

FOR LEASE | ± 4,599 - 10,319 SF OFFICE SUITES

3187 Red Hill Avenue, Costa Mesa, CA

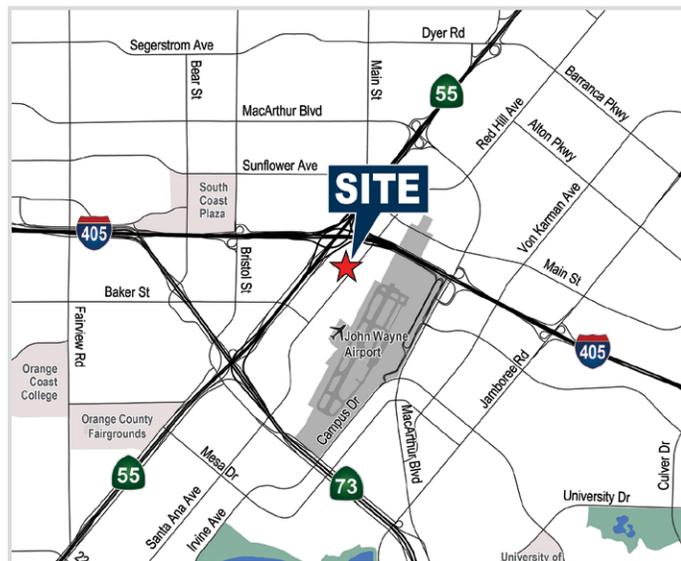
MOVE IN READY, DISCOUNTED RATES



*Qualified Tenants

BUILDING FEATURES

- Short Term, Available, Flexible Terms
- Reasonable Rates, Motivated Landlord
- Move-in-Ready
- Irreplaceable Location in Heart of Airport Area
- Free & Abundant Parking
- Shaded Outdoor Seating
- Newly Renovated Lobby & Common Area
- Numerous Retail Amenities
- Easy Freeway Access (405, 55, & 73)



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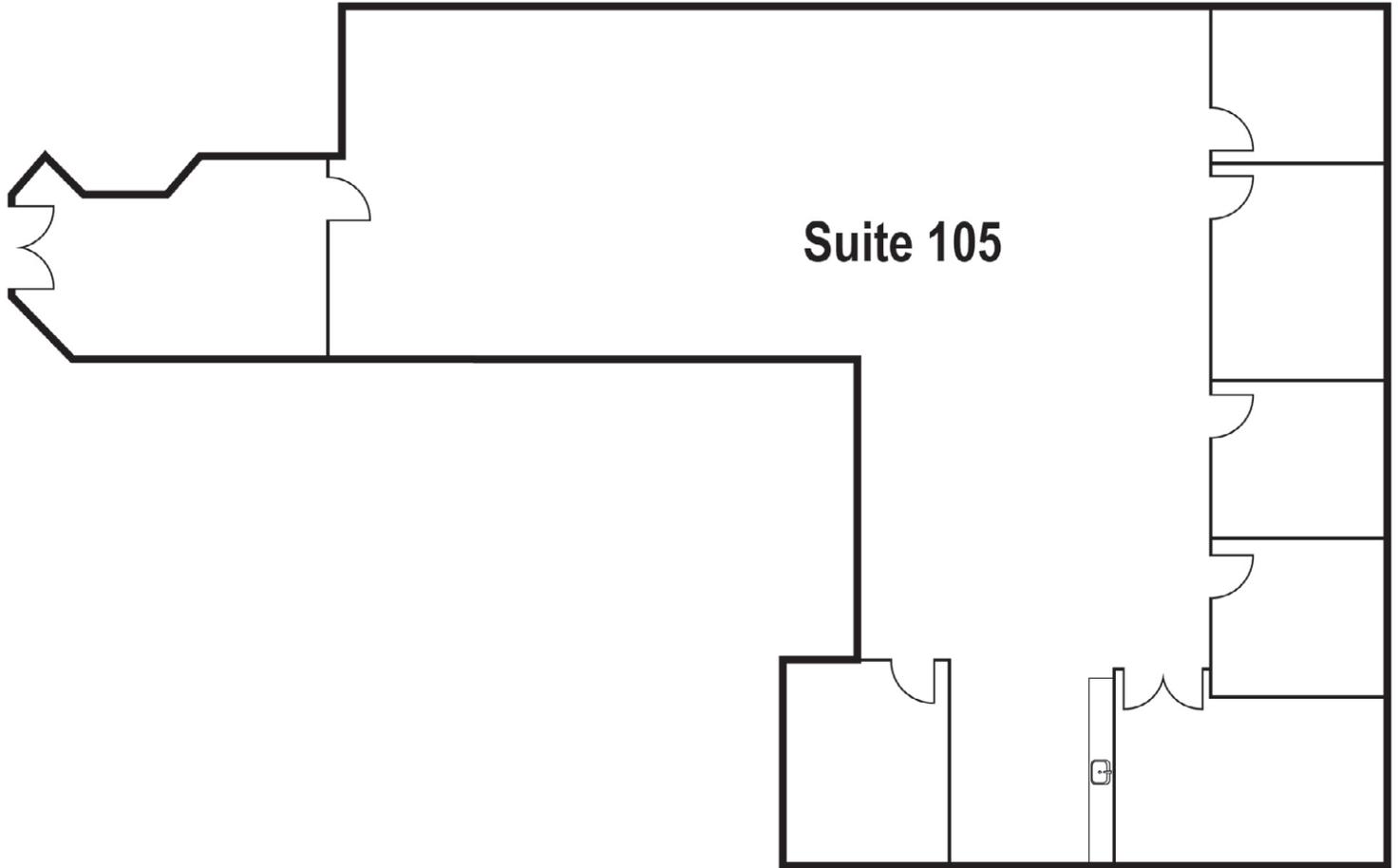
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REAL ESTATE SERVICES

