

FOR LEASE

NEWLY RENOVATED CREATIVE/MODERN OFFICE SPACE

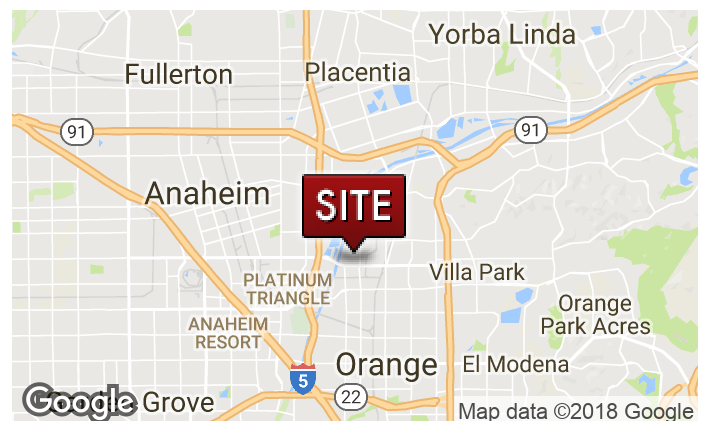
1036 W TAFT AVENUE, ORANGE, CA

2,049 - 6,168 SF



PROPERTY HIGHLIGHTS

- 2-Story, 14,101 sqft office building with new progressive ownership
- Newly renovated creative office building and suites
- Ground floor office space 2,049 sqft up to 6,168 sqft (full first floor)
- Direct Access to the 57 freeway at Ball Road
- Shared conference room and dramatic lobby entrance
- Numerous nearby amenities: Restaurants, Sports Venues, Public Transportation and many more
- Surface parking adjacent to building; access from Taft Avenue and Batavia Street
- CALL FOR ADDITIONAL INFORMATION AND CURRENT AVAILIBILITIES



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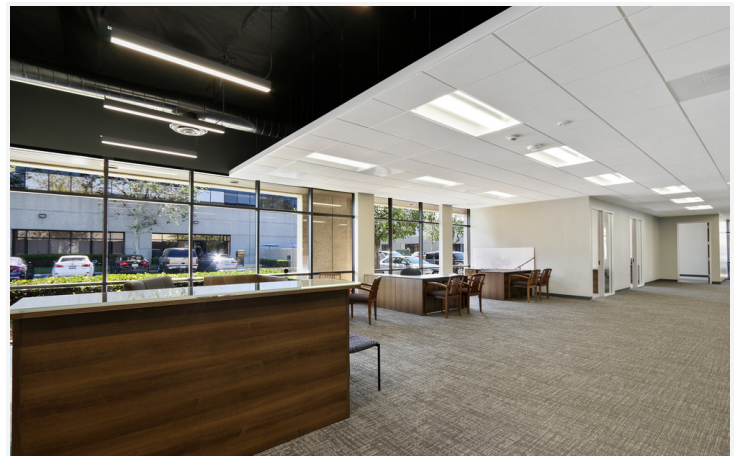
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BRE # 01011260
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2,049 - 6,168 SF

LEASE TYPE | Full Service

TOTAL SPACE | 2,049 - 6,168 SF

LEASE TERM | Negotiable

LEASE RATE | \$1.95 SF/month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
First Floor	Available	6,168 SF	Full Service	\$1.95 SF/month
Suite 100	Available	4,119 SF	Full Service	\$1.95 SF/month
Suite 150	Available	2,049 SF	Full Service	\$1.95 SF/month

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2,049 - 6,168 SF

Lease Rate: \$1.95 SF/MONTH (FULL SERVICE) **Total Space** 2,049 - 6,168 SF
Lease Type: Full Service **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
First Floor	Creative/ Office	\$1.95 SF/MONTH	Full Service	6,168 SF	Negotiable	Full 1st Floor, new creative/modern improvements, open ceiling, open area, 6 private offices, shared conference room, open kitchen
Suite 100	Creative/ Office	\$1.95 SF/MONTH	Full Service	4,119 SF	Negotiable	New creative/modern improvements, Double door entry, 4 private offices, open area, open kitchen, shared conference room
Suite 150	Creative/ Office	\$1.95 SF/MONTH	Full Service	2,049 SF	Negotiable	New creative/modern improvements, Double door entry, 2 private offices, open area, open kitchen, shared conference room

