

438 KATELLA AVE

ORANGE, CA

OFFICE SUITES AVAILABLE

FOR LEASE



EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

- Multiple Office Suites Available
- 32,424 SF Office Building
- Year Built/Renovated: 1977/2001
- 3.70: 1 Parking Ratio (120 Surface)
- Close Proximity to the 57 and 55 Freeways
- **Lease Rate: \$2.00 NNN**
- **Nets: \$0.30 PSF**

AVAILABILITY

Suite	Size	Lease Rate
J	1,419 SF	\$2.00 NNN + Nets
213	831 SF	\$2.00 NNN + Nets
216	419 SF	\$2.00 NNN + Nets
217	269 SF	\$2.00 NNN + Nets
216/217	688 SF	\$2.00 NNN + Nets
218	1,350 SF	\$2.00 NNN + Nets
229	765 SF	\$2.00 NNN + Nets



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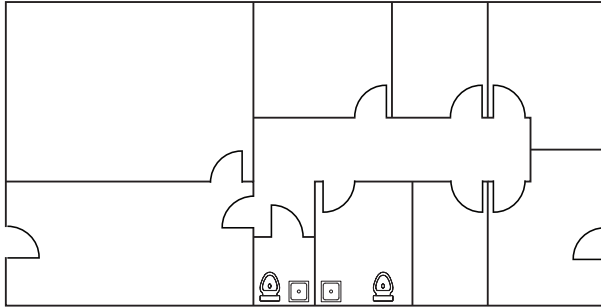
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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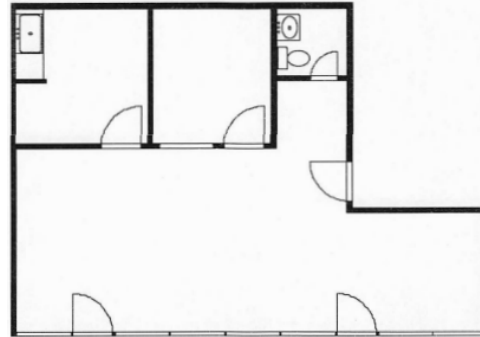
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Floorplan

