

# HARBOR BUSINESS CENTER



UNDER NEW OWNERSHIP

3601-3633 W. MACARTHUR BOULEVARD | 3500-3501 W. MOORE AVENUE  
SANTA ANA | CA | 92704

## FOR MORE INFORMATION:

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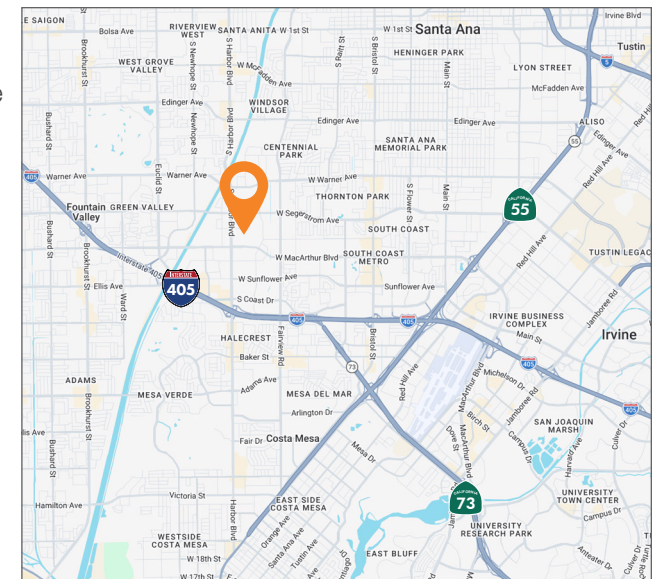
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**DYLAN DAVEY**  
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## PROPERTY FEATURES

- Move-in ready industrial/flex units with high-quality office improvements
- Major cosmetic improvements planned
- High visibility along Harbor Blvd and MacArthur Blvd
- Up to 18' clear height
- Rear loading with ground level doors
- Ample parking
- Close proximity to the San Diego 405 freeway and close to interstates 55 and 73 freeways
- Units range from 300 SF - 4,800 SF
- 11 buildings totaling ±193,549 SF



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

# HARBOR BUSINESS CENTER

## SITE PLAN



## FOR MORE INFORMATION

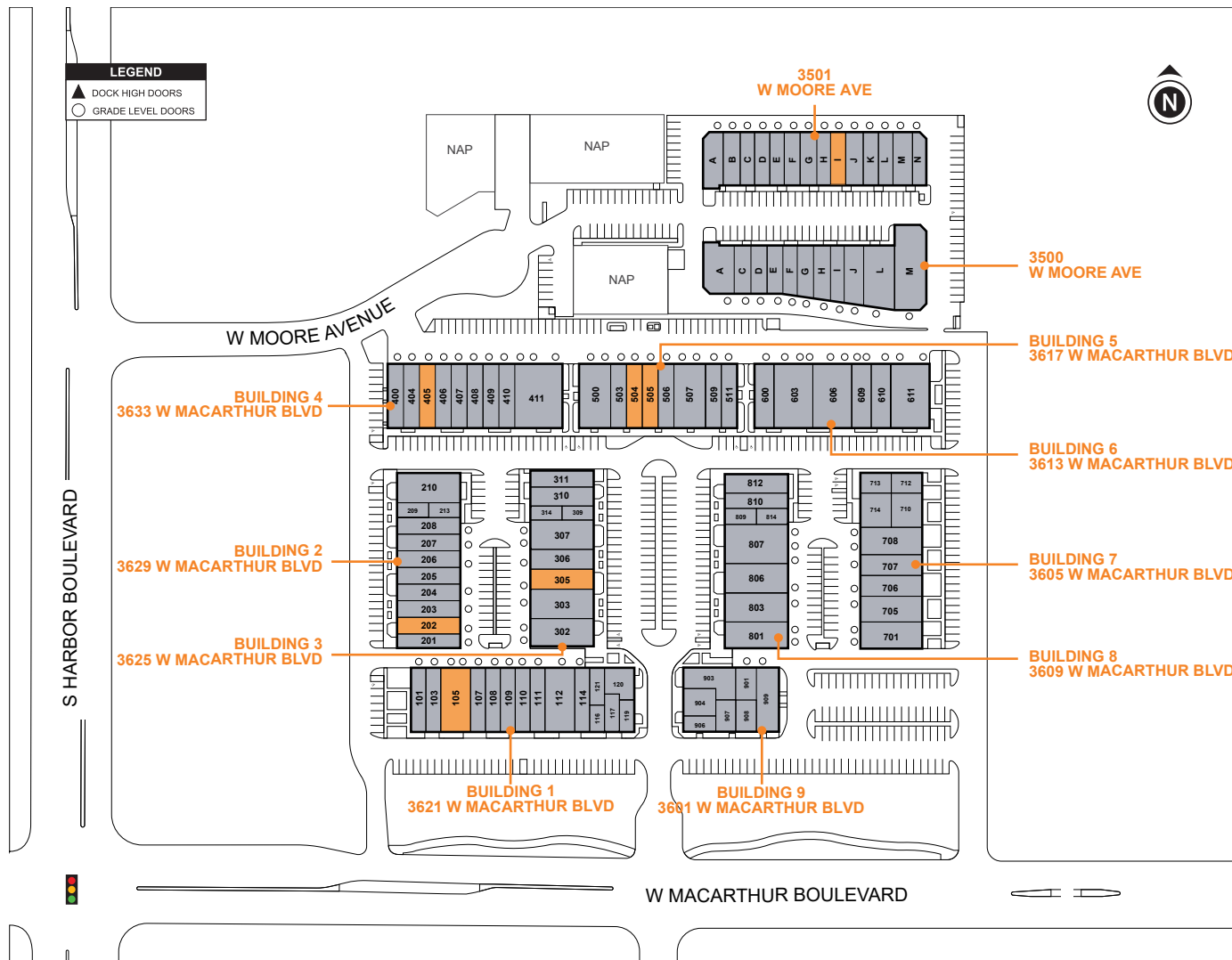
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3601-3633 W. MACARTHUR BLVD  
3500-3501 W. MOORE AVE