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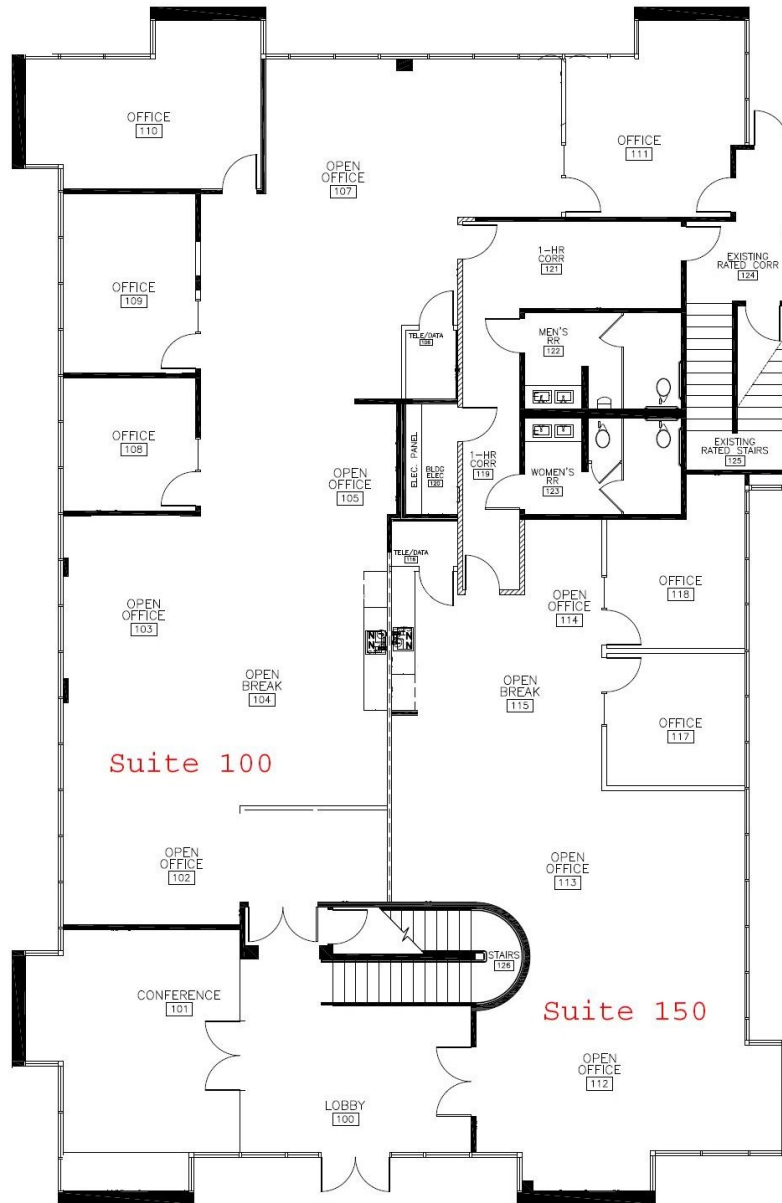
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