

FOR LEASE ±2,161 SF

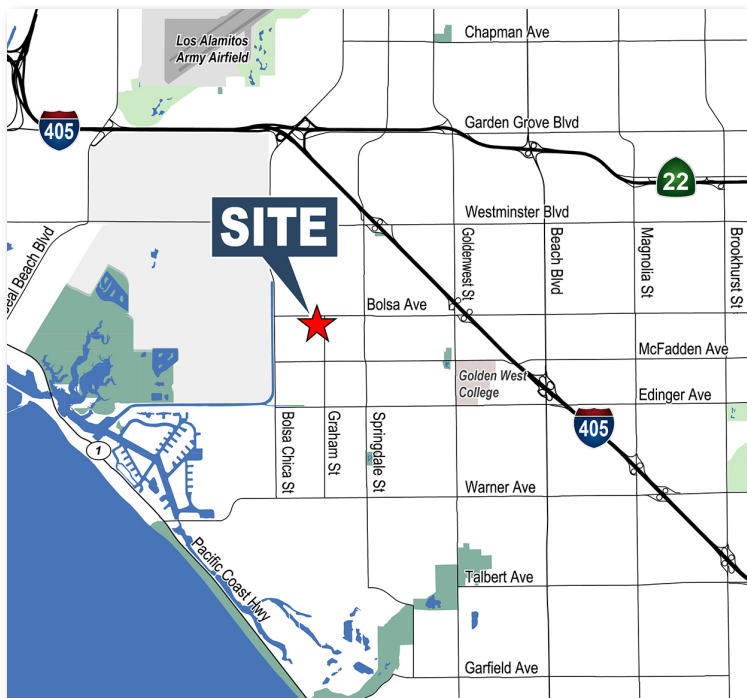
High-Image Building

5445 Oceanus Dr. & 15121 Graham St., Huntington Beach, CA



PROPERTY FEATURES

- High Image Multi-Tenant Building
- ± 20' Minimum Warehouse Clearance (Verify)
- An Approximate 70,000 SF Business Park
- Renovated in 2008
- 2:1 Parking
- Fire Sprinklered
- T-5 Lighting
- Frontier Fios Internet
- Ground Level Loading
- Drive-Around Truck Access
- Rear Loading Units
- Excellent Access to 405 and 22 Freeways
- High Identity Location in Excellent Huntington Beach Area



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Voit
REAL ESTATE SERVICES

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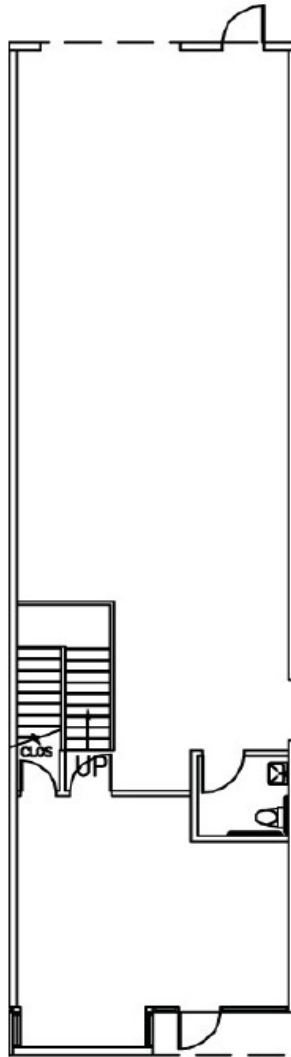
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SITE PLAN



5445 OCEANUS DRIVE

| Suite | Size SF | Office SF | Asking Rate/SF | Availability | Comments |
|-------|---------|-----------|---------------------------------|--------------|--|
| 111 | ± 2,161 | ± 1,070 | \$1.50/SF + \$.25/SF NNN/CAM | Immediately | 20' ft. Clear (Verify), High Image, Frontier Fios High Speed, 2 Story HVAC Office, Private Restroom, 1 Ground Level Door |

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