# HARBOR BUSINESS CENTER

UNDER NEW OWNERSHIP **bkm**

## AVAILABILITIES - INDUSTRIAL

| ADDRESS                | SUITE | TOTAL SF | OFFICE SF | RATE            |
|------------------------|-------|----------|-----------|-----------------|
| 3617 W MacArthur Blvd. | 504   | 1,940    | 802       | \$2.10/SF Gross |
| 3617 W MacArthur Blvd. | 505   | 2,488    | 1,698     | \$1.85/SF Gross |
| 3621 W MacArthur Blvd. | 105   | 3,222    | 820       | \$1.85/SF Gross |
| 3625 W MacArthur Blvd. | 305   | 2,131    | 948       | \$1.85/SF Gross |
| 3629 W MacArthur Blvd. | 202   | 1,600    | 673       | \$2.10/SF Gross |
| 3633 W MacArthur Blvd. | 405   | 1,480    | 92        | \$2.10/SF Gross |
| 3501 W. Moore Ave.     | I     | 1,300    | 200       | \$2.10/SF Gross |

## AVAILABILITIES - OFFICE

New Office Suites Coming Soon



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3500-3501 W. MOORE AVE

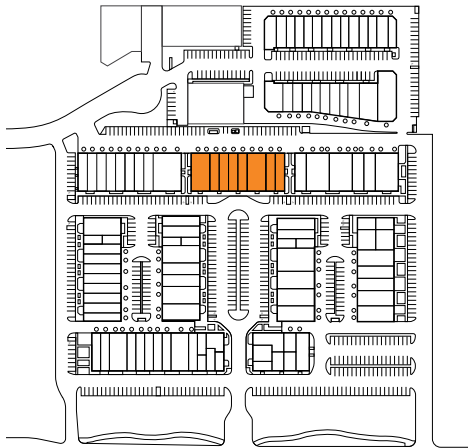
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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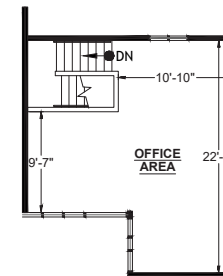
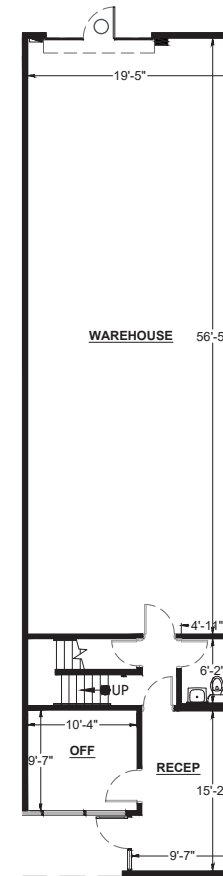
|                         |                 |
|-------------------------|-----------------|
| OFFICE AREA             | 802             |
| WAREHOUSE AREA          | 1,138           |
| <b>TOTAL SUITE AREA</b> | <b>1,940 SF</b> |

