

# The Otis Bldg

101 W 4th St, Santa Ana, CA 92701



Presented By:  
UBI Business Brokers



# The Otis Bldg

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## Property Details

Full Floor (3rd floor) available and renovated with a large glass wall conference wall, lots of open space, 4 private offices, reception area, kitchen area, 2 private bathrooms. Direct elevator and stair access. Fully secured building with key fob entry door into the building and lock out in the Elevator where you can leave the elevator open or have key lockout so only employees can access the floor. Also the Stairwell has direct entry also has coded lock for access. Elevator and stairwell are both direct entry to the floor space.

Exterior of building just completely repainted. Fiber Optic cable available through out the building. Located directly next door to a 6 story City owned public lot.

**Price: \$24.00 /SF/YR**

View the full listing here: <https://www.loopnet.com/Listing/101-W-4th-St-Santa-Ana-CA/33886121/>

Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area	18,894 SF
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Year Built:	1900
Walk Score ®:	98 (Walker's Paradise)
Transit Score ®:	53 (Good Transit)
Rental Rate Mo:	\$2.00 /SF/MO

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## Listing space

### 3rd Floor

Space Available:	4,000 SF
Rental Rate:	\$24.00 /SF/YR
Date Available:	January 01, 2025
Service Type:	Modified Gross
Space Type:	Relet
Space Use:	Office
Lease Term:	1 - 10 Years

Hard Corner of Main St. and 4th St. in Downtown Santa Ana. The epicenter of entertainment and new high-rise residential living buildings in revitalized Downtown Santa Ana. Full 3rd floor suite. Lots of windows and nature lighting. Direct elevator entrance to the floor with an elevator lock out available so tenant can restrict entrance to the floor. Center of the floor is open space. Large reception area, 1 large glass wall conference room, a 2nd open area conference room, 4 private offices, 2 private bathrooms, and a kitchen area. this space is plug and play ready. Building has Fiber Optic internet connection. Immediately adjacent to a City 6 story parking garage. New street car line soon ready to open, directly serves this building. Exterior of building currently undergoing renovations that will be completed before the end of 2024.

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## Location



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## Property Photos



Exterior Corner



Exterior 4th St.

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## Property Photos



Conference Room



Exterior Main St.

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## Property Photos



3rd Floor Entry



3rd Conference Room

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## Property Photos



Hallway



1 or 2 Floor Corner Offices



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## Property Photos



3rd Floor Waiting Area



Building Photo

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## Property Photos



Kitchen Area



Bathroom

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## Property Photos



Stairwell



Ground Floor Lobby

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