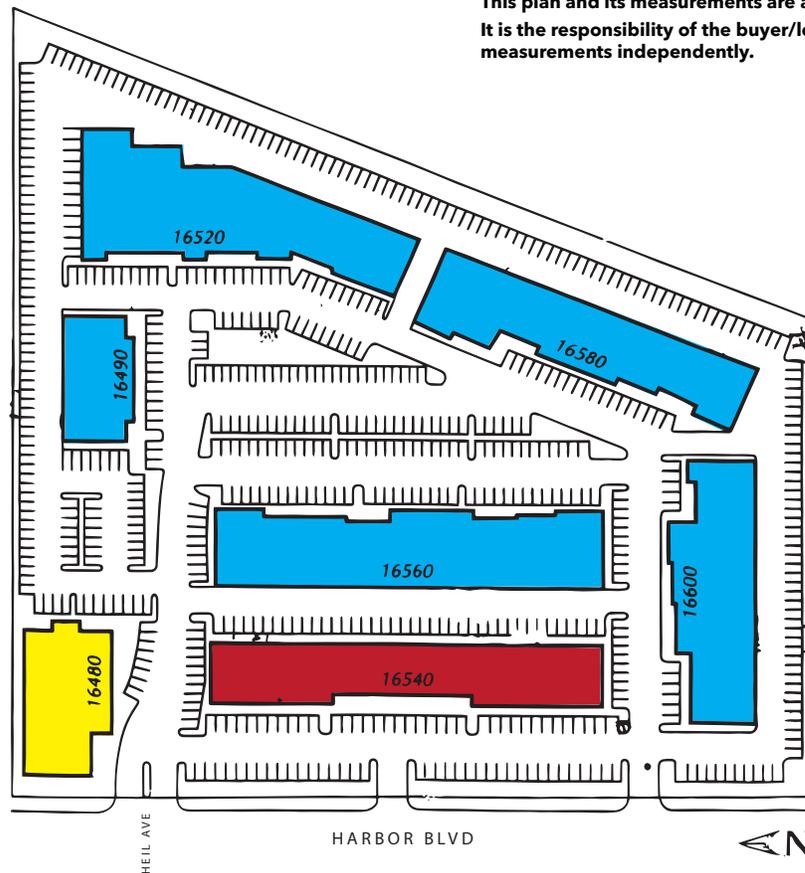
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UNIT	TYPE	SIZE	RATE / SF	DESCRIPTION
16480 Harbor Blvd, Suite 200*	Office	±3,224 RSF	\$1.60 FSG	<ul style="list-style-type: none"> 2nd Floor Office Space *Suites 200 & 210 can be combined to 4,200 RSF
16480 Harbor Blvd, Suite 210*	Office	±976 RSF	\$1.60 FSG	<ul style="list-style-type: none"> 2nd Floor Office Space *Suites 200 & 210 can be combined to 4,200 RSF
16520 Harbor Blvd, Suite A1/A2	Industrial/Flex	±4,702 RSF	\$1.30 MG + \$0.10 CAM	<ul style="list-style-type: none"> Flex Space. 75% Office; 25% Warehouse (Two-Story Office Space)
16540 Harbor Blvd, Suite L	Retail	±1,556 RSF	\$2.10 MG + \$0.20 CAM	<ul style="list-style-type: none"> For Sublease Master Lease Expires September 30, 2028
16560 Harbor Blvd, Suite A	Office / Industrial	±3,648 RSF	\$1.50 MG + \$0.10 CAM	<ul style="list-style-type: none"> This space is 100% office and potentially can be industrial space

SITE PLAN



This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.

