

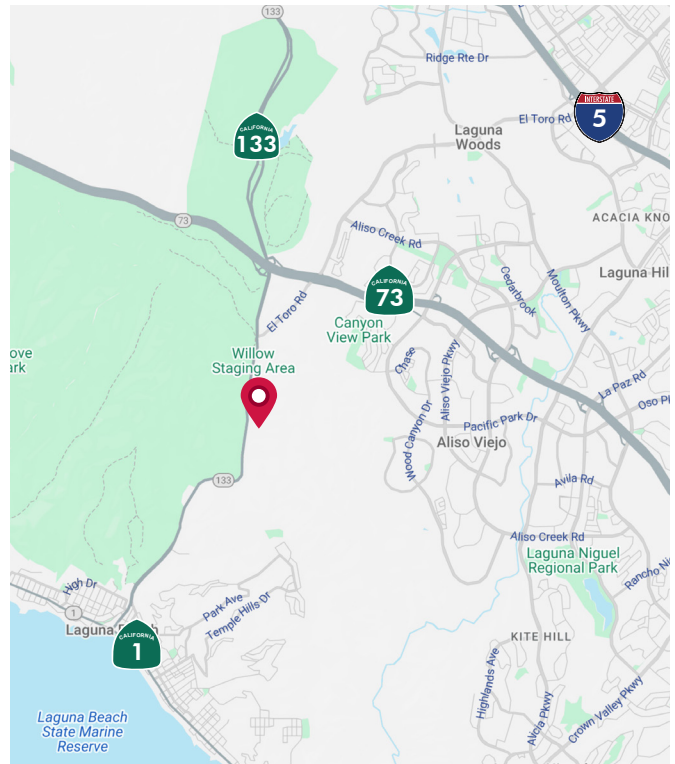
FOR LEASE

3295 LAGUNA CANYON RD, LAGUNA BEACH
±1,500-4,500 SF INDUSTRIAL/OFFICE SPACE AVAILABLE



PROPERTY FEATURES

- Multi-Tenant Building - ±1,500-6,000 SF Available
- Commercial & Industrial Uses Allowed - Tenant to Independently Verify Use
- Reserved Parking
- CAM Charges: \$250/Mo Per Unit
- Suite G Available as Live-Work Space for Artists, Subject to City of Laguna Beach Approval



UNIT AVAILABILITY

Suite	Square Feet	Price PSF	Monthly Rent
A/B	Leased	-	-
C	±1,500	\$2.50	\$3,750
D	Leased	-	-
E	Leased	-	-
F	±1,500	\$2.50	\$3,750
G	±1,500	\$2.50	\$3,750

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

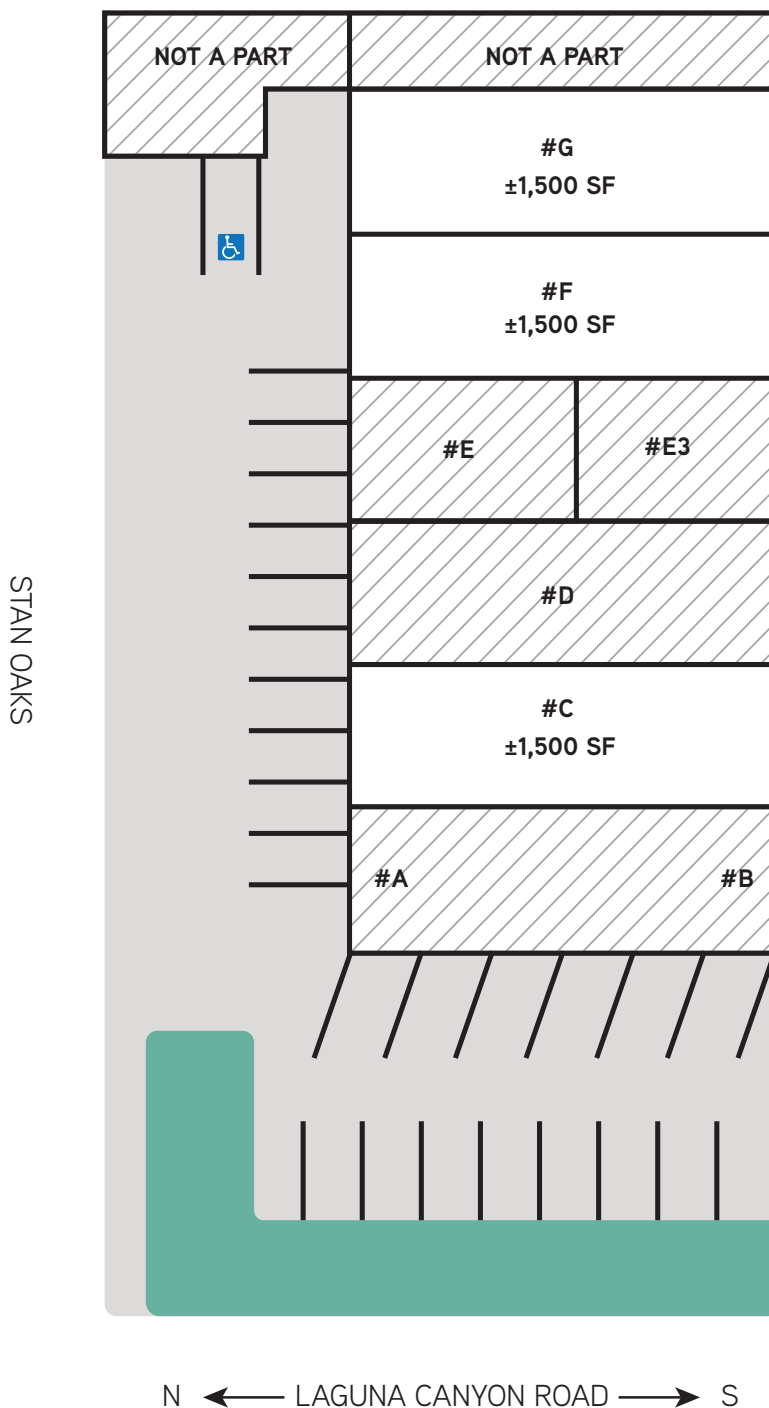
ORANGE COUNTY INDUSTRIAL

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SITE PLAN



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