



132-140 S Glassell St

132-140 S Glassell St, Orange, CA 92866

Kristina Belova

Westhill Management

220 26th St, Santa Monica, CA 90402

Kristina@westhillmgmt.com

(310) 395-7272



132-140 S Glassell St

\$50.79 /SF/YR

Rare opportunity to lease the only available two-room office space in this charming historic building located in the heart of Old Towne Orange.

Situated within one of California's best-preserved historic districts, this prime location is just steps from the iconic Orange Circle & Plaza Park, surrounded by popular restaurants, cafés, boutiques, and professional businesses.

This bright and inviting office space is ideal for professional, creative, consulting, wellness, or boutique-style office use seeking a prestigious and walkable downtown setting.

Property Features:

- Two-room office layout
- Located in a charming historic building
- Central heating and air conditioning
- CAM charges include electricity
- Street parking available
- Highly walkable location with strong local activity
- Convenient access to surrounding Orange County communities and major freeways

Lease Terms:

- One-year minimum lease term
- Available: 9/1/2026
- First month's rent and security deposit required upon approved application and credit...

- historic charm
- prestige
- walkability
- community atmosphere
- downtown vibe



Rental Rate:	\$50.79 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	16,080 SF
Year Built:	1914
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	60 (Moderately friendly)
Rental Rate Mo:	\$4.23 /SF/MO

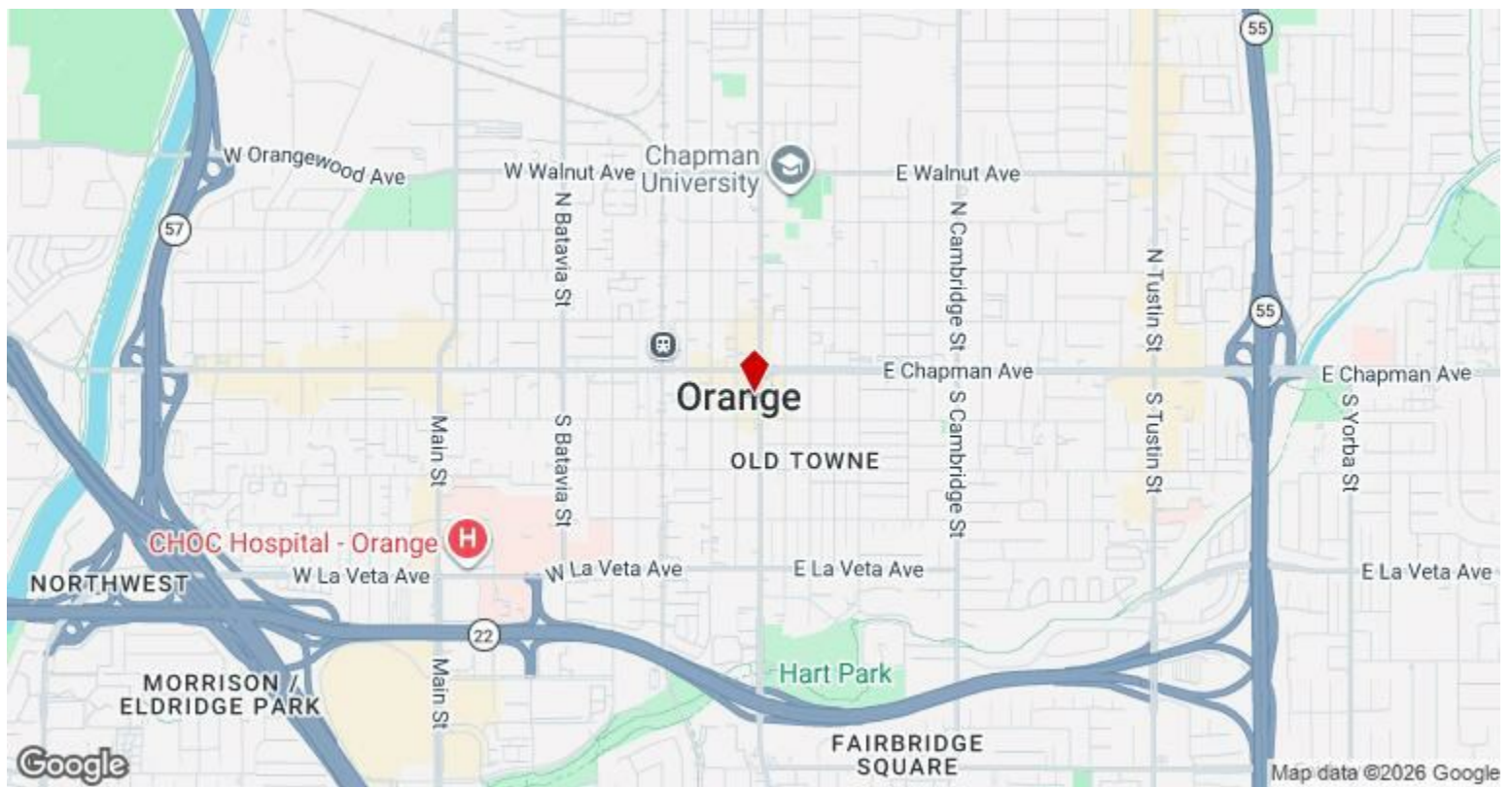
2nd Floor Ste M

Space Available	280 SF
Rental Rate	\$50.79 /SF/YR
Date Available	September 01, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Rare opportunity to lease the only available two-room office space in this charming historic building located in the heart of Old Towne Orange. Situated within one of California's best-preserved historic districts, this prime location is just steps from the iconic Orange Circle & Plaza Park, surrounded by popular restaurants, cafés, boutiques, and professional businesses. This bright and inviting office space is ideal for professional, creative, consulting, wellness, or boutique-style office use seeking a prestigious and walkable downtown setting. Property Features: • Two-room office layout • Located in a charming historic building • Central heating and air conditioning • CAM charges include electricity • Street parking available • Highly walkable location with strong local activity • Convenient access to surrounding Orange County communities and major freeways Lease Terms: • One-year minimum lease term • Available: 9/1/2026 • First month's rent and security deposit required upon approved application and credit

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Affaire De Coeur	-	
Cafe Zocalo	-	
Costa Mesa Jewelry & Loan	-	
Deelux Consignment Clothing Store	-	
Escobedo Mike Design	-	
Modern Wealth Design Llc	-	
O C Diamond Estate Jewelry Inc	-	
Orange Samsung Repair	-	
Split 7 HD Video Production	-	
Zae's	-	



132-140 S Glassell St, Orange, CA 92866

Rare opportunity to lease the only available two-room office space in this charming historic building located in the heart of Old Towne Orange.

Situated within one of California's best-preserved historic districts, this prime location is just steps from the iconic Orange Circle & Plaza Park, surrounded by popular restaurants, cafés, boutiques, and professional businesses.

This bright and inviting office space is ideal for professional, creative, consulting, wellness, or boutique-style office use seeking a prestigious and walkable downtown setting.

Property Features:

- Two-room office layout
- Located in a charming historic building
- Central heating and air conditioning
- CAM charges include electricity
- Street parking available
- Highly walkable location with strong local activity
- Convenient access to surrounding Orange County communities and major freeways

Lease Terms:

- One-year minimum lease term
- Available: 9/1/2026
- First month's rent and security deposit required upon approved application and credit