

FOUNTAIN VALLEY COMMERCE CENTER



FOR MORE INFORMATION:

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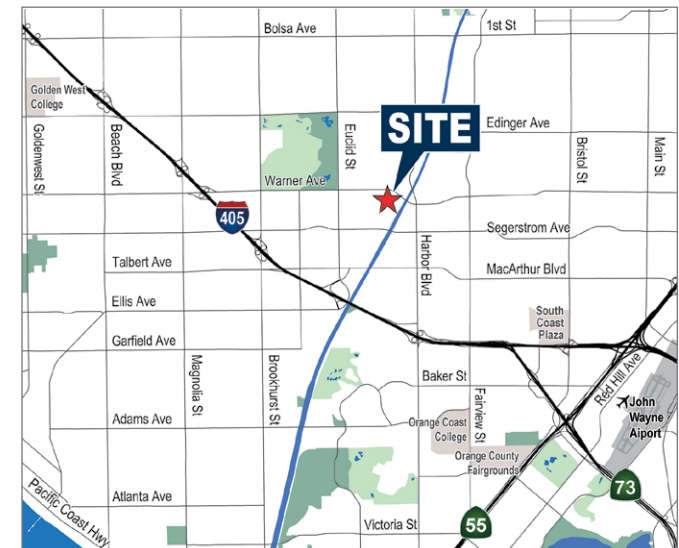


REAL ESTATE SERVICES

17151-17233 NEWHOPE STREET // FOUNTAIN VALLEY CA // 92708

PROPERTY FEATURES

- » Suites Range from 425 to 6,569 Square Feet
- » Seven (7) Multi-Tenant Industrial / Office Buildings Totaling 118,007 Square Feet
- » High Image Business Park
- » Major Newhope Avenue Frontage and Identity
- » 16' Minimum Clearance for Warehouse Units
- » $\pm 3:1$ Parking Ratio (3 Spaces per 1,000 Sq. Ft.)
- » Ground Level Loading Doors
- » Professionally Managed Business Park



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FOUNTAIN VALLEY COMMERCE CENTER

Availability

OFFICE SUITES

ADDRESS	TOTAL SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
17195 Newhope Street, Ste. 203	618 Sq. Ft.	\$1.35 PSF	\$834.00	Open area/reception, and 3 private offices.
17151 Newhope Street, Ste. 208	1,172 Sq. Ft.	\$1.35 PSF	\$1,582.00	Open area/reception, and 3 private offices.
17151 Newhope Street, Ste. 203	1,184 Sq. Ft.	\$1.35 PSF	\$1,598.00	Open area/reception, and 4 private offices.

INDUSTRIAL UNITS

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
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No Availabilities

* There is an additional monthly CAM Fee (Common Area Maintenance). CAM includes electricity on second floor suites.

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VOIT REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

FOUNTAIN VALLEY COMMERCE CENTER

Site Plan



NOTE: Site Plan is approximate and may not be to scale.

AVAILABLE

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FOUNTAIN VALLEY COMMERCE CENTER

17195 Newhope Street // Suite 203 // Floor Plan

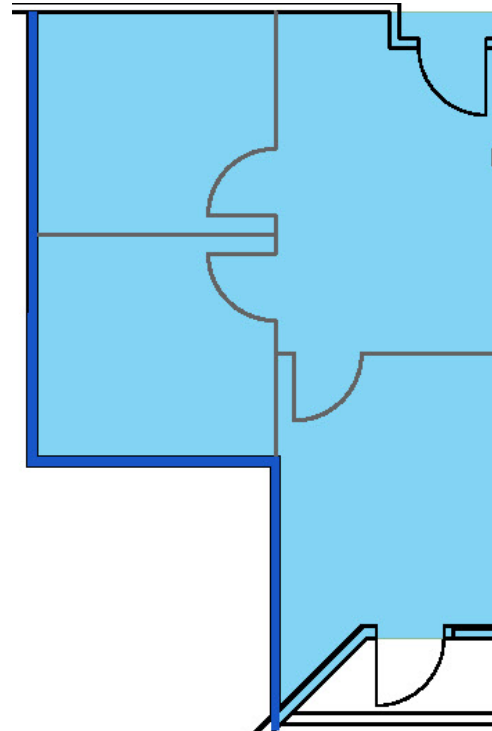
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SUITE FEATURES:

