

SOUTH COAST BUSINESS CENTER

3400, 3440, and 3480 W. Warner Ave. Santa Ana, CA 92704



FOR LEASE | HIGH-IMAGE OFFICE/INDUSTRIAL BUSINESS PARK

MEADOWS
ASSET MANAGEMENT

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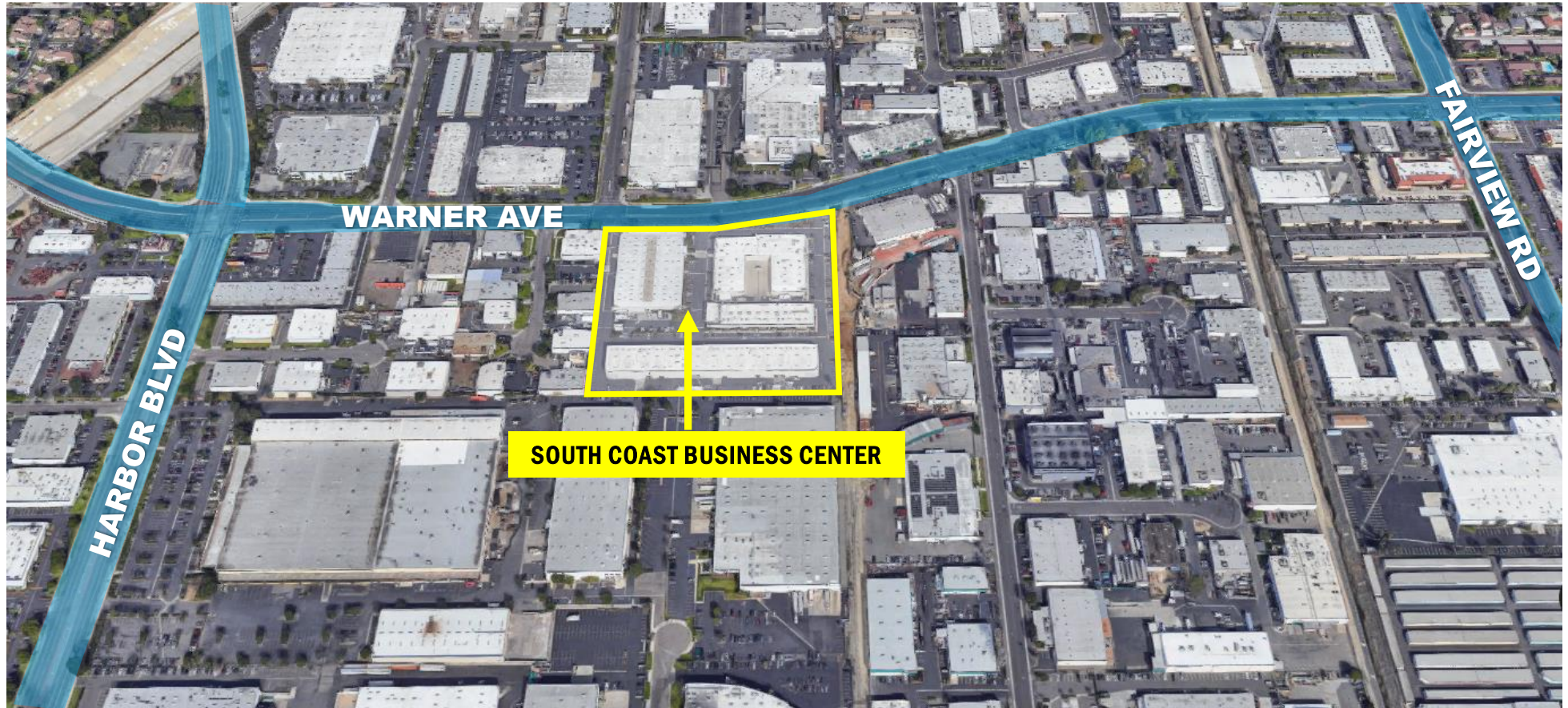
PROPERTY HIGHLIGHTS

- High-Profile ± 100 K SF Multi-Tenant Industrial Office Park
- Onsite Self-Storage Facility (± 700 -Units)
- Expansive Street Frontage on W. Warner Avenue
- Ample Parking to Support a Variety of Uses (up to 4:1,000)
- High-Traffic Location off Warner Ave. and Harbor Blvd.
- Proactive and Responsive Ownership
- Recent $\pm \$1.5$ Million Renovation w/ New Parking Lot Gates for After-Hours Access Control, New Landscaping, Lighting, and Security Cameras



