438 KATELLA AVE

ORANGE, CA

OFFICE SUITES AVAILABLE

FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EXCLUSIVELY LISTED BY:

MIA PHAM
Senior Vice President
Lic #01875144
949.790.3129
mpham@leeirvine.com

ERIC DARNELL
Senior Vice President
Lic #01888743
949.790.3157
edarnell@leeirvine.com

PROPERTY OVERVIEW

- Multiple Office Suites Available
- 32,424SF Office Building
- Year Built/Renovated: 1977/2001
- 3.70: 1 Parking Ratio (120 Surface)
- Close Proximity to the 57 and 55 Freeways
- **Lease Rate: $2.00 Modified Gross**
- **CAMS: $0.30 PSF**

AVAILABILITY

Suite	Size	Lease Rate
H	1,375 SF	$2.00 MG + CAMS
J	1,419 SF	$2.00 MG + CAMS
216	419 SF	$2.00 MG + CAMS
217	269 SF	$2.00 MG + CAMS
216/217	688 SF	$2.00 MG + CAMS
218	1,350 SF	$2.00 MG + CAMS
224	688 SF	$2.00 MG + CAMS
229	765 SF	$2.00 MG + CAMS

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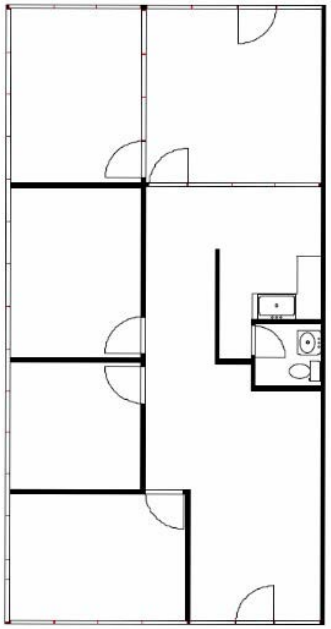
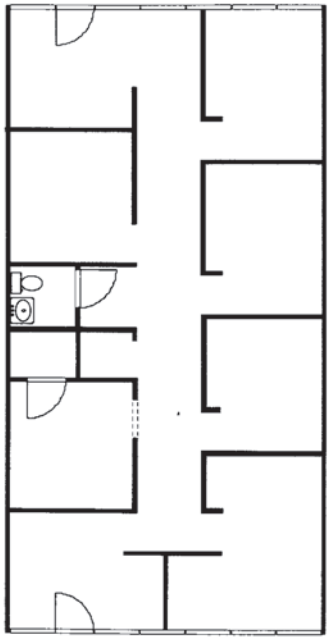
Floorplan