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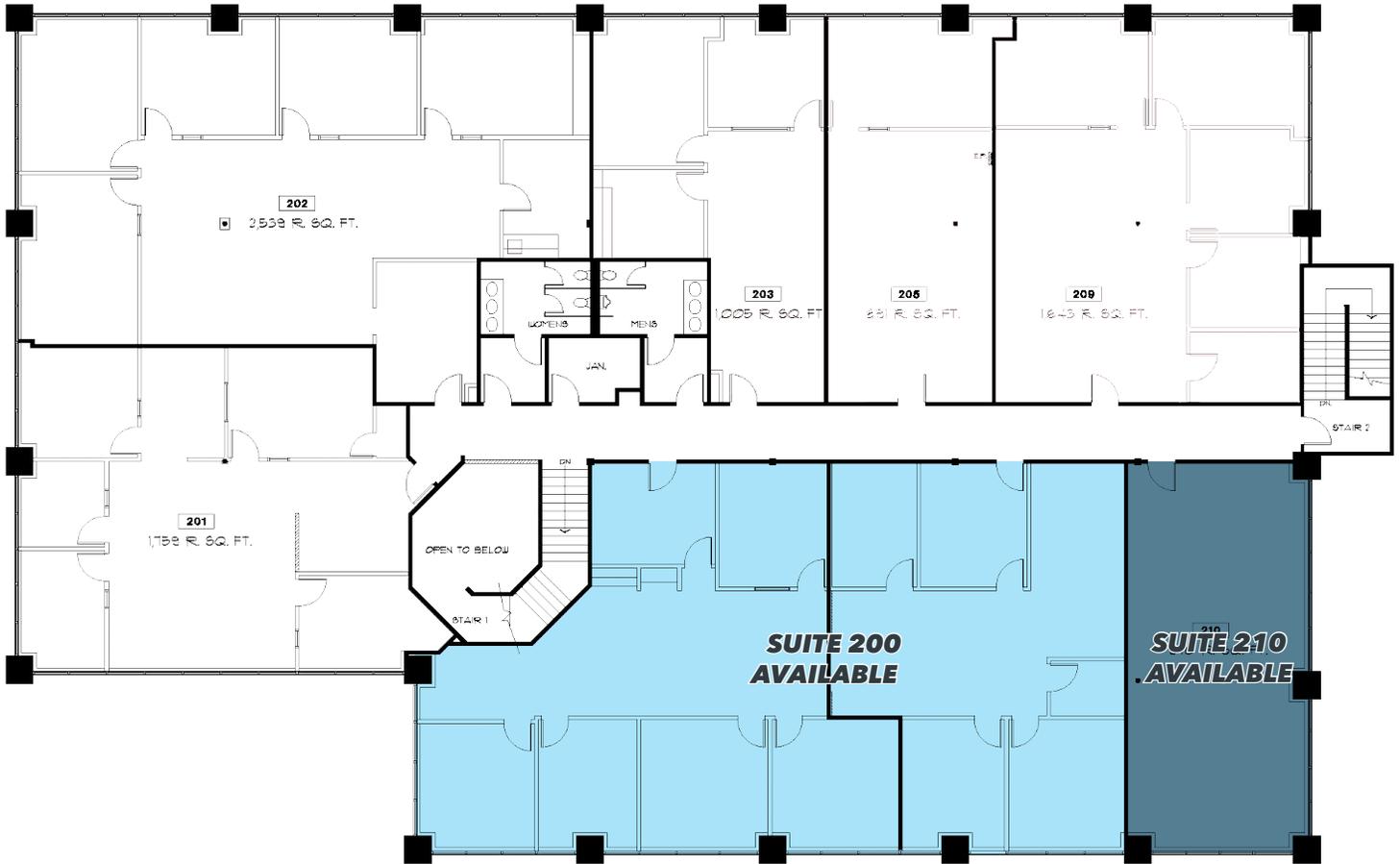


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16480 FLOOR PLAN

This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.



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16480 HARBOR BLVD EXTERIOR PHOTO



16520 HARBOR BLVD EXTERIOR PHOTO



16540 HARBOR BLVD EXTERIOR PHOTO



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