|                   |     |
|-------------------|-----|
| CLEAR HEIGHT      | 18' |
| GRADE LEVEL DOORS | 1   |

#### SITE KEY PLAN:



#### BUILDING KEY PLAN:



## Harbor Business Center

3617 W MacArthur  
Santa Ana, CA 92704

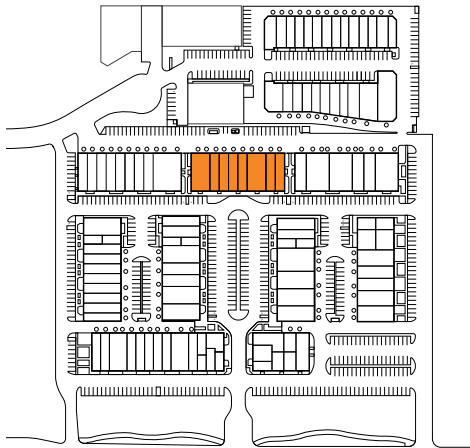
BLDG. 5  
**STE 504**

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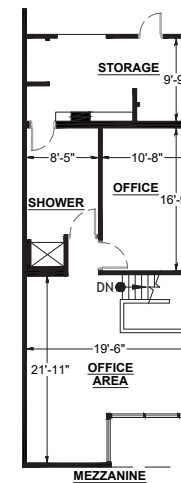
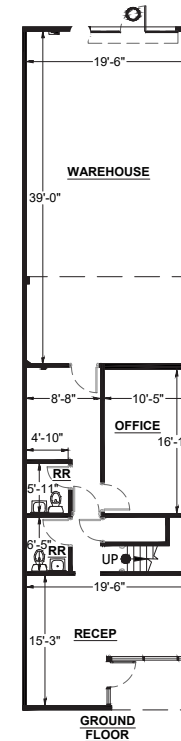
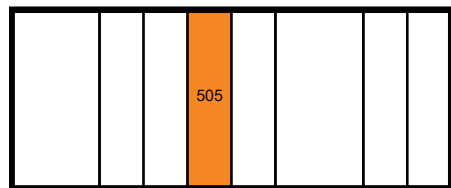
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|-------------------------|-----------------|
| OFFICE AREA             | 1,698           |
| WAREHOUSE AREA          | 790             |
| <b>TOTAL SUITE AREA</b> | <b>2,488 SF</b> |

