

18141
BEACH BOULEVARD
HUNTINGTON BEACH, CALIFORNIA

AVAILABLE FOR LEASE //
±692 - ±3,920 SQUARE FEET

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 Bayview Circle, Suite 600
Newport Beach, CA 92660
949.724.1000
www.lee-associates.com

BRIAN GARBUTT
SVP/Principal
DRE # 01215482
949.724.4721
bgarbutt@lee-associates.com

ALEJANDRO SHERRATT
Associate
DRE # 02159392
949.724.4740
asherratt@lee-associates.com

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

 **GARBUTT**
VALUE-ADD GROUP
OFFICE • INDUSTRIAL • RETAIL
"Maximizing Property Values"™



property overview

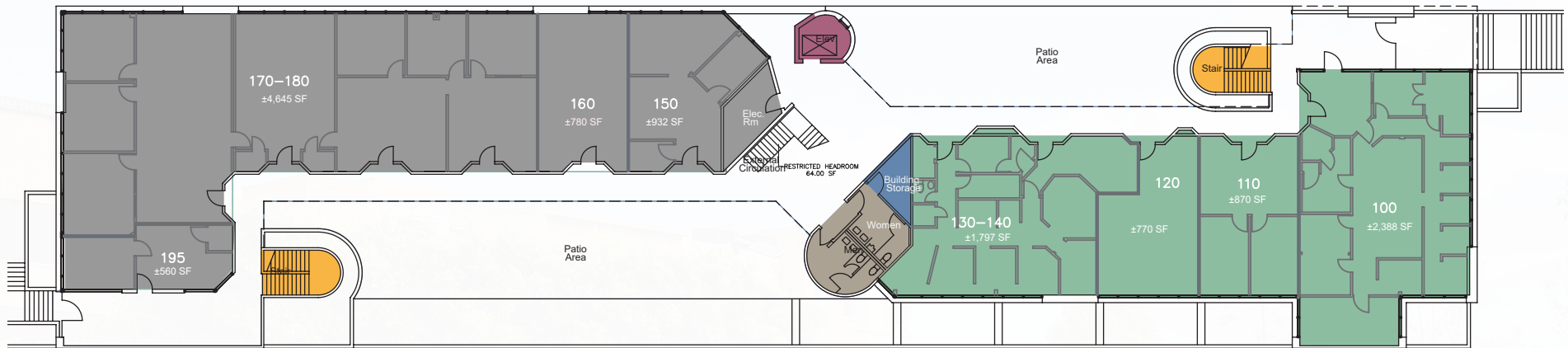
PROPERTY HIGHLIGHTS

- 40,392 SF, 3 Story office
- Elevator serviced
- Secure subterranean parking, surface parking
- Prominent signage, convenient access to the 405 Freeway
- Close proximity to many retail centers and amenities

AVAILABILITIES

• Suite 100	±2,388 SF
• Suite 110	±869 SF
• Suite 120	±770 SF
• Suites 130/140	±1,797 SF
• Suite 210	±903 SF
• Suite 220	±881 SF
• Suite 230	±692 SF
• Suite 240	±971 SF
• Suite 285	±1,470 SF
• Suite 290	±2,075 SF
• Suite 320	±2,423 SF
• Suite 350	±841 SF
• Suite 360	±868 SF
• Suite 370	±874 SF
• Suites 385/390/395	±3,920 SF