- » Available: ±618 Sq. Ft.
- » Second Floor Office Space
- » Reception Area
- » 3 Private Offices
- » \$1.35 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft.(Includes Electricity)

FLOOR PLAN:



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SITE KEY PLAN:



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FOUNTAIN VALLEY COMMERCE CENTER

17151 Newhope Street // Suite 208 // Floor Plan

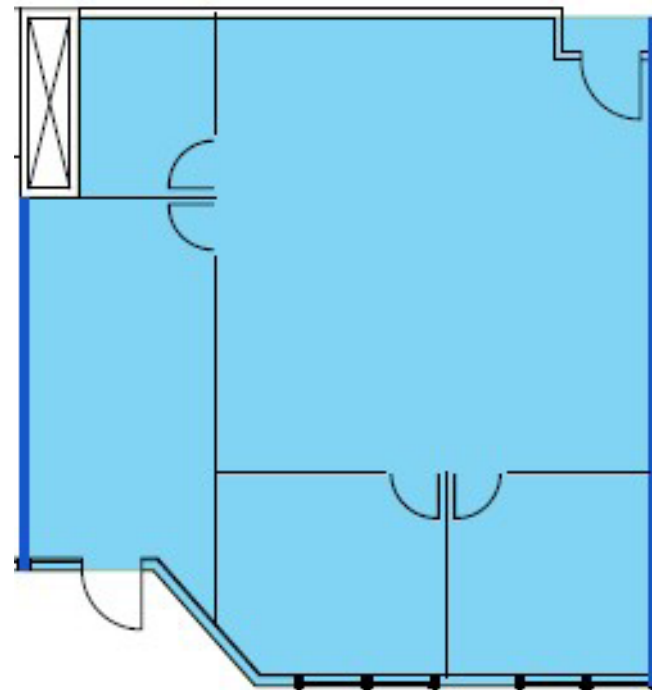
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SUITE FEATURES:

- » Available: $\pm 1,172$ Sq. Ft.
- » Second Floor Office Space
- » Reception Area
- » 2 Private Offices
- » \$1.35 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft. (Includes Electricity)

FLOOR PLAN:



SITE KEY PLAN:



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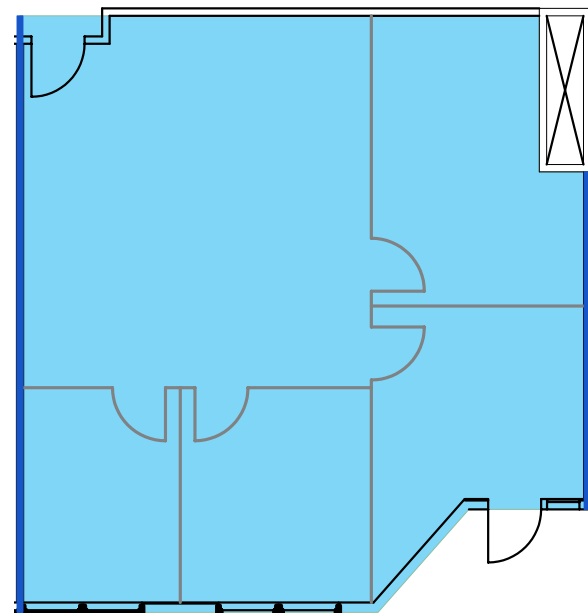
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SUITE FEATURES:

- » Available: $\pm 1,184$ Sq. Ft.
- » Second Floor Office Space
- » Reception Area
- » 4 Private Offices
- » \$1.35 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft. (Includes Electricity)

FLOOR PLAN:



SITE KEY PLAN:



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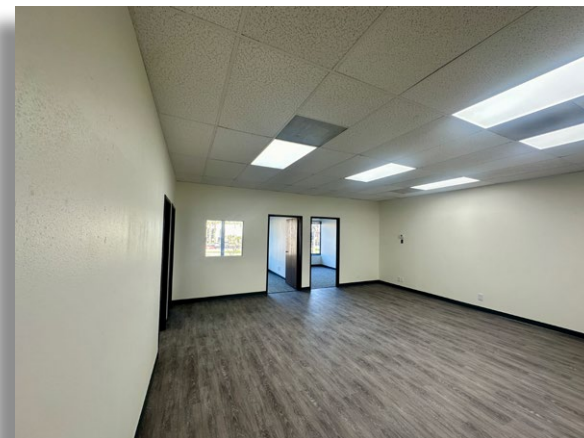
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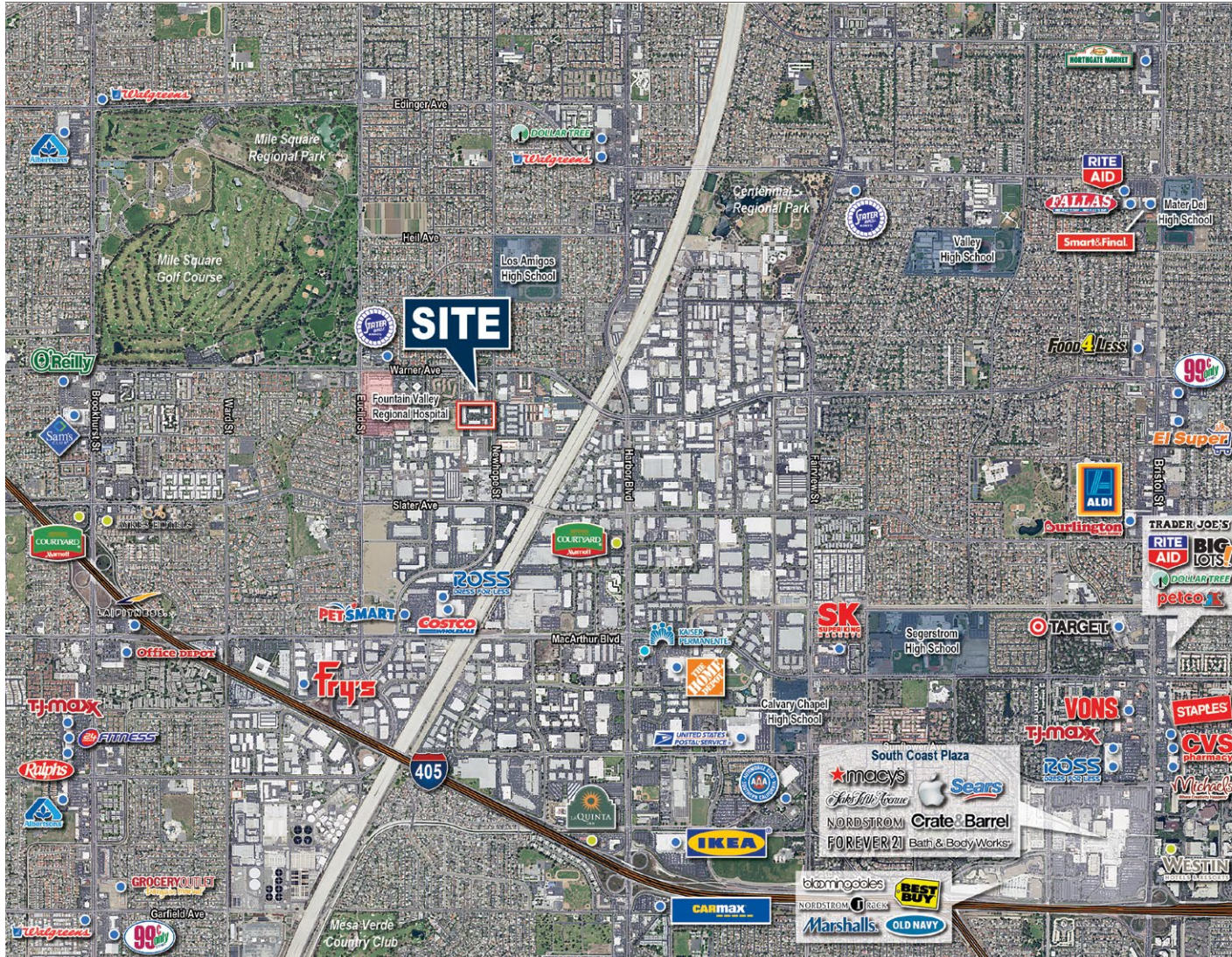
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Nearby Amenities

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NEARBY AMENITIES

- » South Coast Plaza
- » Costco
- » IKEA
- » Home Depot
- » 24 Hour Fitness
- » Stater Bros.
- » Mile Square Park and Golf Course
- » Courtyard Marriott
- » Fry's Electronics

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Property Photos



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