



SANTA ANA

1900 E. WARNER AVE
UNIT K



FOR LEASE: OFFICE/ WAREHOUSE SPACE : \$2.80/SF + \$0.15 NNN FEES

Discover the ideal blend of professional sophistication and practical functionality in this exceptional 1,826-square-foot office / warehouse space. Thoughtfully designed to support a wide range of business operations, the property features four modern private offices, including a spacious executive office, providing comfortable and productive environments for leadership, team collaboration, and client meetings. The layout is further enhanced by a well-appointed kitchen and private restroom, offering convenience and comfort for employees and guests alike. Natural light flows throughout the office area, creating a bright and welcoming atmosphere that reflects professionalism and success. Complementing the office space is a pristine warehouse equipped with high ceilings and a convenient roll-up door, making it ideal for storage, inventory management, shipping, receiving, or light industrial operations. Whether seeking a corporate headquarters, showroom, service-based operation, or a hybrid office-warehouse solution, this versatile property delivers the flexibility, efficiency, and image today's businesses demand.

AVAILABLE FOR IMMEDIATE OCCUPANCY

PROFESSIONAL OFFICE SPACE



Located in Santa Ana's desirable Airport Area with immediate access to the I-5, SR-55, and I-405 freeways, this flexible space offers the perfect blend of professional presence, operational efficiency, and accessibility.

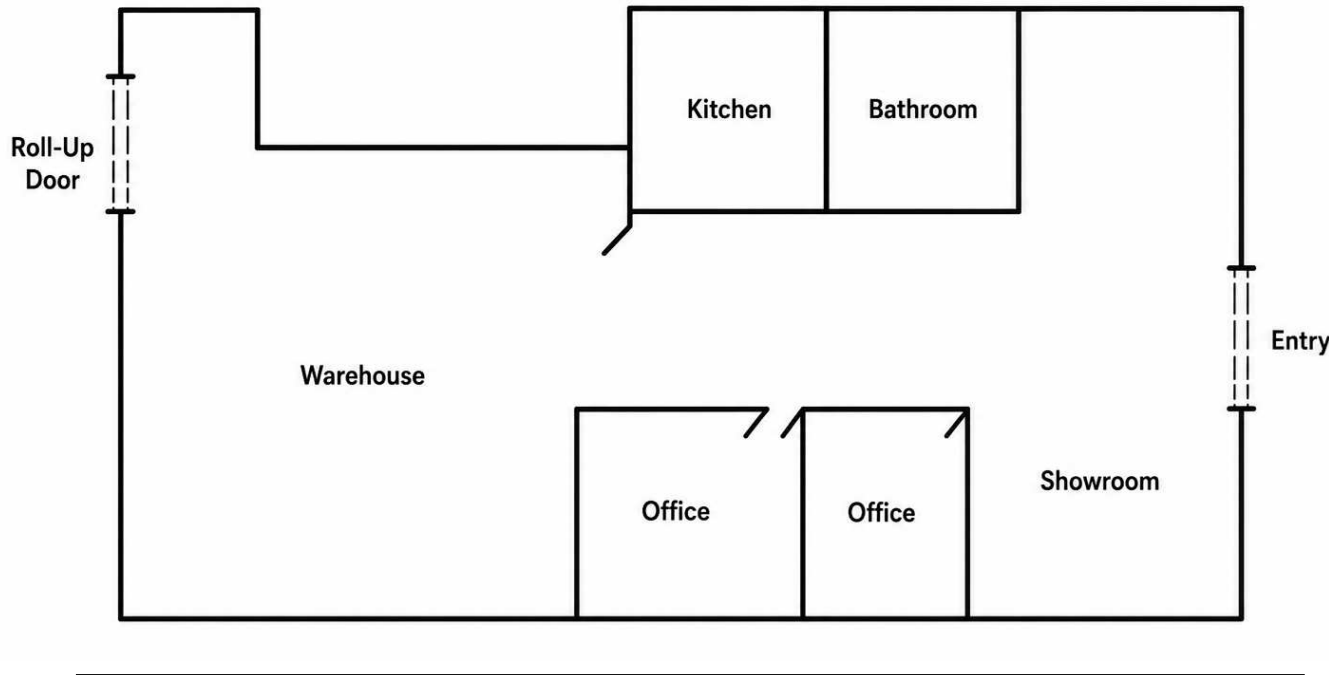
AVAILABLE FOR IMMEDIATE OCCUPANCY

THE POSSIBILITIES WITHIN

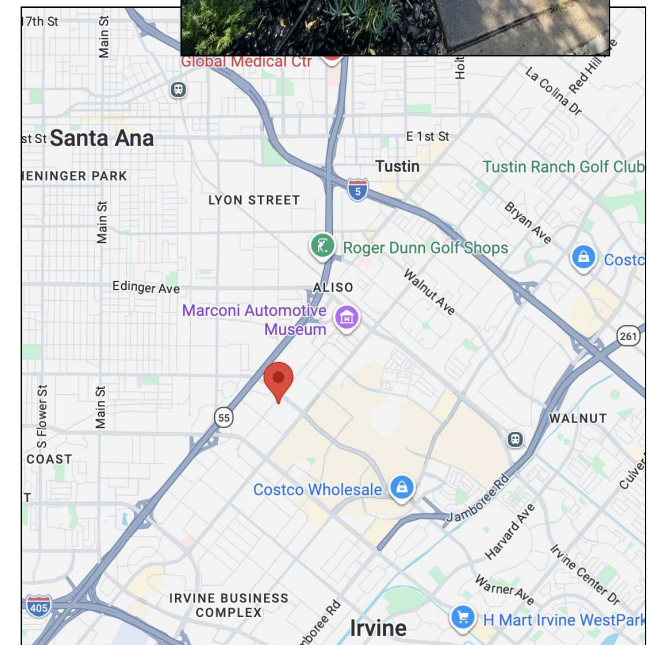


**NOTE: IMAGES ARE DIGITALLY ENHANCED AND INTENDED SOLELY TO ILLUSTRATE POTENTIAL
DESIGN CONCEPTS AND SPACE UTILIZATION. ACTUAL CONDITIONS MAY VARY.**

1,826 SQ FT TOTAL (1,256 FT OFFICE + 570 FT WAREHOUSE)

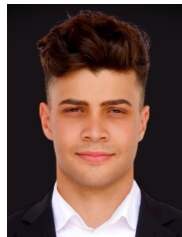


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