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FLOOR PLAN



3187 RED HILL AVENUE

Suite	Size SF	Asking Rate/SF	Availability	Comments
105	± 4,599	\$1.85/SF MG + \$.32/ CAM Electricity Included	July 1, 2025	Ground Floor Suite, Immediate Access off Lobby, Reception Area, 5 Private Offices, Conference Room, Kitchen/Break Room, Large Open Area



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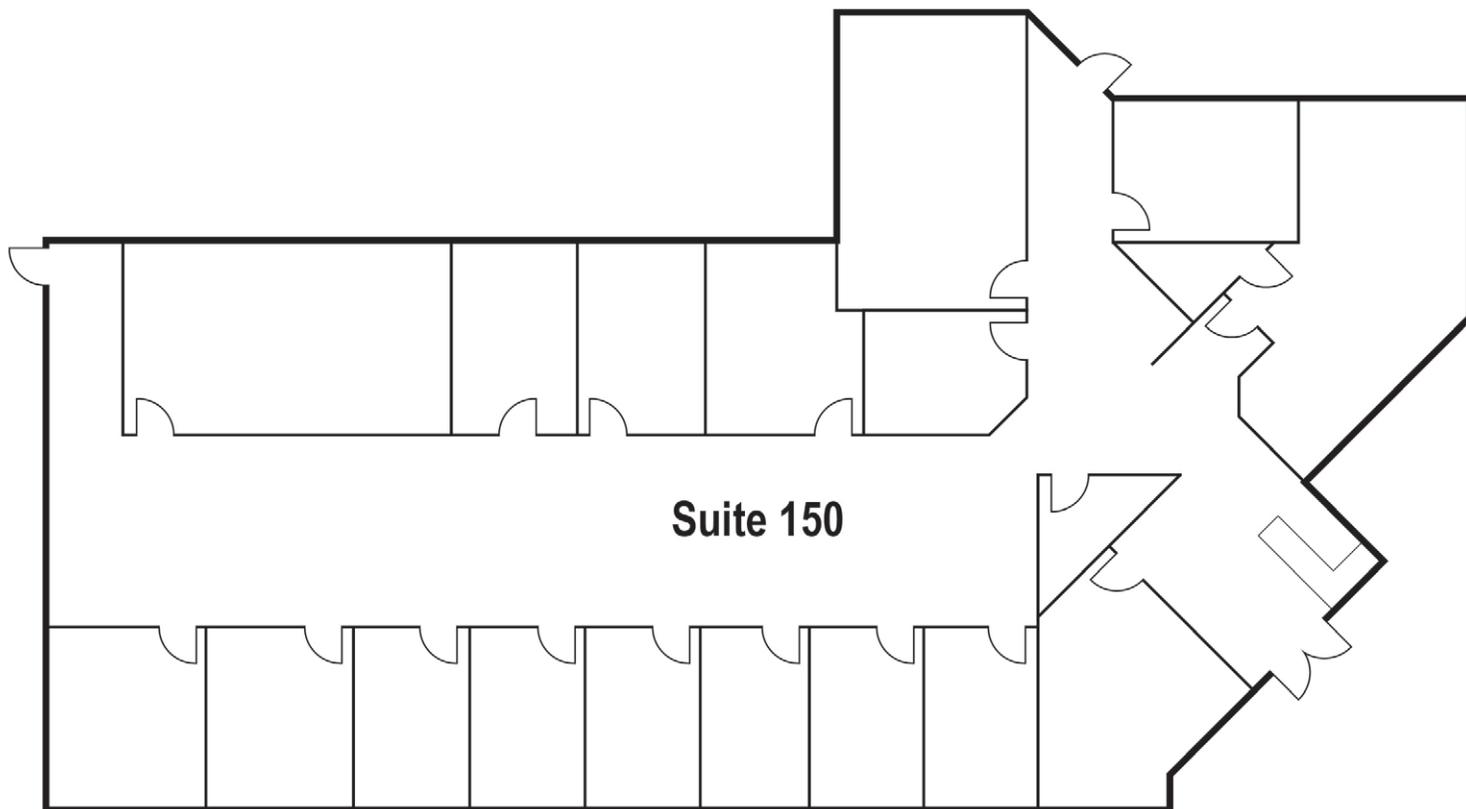
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Suite	Size SF	Asking Rate/SF	Availability	Comments