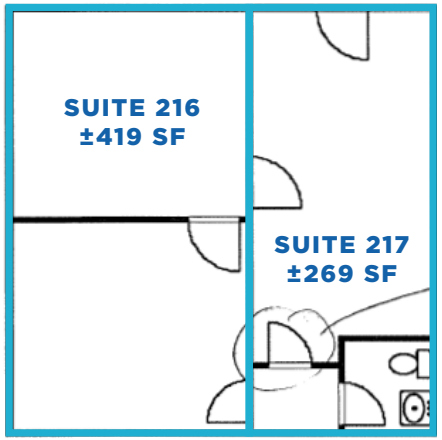
SUITE H | ±1,375 SF



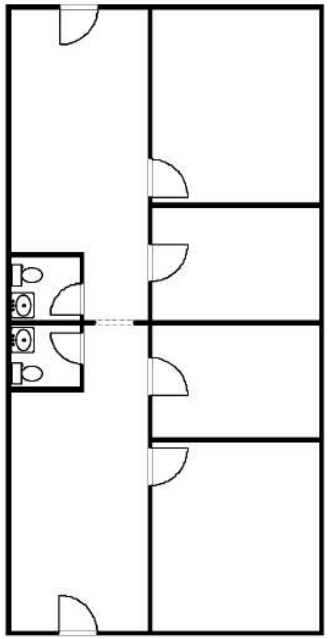
SUITE J | ±1,419 SF



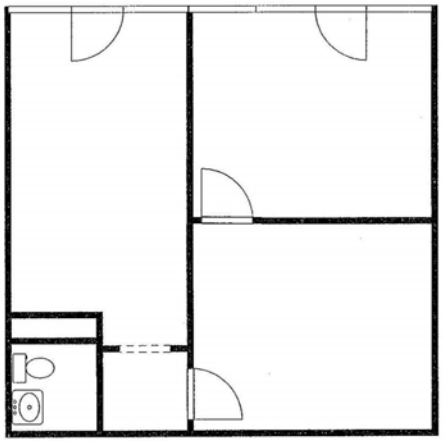
SUITE 216/217 | ±688 SF



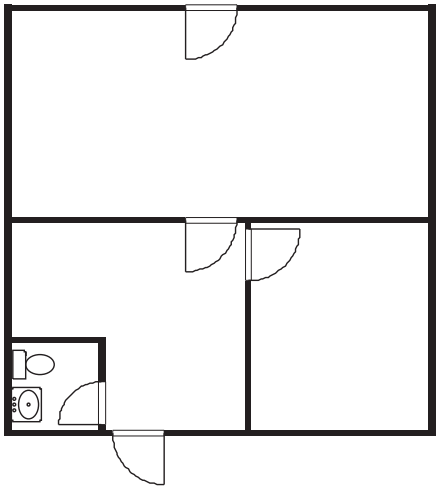
SUITE 218 | ±1,350 SF



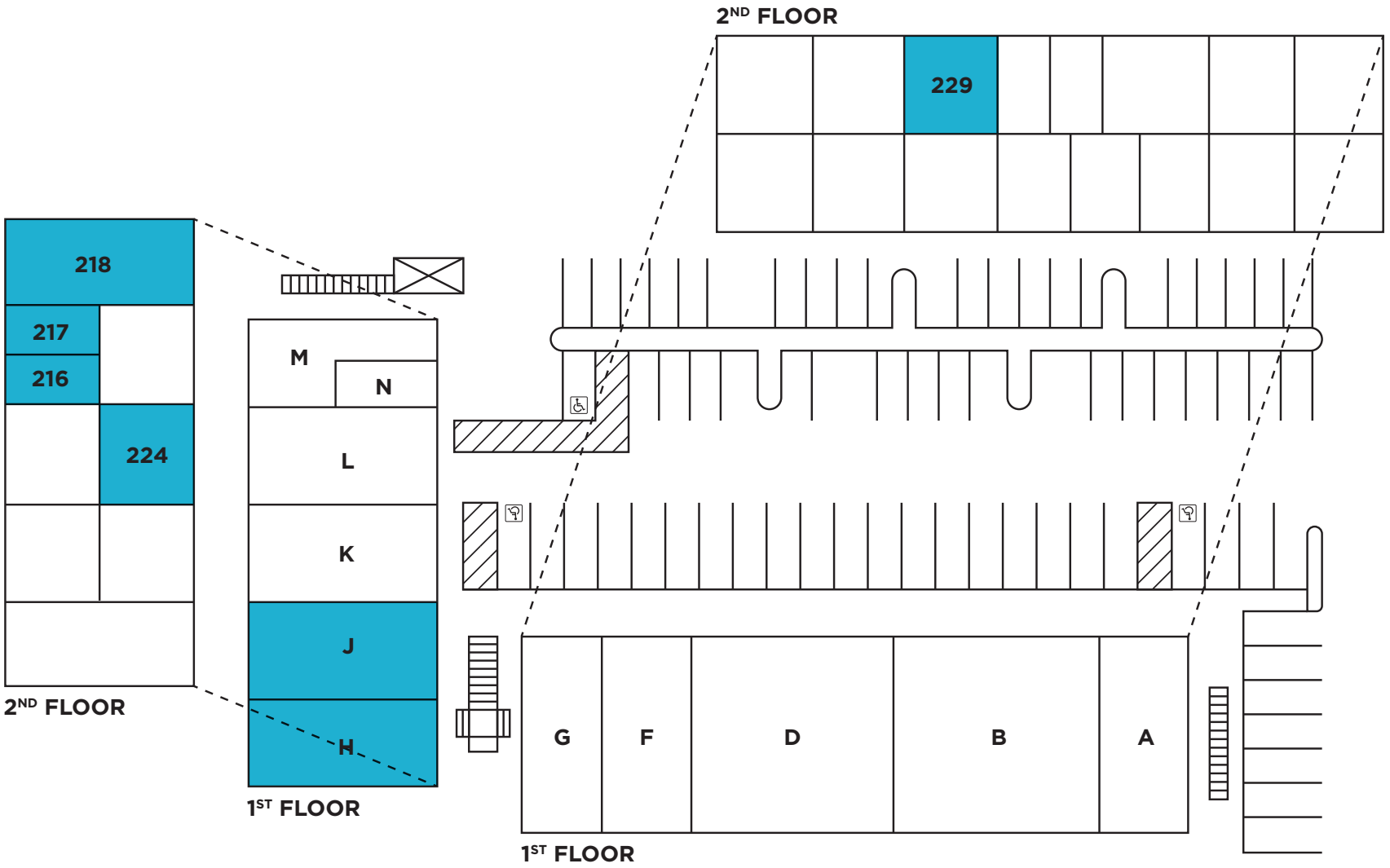
SUITE 224 | ±688 SF



SUITE 229 | ±765 SF



Site Plan


2ND FLOOR
229
218
217
216
224
2ND FLOOR
M
N
L
K
J
H
1ST FLOOR
G
F
D
B
A
1ST FLOOR
KATELLA AVE