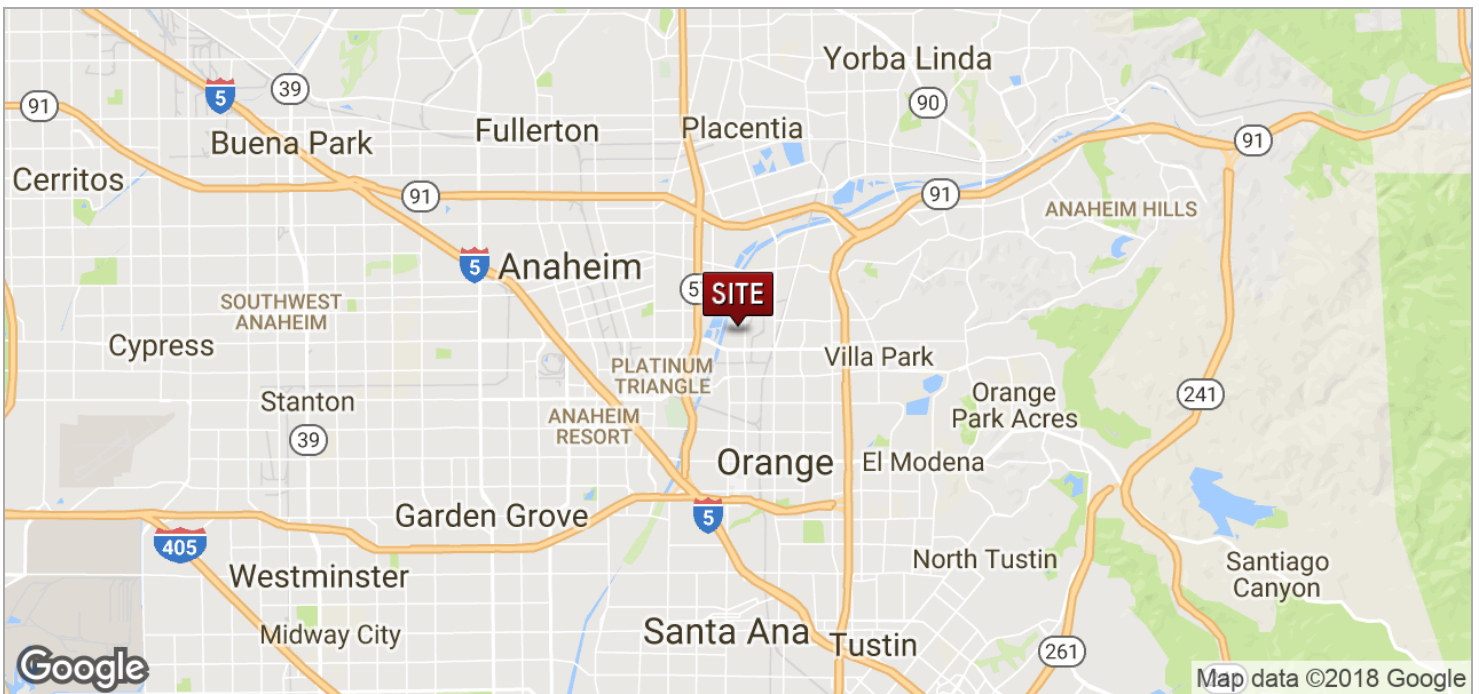
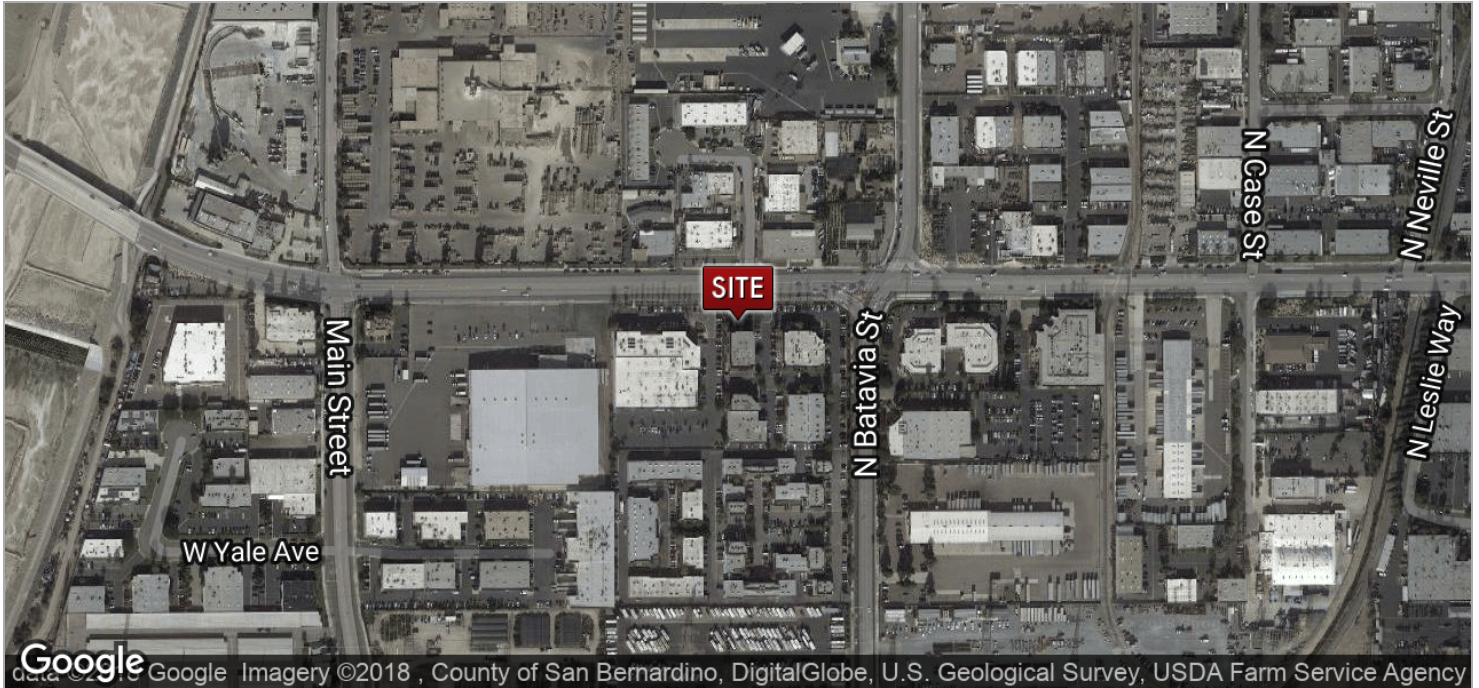