150	± 6,279	\$1.85/SF MG + \$.32/ CAM Electricity Included	July 1, 2025	Ground Floor Unit, Immediate Access, Market Ready Condition, 13 Private Offices and Large Open Area



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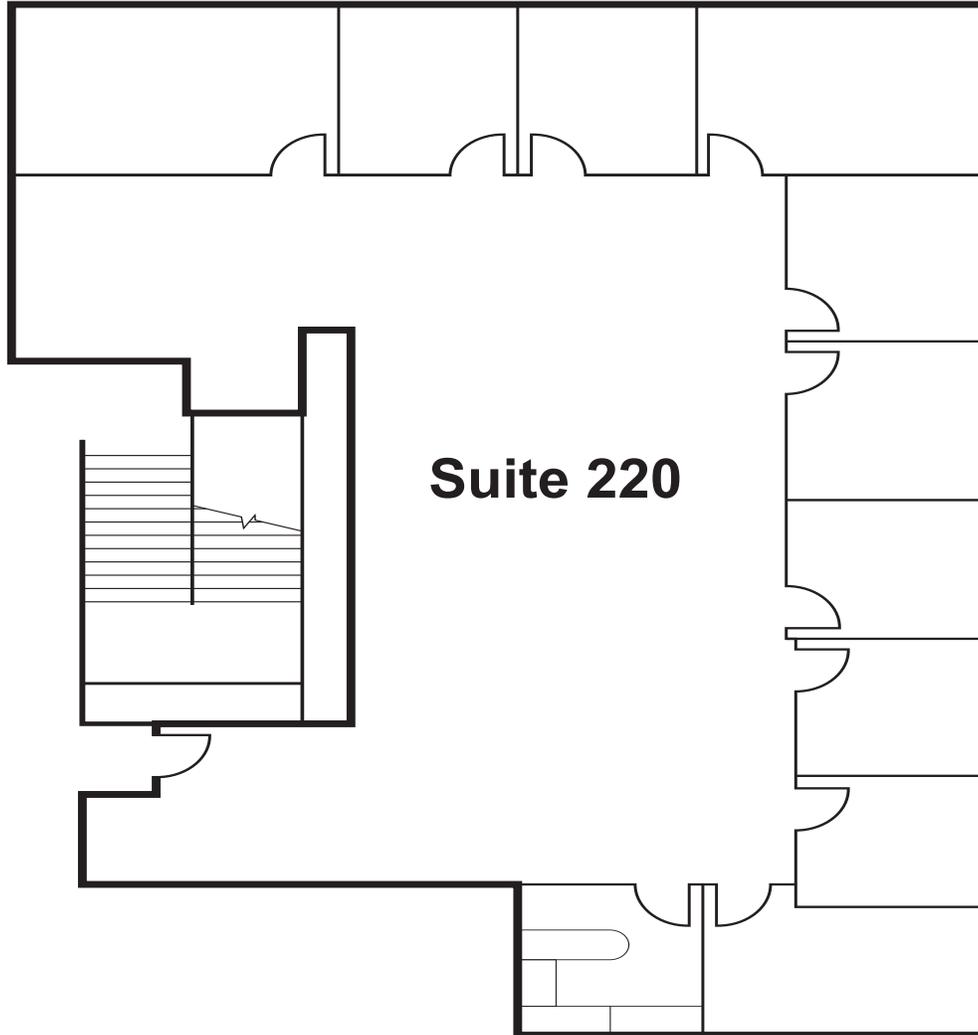
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Suite	Size SF	Asking Rate/SF	Availability	Comments
220	± 4,058 SF	\$1.85/SF MG + \$.32/ CAM Electricity Included	January 1, 2026	Reception, 8 Private Offices, 2 Conference Room, Break Room, Large Open Area