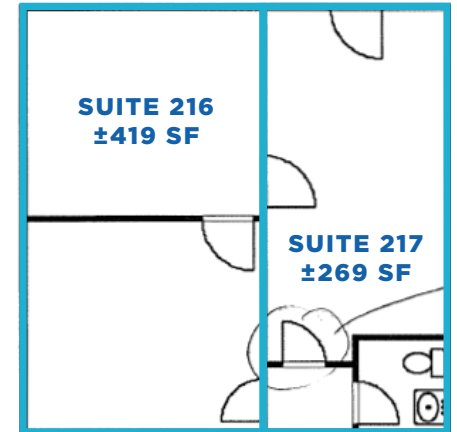
SUITE J | ±1,419 SF



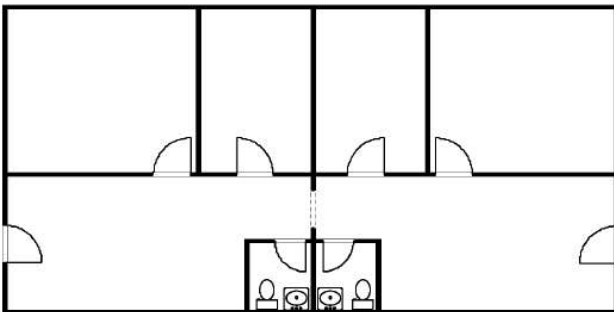
SUITE 213 | ±831 SF



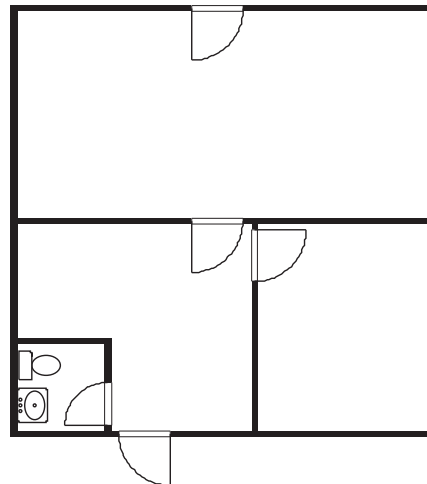
SUITE 216/217 | ±688 SF



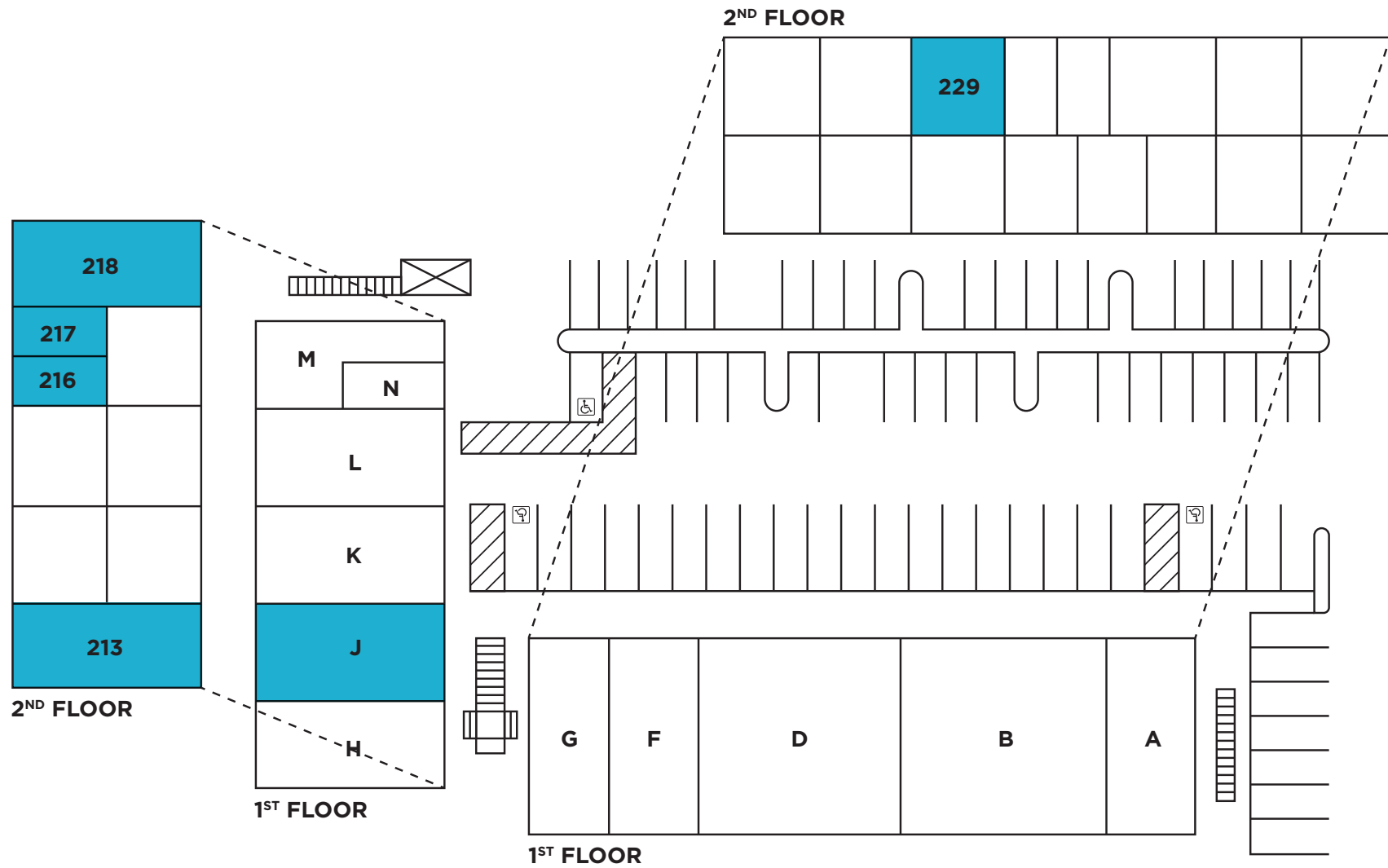
SUITE 218 | ±1,350 SF



SUITE 229 | ±765 SF



Site Plan



KATELLA AVE