|                   |     |
|-------------------|-----|
| CLEAR HEIGHT      | 18' |
| GRADE LEVEL DOORS | 1   |

#### SITE KEY PLAN:



#### BUILDING KEY PLAN:



## Harbor Business Center

3617 W MacArthur  
Santa Ana, CA 92704

BLDG. 5  
**STE 505**

#### SUITE DATA:

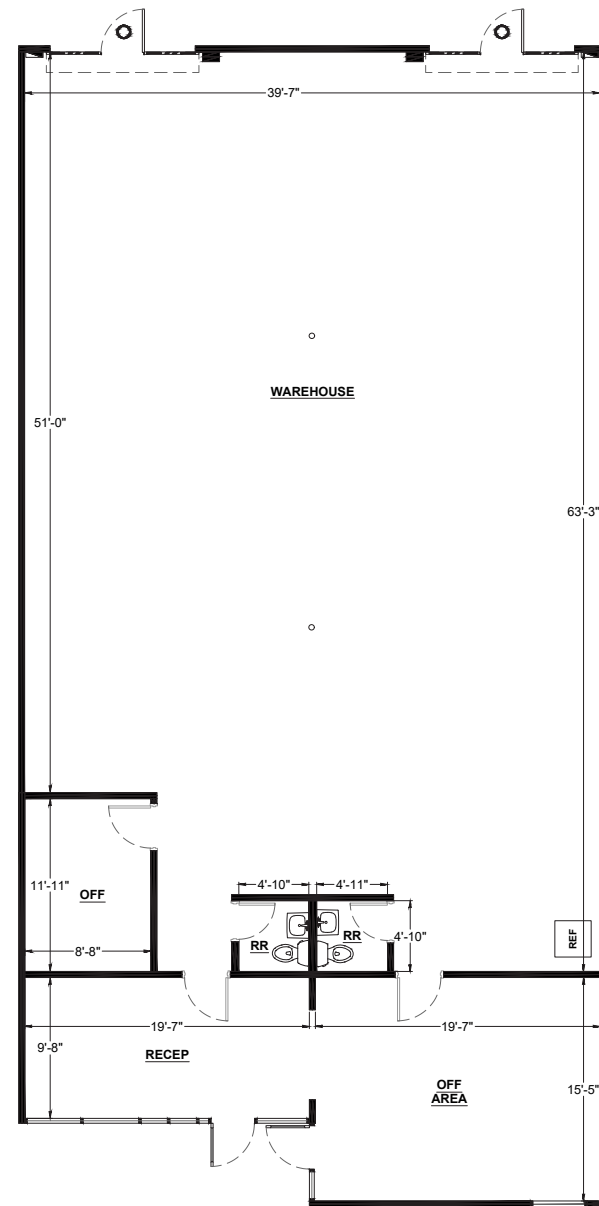
|                         |                 |
|-------------------------|-----------------|
| OFFICE AREA             | 820             |
| WAREHOUSE AREA          | 4,402           |
| <b>TOTAL SUITE AREA</b> | <b>3,222 SF</b> |

|                   |     |
|-------------------|-----|
| CLEAR HEIGHT      | 13' |
| GRADE LEVEL DOORS | 2   |

#### SITE KEY PLAN:



#### BUILDING KEY PLAN:



## Harbor Business Center

3621 W MacArthur  
Santa Ana, CA 92704

BLDG. 1  
**STE 105**



#### SUITE DATA:

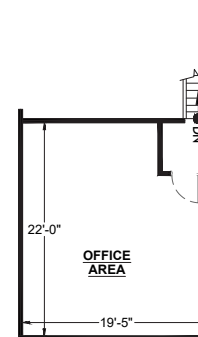
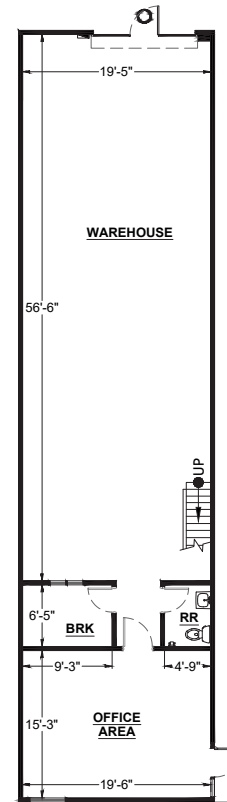
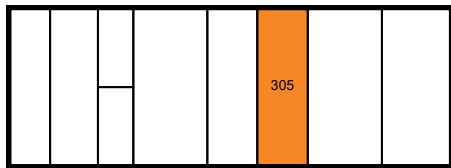
|                         |                 |
|-------------------------|-----------------|
| OFFICE AREA             | 948             |
| WAREHOUSE AREA          | 1,183           |
| <b>TOTAL SUITE AREA</b> | <b>2,131 SF</b> |