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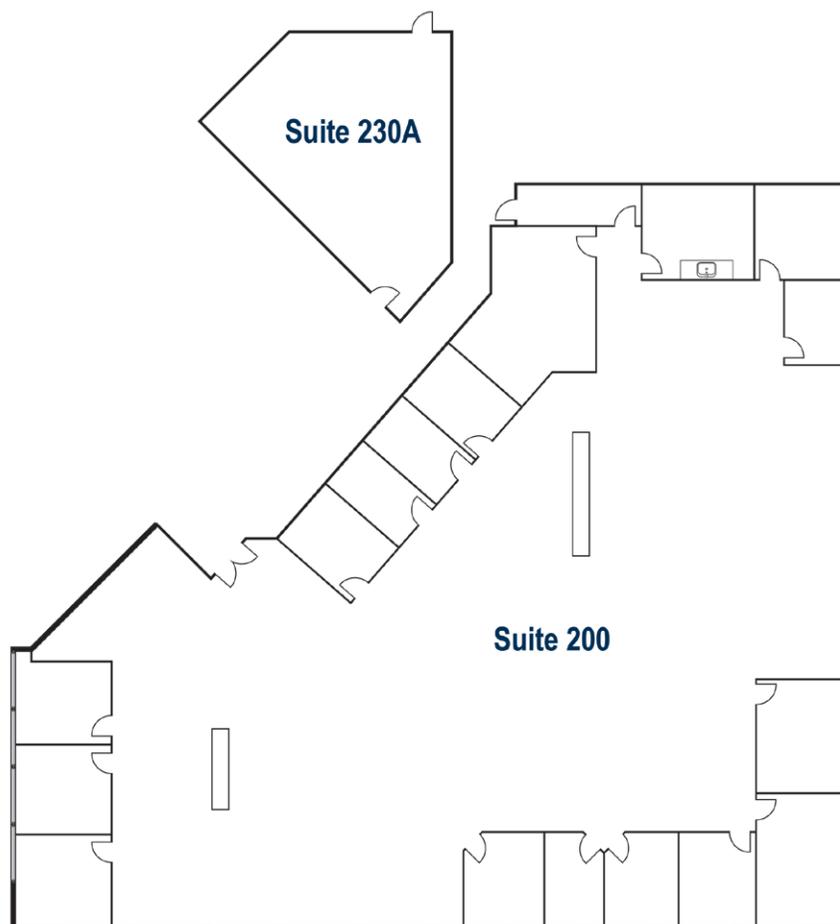
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FLOOR PLANS



