



## FULLY REFURBISHED COMMERCIAL BUILDING

### PROPERTY HIGHLIGHTS



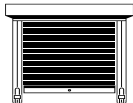
±3,000 SF  
AVAILABLE



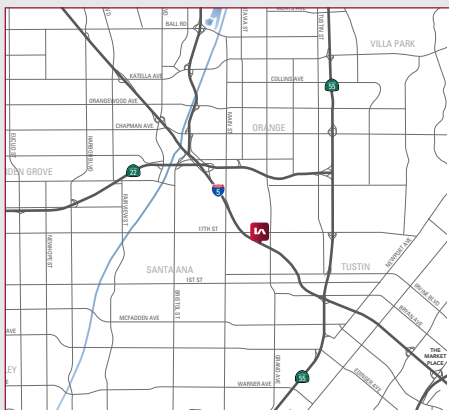
(5) FIVE  
PARKING SPACES



±0.41  
ACRES OF  
SPACE



10'  
MINIMUM CLEAR  
HEIGHT



# FOR LEASE

1618 W 5TH STREET  
SANTA ANA, CALIFORNIA

### PROPERTY FEATURES

- Natural gas services
- ±500 SF office per unit
- Single unit, separately metered and addressed
- Low CAMs (\$.05 PSF)
- 100 amps each unit (verify)
- Security installations; roof guarantee
- 1 Grade level door

### CONTACT US

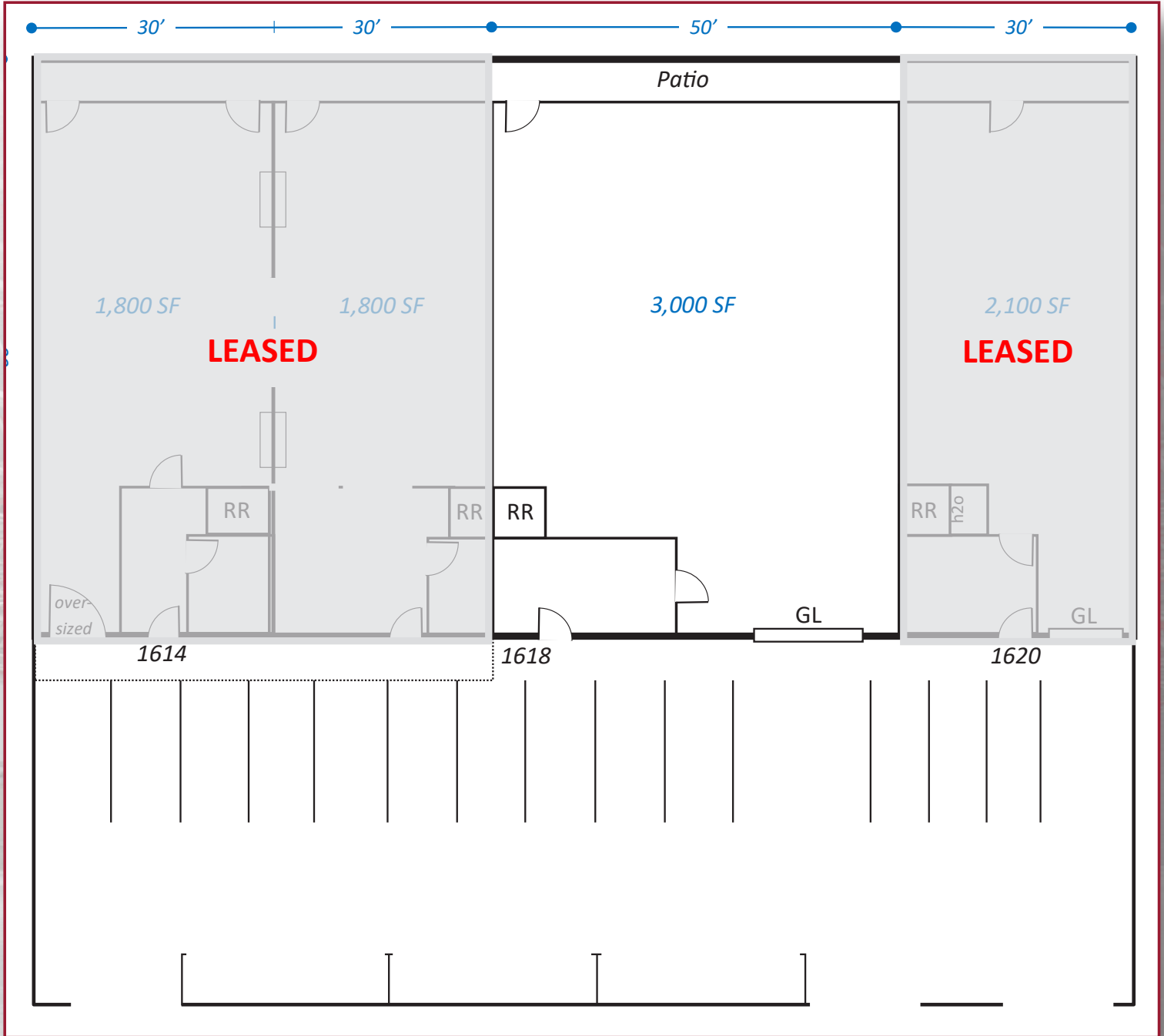
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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

# FOR LEASE

1616-1620 W. 5TH STREET  
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