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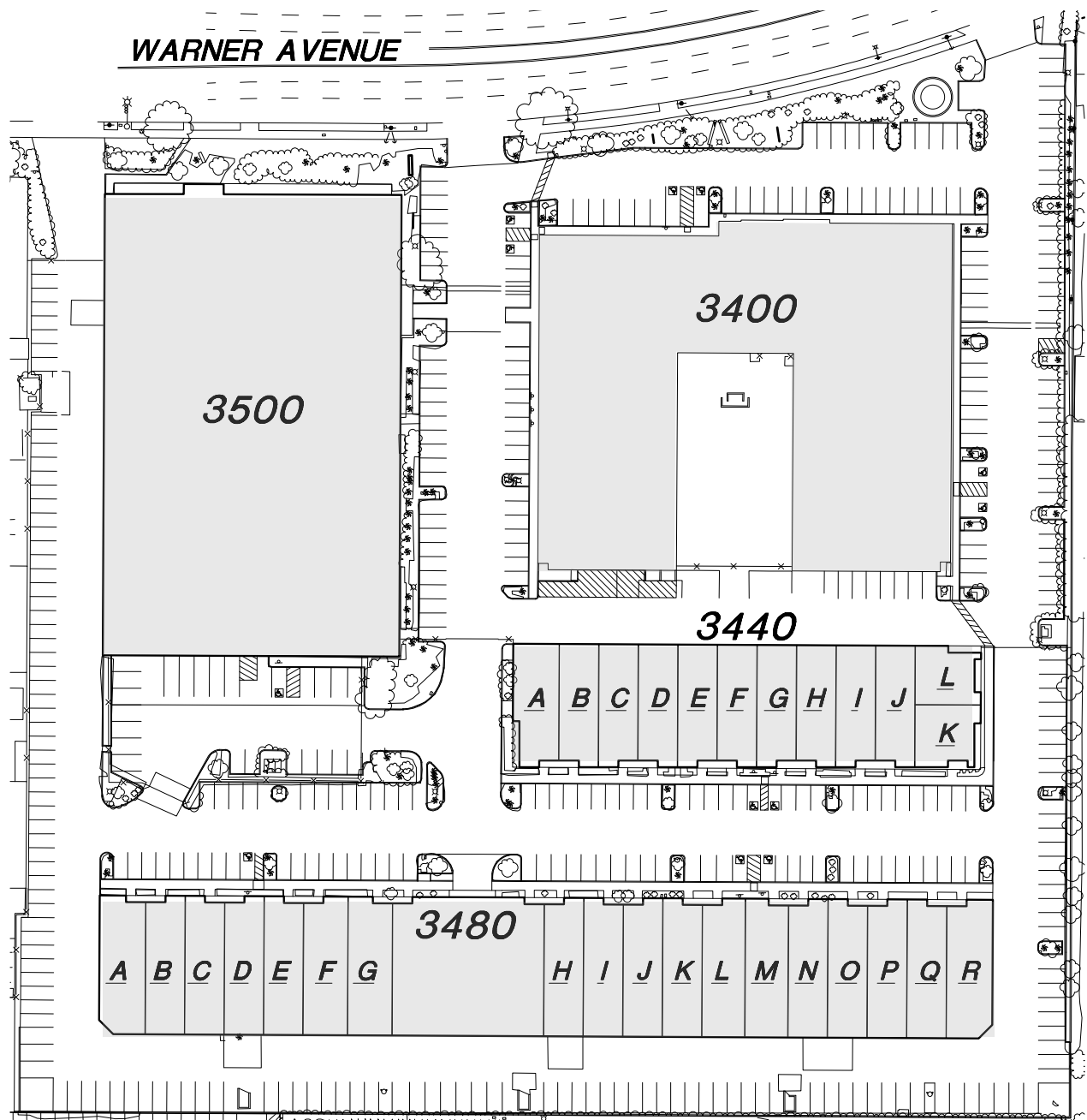


NEARBY BUSINESSES & SERVICES

- | | | | |
|-------------------------------------|----------------------------|----------------------|---------------------------|
| • Fountain Valley Regional Hospital | • USPS Distribution Center | • Suzy's Cafe | • Santa Ana River Brewing |
| • Santa Ana Police Department | • South Coast Plaza | • Duke's Charbroiler | • El Tapatio |
| • Costco | • SOCO & The OC Mix | • Del Tao | • Hello Donuts |
| • Home Depot | • Waba Grill | • Planet 13 | • Circle K & 7 Eleven |

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AVAILABLE FOR LEASE

- **Building:** 3440
- **Unit:** A & B
- **Size:** 1,800 SF each (can not be combined due to concrete wall)
- **Type:** Warehouse w/ Office
- **Access:** $\pm$ 12' Roll-Ups
- **Clearance:** $\pm$ 14' - 16'
- **Loading:** Ground-Level
- **Fire Sprinklers:** Yes
- **Rate:** \$1.85 PSF IG Tenant pays electric meter direct to SCE. Water and trash included in base rent. No initial CAM.