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Suite	Size SF	Asking Rate/SF	Availability	Comments
200	± 10,319 SF	\$1.85/SF MG + \$.32/ CAM Electricity Included	Immediate	15 Offices, Conference Room, Open Concept, Move-in-Ready
230A	± 1,038 SF	\$1.85/SF MG + \$.32/ CAM Electricity Included	Immediate	Conference Room, Break Room, Open Concept, Can be Built Out by Tenant



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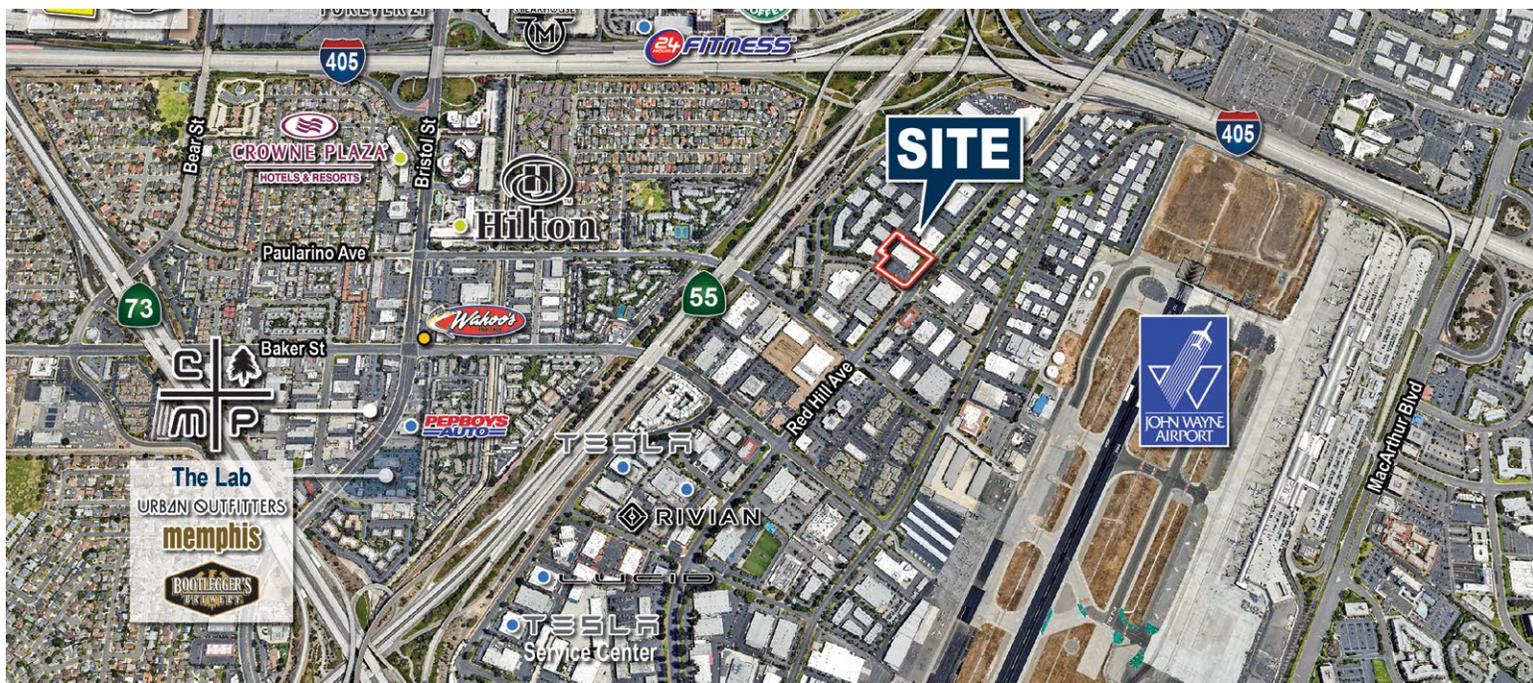


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