|                   |     |
|-------------------|-----|
| CLEAR HEIGHT      | 18' |
| GRADE LEVEL DOORS | 1   |

#### SITE KEY PLAN:



#### BUILDING KEY PLAN:



## Harbor Business Center

3625 W MacArthur  
Santa Ana, CA 92704

BLDG. 3  
**STE 305**

#### SUITE DATA:

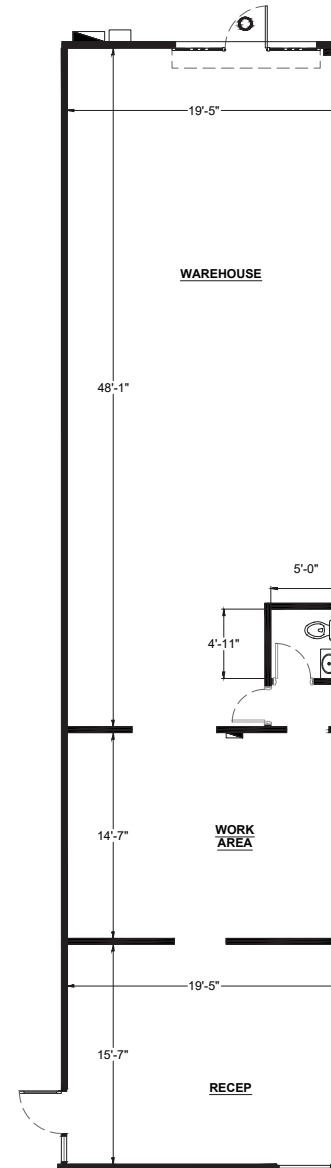
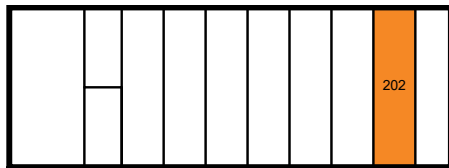
|                         |                 |
|-------------------------|-----------------|
| OFFICE AREA             | 673             |
| WAREHOUSE AREA          | 927             |
| <b>TOTAL SUITE AREA</b> | <b>1,600 SF</b> |

|                   |     |
|-------------------|-----|
| CLEAR HEIGHT      | 14' |
| GRADE LEVEL DOORS | 1   |

#### SITE KEY PLAN:



#### BUILDING KEY PLAN:



## Harbor Business Center

3629 W MacArthur  
Santa Ana, CA 92704

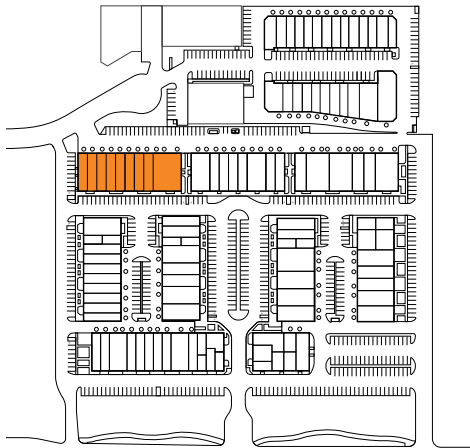
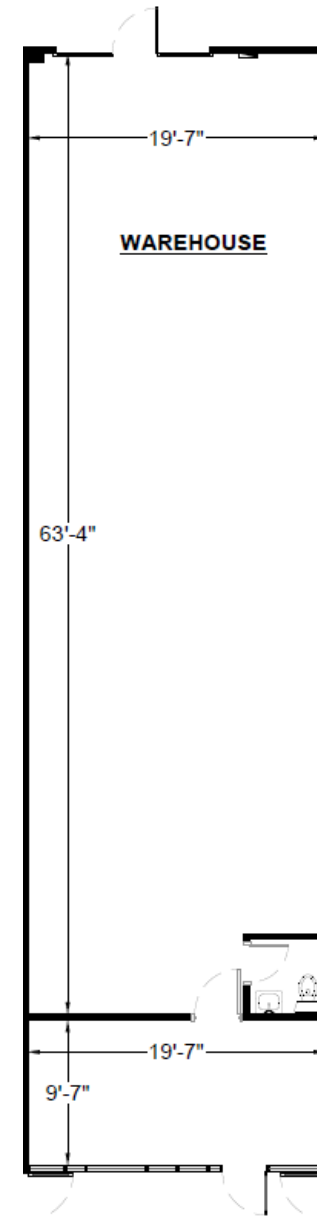
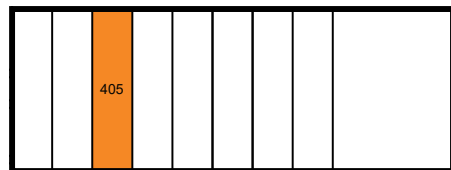
BLDG. 3  
**STE 202**