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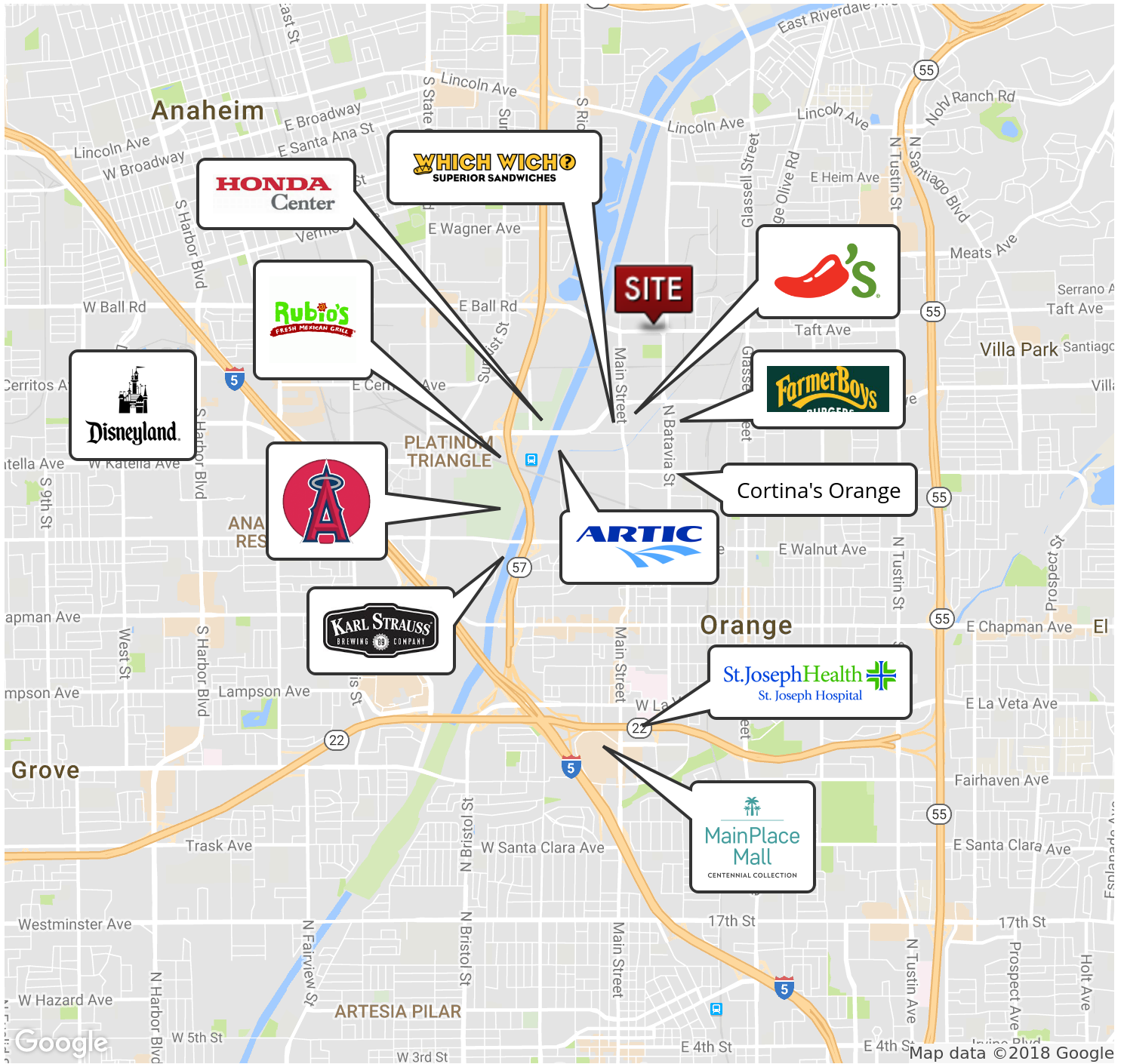
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