floor plan - 1st floor



 = AVAILABLE

 = LEASED

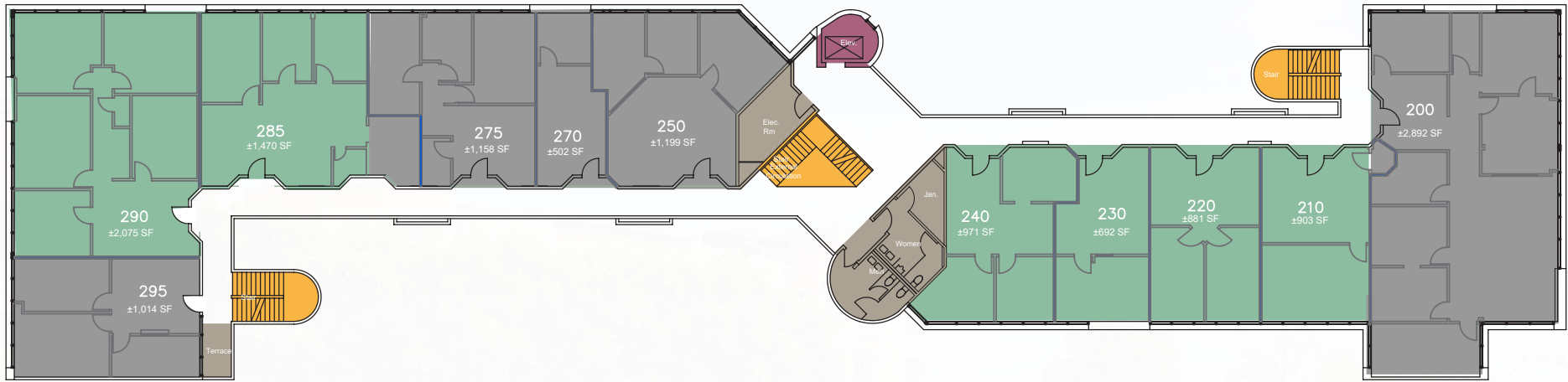
- Suite 100 ±2,388 SF

- Suite 110 ±869 SF

- Suite 120 ±770 SF

- Suites 130/140 ±1,797 SF

floor plan - 2nd floor



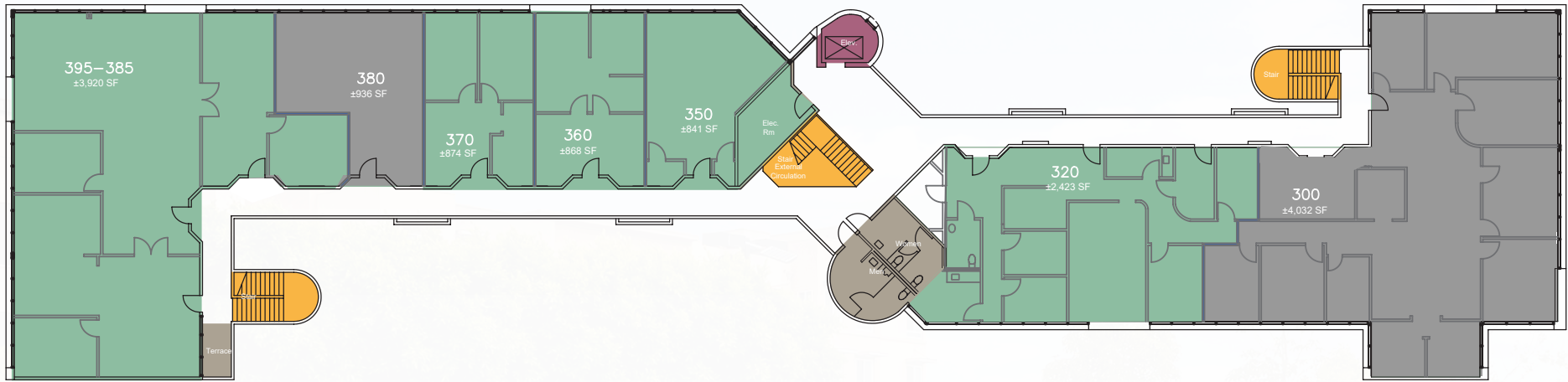
 = AVAILABLE

 = LEASED

• Suite 220	±881 SF
• Suite 230	±692 SF
• Suite 240	±971 SF

• Suite 210	±903 SF
• Suites 285	±1,470 SF
• Suites 290	±2,075 SF

floor plan - 3rd floor




 = AVAILABLE

 = LEASED

• Suite 320	±2,423 SF
• Suite 350	±841 SF
• Suite 360	±868 SF

• Suite 370	±874 SF
• Suites 385/390/395	±3,920 SF



18141
BEACH BOULEVARD
HUNTINGTON BEACH, CALIFORNIA

AVAILABLE FOR LEASE //
±692 - ±3,920 SQUARE FEET

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 Bayview Circle, Suite 600
Newport Beach, CA 92660
949.724.1000
www.lee-associates.com

BRIAN GARBUTT
SVP/Principal
DRE # 01215482
949.724.4721

bgarbutt@lee-associates.com

ALEJANDRO SHERRATT
Associate
DRE # 02159392
949.724.4740

asherratt@lee-associates.com

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

 **GARBUTT**
VALUE-ADD GROUP
OFFICE • INDUSTRIAL • RETAIL
"Maximizing Property Values"™