**SUITE DATA:**

|                         |                 |
|-------------------------|-----------------|
| OFFICE AREA             | 92 SF           |
| WAREHOUSE AREA          | 1,480           |
| <b>TOTAL SUITE AREA</b> | <b>1,480 SF</b> |

|                   |     |
|-------------------|-----|
| CLEAR HEIGHT      | 18' |
| GRADE LEVEL DOORS | 1   |

**SITE KEY PLAN:****BUILDING KEY PLAN:**

## Harbor Business Center

3633 W MacArthur  
Santa Ana, CA 92704

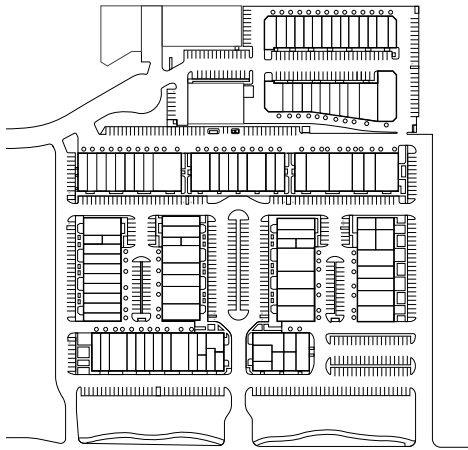
BLDG. 1  
**STE 405**

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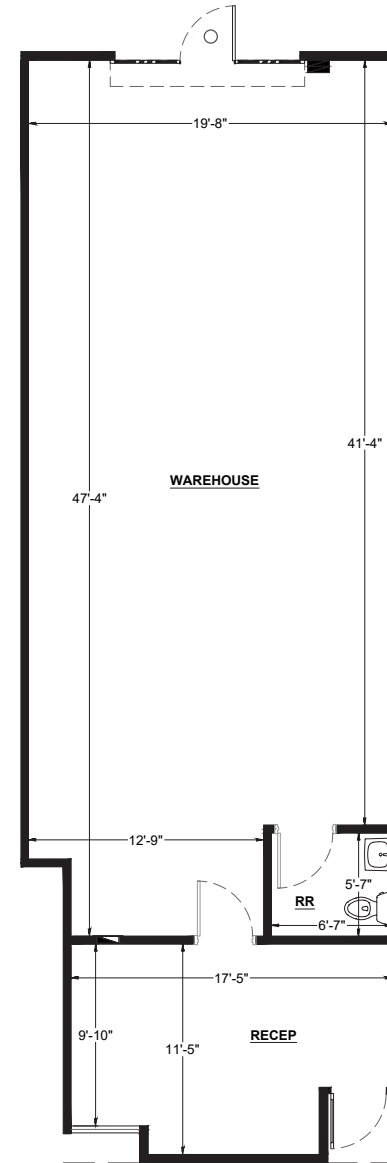
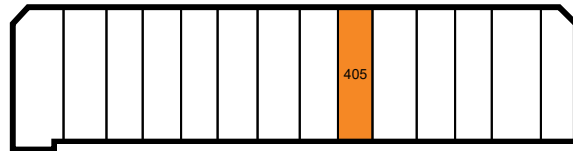
|                         |                 |
|-------------------------|-----------------|
| OFFICE AREA             | 200             |
| WAREHOUSE AREA          | 1,000           |
| <b>TOTAL SUITE AREA</b> | <b>1,300 SF</b> |

|                   |     |
|-------------------|-----|
| CLEAR HEIGHT      | 16' |
| GRADE LEVEL DOORS | 1   |

#### SITE KEY PLAN:



#### BUILDING KEY PLAN:



## Harbor Business Center

3501 W Moore Ave  
Santa Ana, CA 92704

BLDG. 3501  
**STE I**

# HARBOR BUSINESS CENTER

## RENDERINGS

UNDER NEW OWNERSHIP **bkm**



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# HARBOR BUSINESS CENTER

## AMENITIES

UNDER NEW OWNERSHIP



## NEARBY AMENITIES

Costco  
IKEA  
The Observatory  
Home Depot  
United States Postal Service

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