



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:	С	
Rentable Building	18,894 SF	
Area		
:		
Year Built:	1900	
Walk Score ®:	98 (Walker's Paradise)	
Transit Score ®:	53 (Good Transit)	
Rental Rate Mo:	\$2.00 /SF/MO	

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 roof, 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.

Location



Property Photos



Exterior Corner

Exterior 4th St.

Property Photos



Conference Room

Exterior Main St.

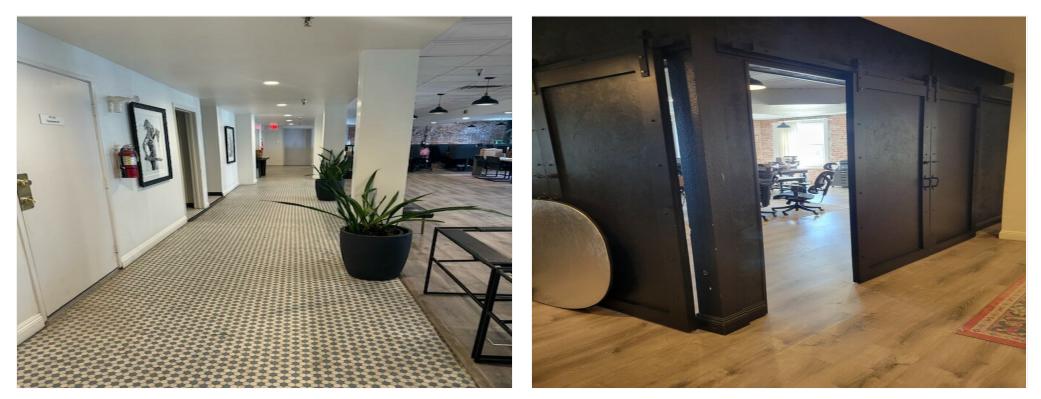
Property Photos



3rd Floor Entery

3rd Conference Room

Property Photos



Hallway

1 or 2 Floor Corner Offices

Property Photos



3rd Floor Waiting Area

Building Photo

Property Photos



Kitchen Area

Bathroom

Property Photos



Stairwell

Ground Floor Lobby



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