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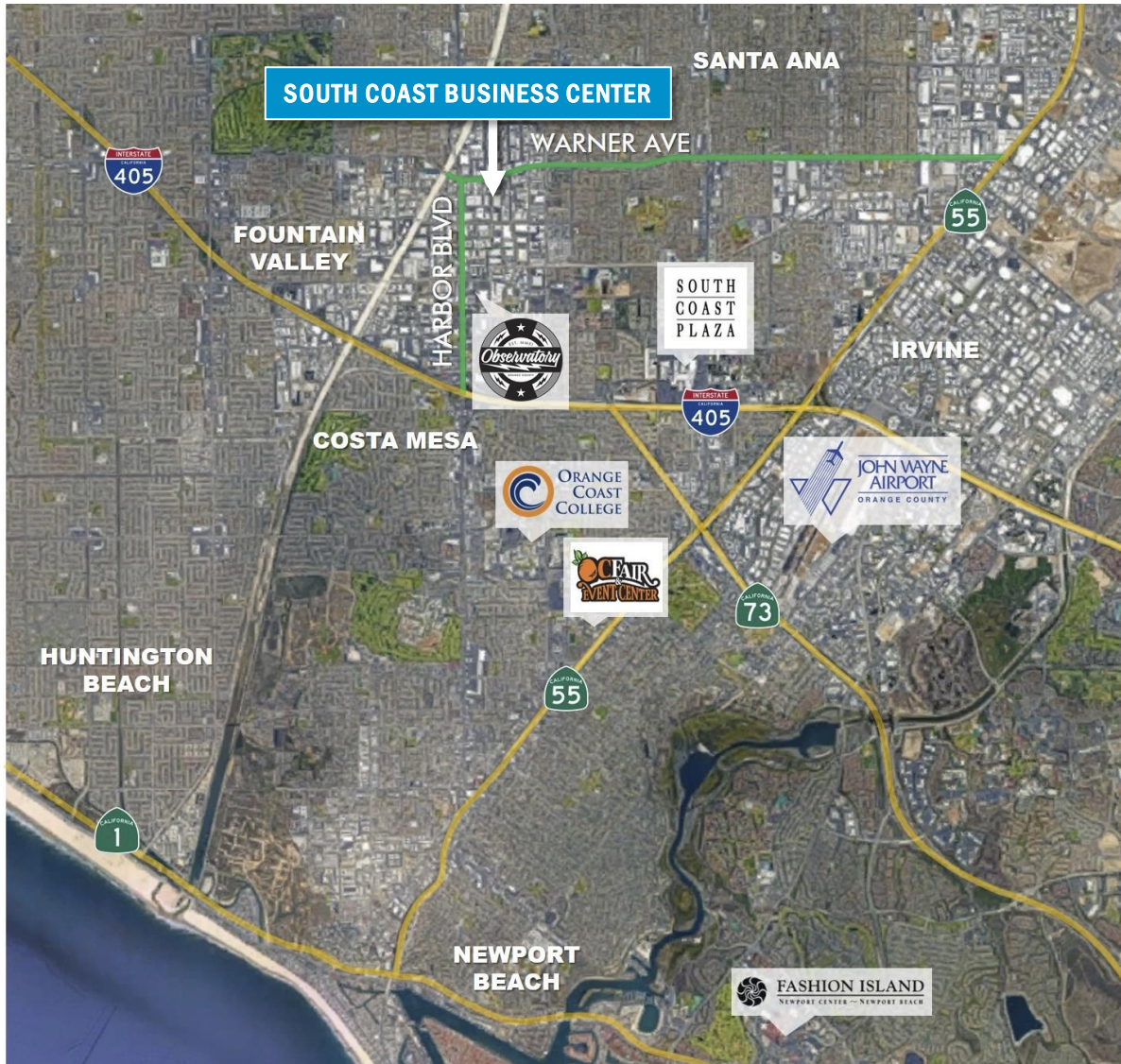


AVAILABLE FOR LEASE

- **Building:** 3480
- **Unit:** N/A
- **Size:** N/A
- **Type:** Warehouse w/ Office
- **Access:** $\pm 12'$ Roll-Ups
- **Clearance:** $\pm 14' - 16'$
- **Loading:** Ground-Level
- **Fire Sprinklers:** Yes
- **Rate:** \$1.85 PSF IG Tenant pays electric meter direct to SCE. Water and trash included in base rent. No initial CAM.

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LOCATION HIGHLIGHTS

- Immediate access to I-405, 55, and 73 Freeways
- Located within the Santa Ana “Enterprise Zone”
- Close proximity to South Coast Plaza, John Wayne Airport, and Fountain Valley Regional Hospital
- Centrally located in the heart of Orange County near several major tourism destinations including:
 - Disneyland
 - OC Fair & Events Center
 - The Observatory
 - Anaheim Convention Center
 - Fashion Island