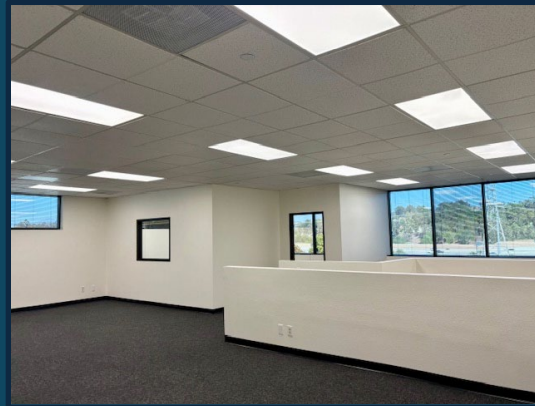
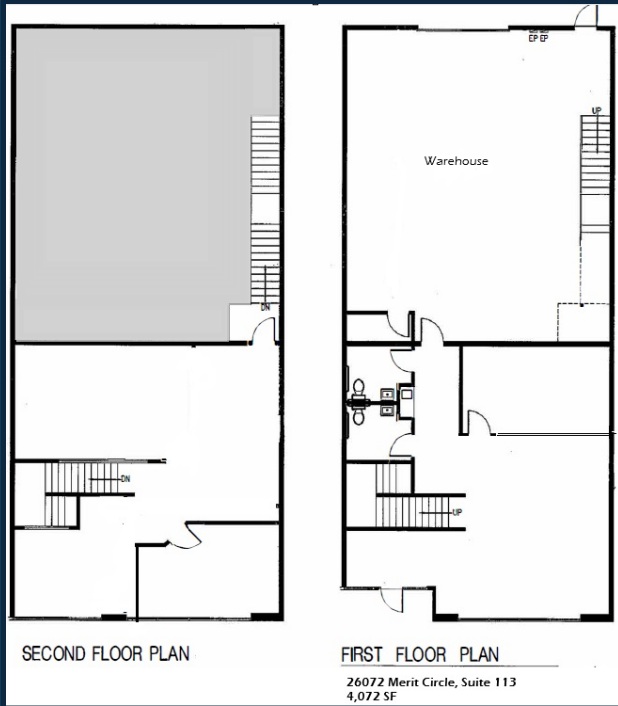
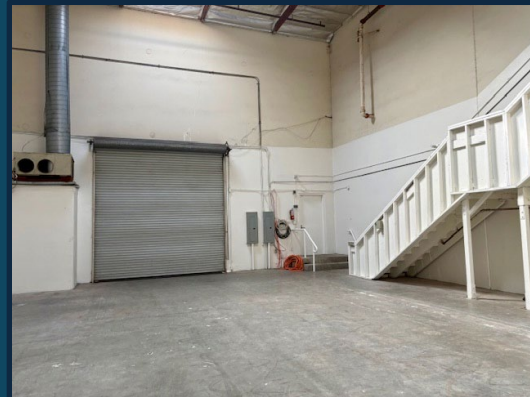
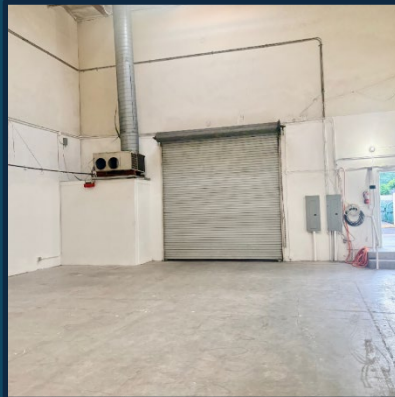
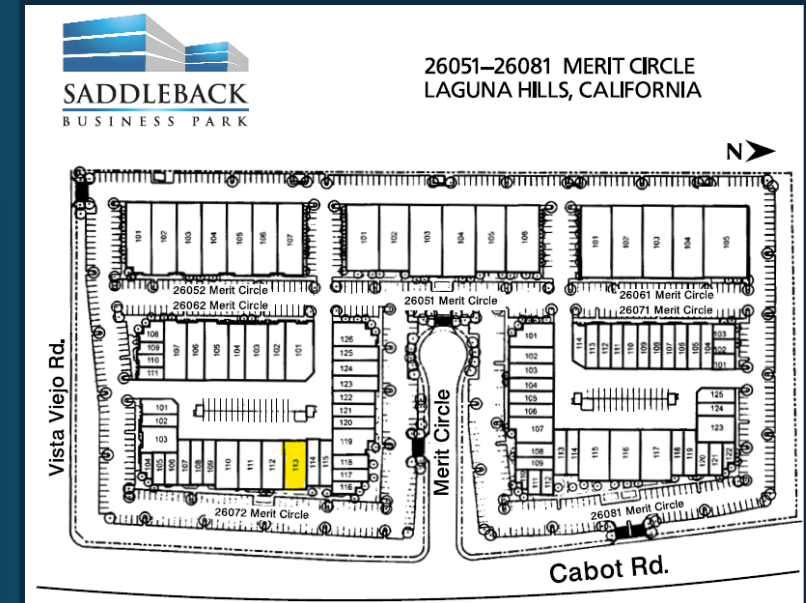


26072 Merit Circle, Suite 113 – 4,072 SF
Laguna Hills, CA

- 2-Story Suite with 2 restrooms & coffee bar on first floor.
- Warehouse ≈ 1,350 SF. Ceiling height is 26.5'



- The CAM Fee is FIXED at \$.36 PSF. No additional pass-throughs.
- The CAM fee includes the water, and the HVAC (Heating & AC) repair & maintenance.
- Tenants are responsible for their electricity service through SDGE, and their own internet/cable/phone service through Cox or ATT.



Jill Howard
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**Birtcher
Anderson & Davis**