

FOR SUBLEASE | ± 10,626 SF

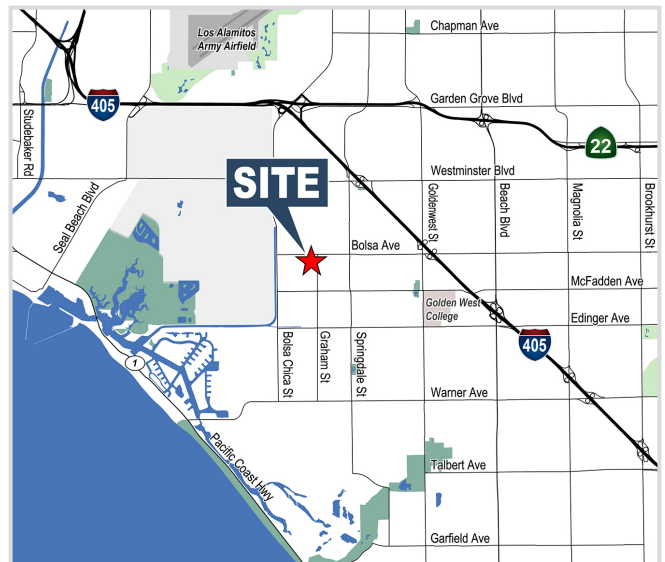
High-Image Building

5445 Oceanus Dr., Huntington Beach, CA



PROPERTY FEATURES

- High Image Multi-Tenant Building
- ± 20' Minimum Warehouse Clearance
- 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



ERIC SMITH

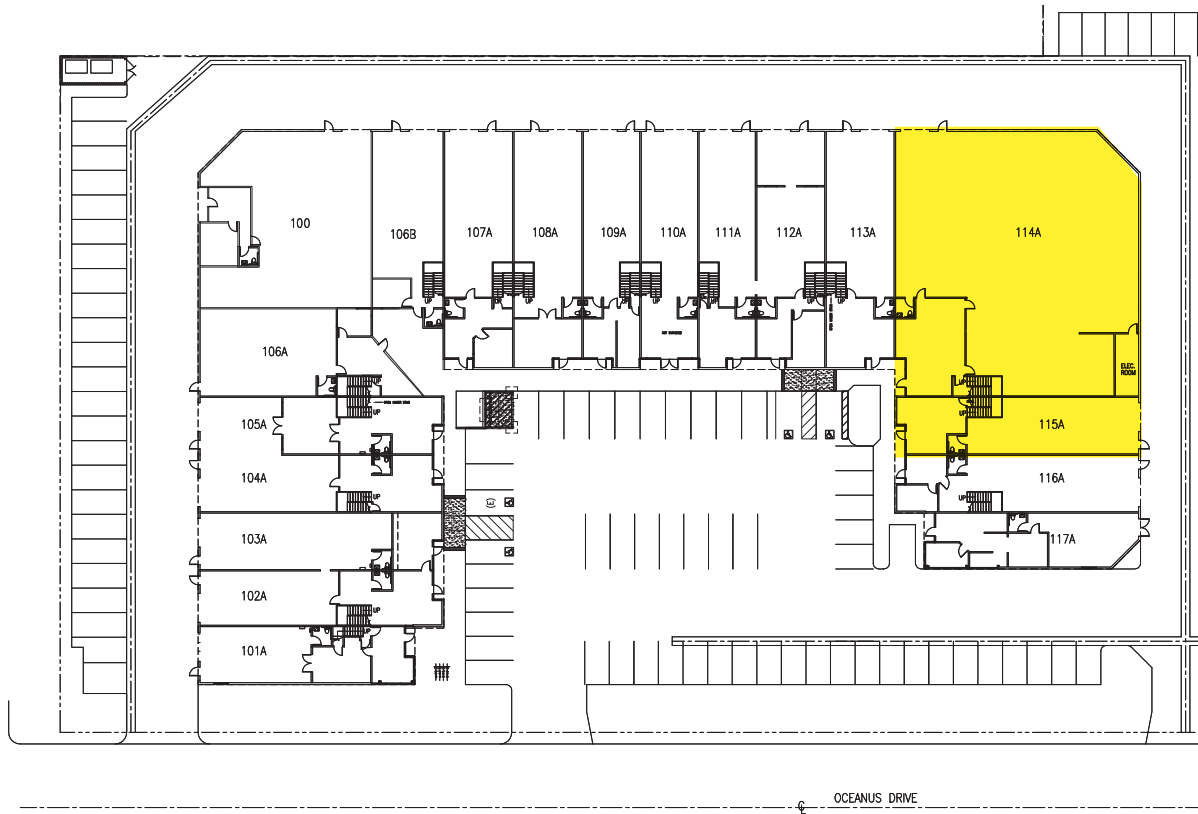
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Voit
REAL ESTATE SERVICES

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5445 OCEANUS DRIVE

Suite	Size SF	Office SF	Asking Rate/SF	Availability	Comments
114/115A	± 10,626	± 5,313	\$1.18/SF NNN + \$0.237/ SF CAM/NNN	Immediate, Lease Expires 12/31/2024	For Sublease, 2 Private Restrooms, 1 Ground Level Door, 20' ft Clear, Frontier Fios High Speed Internet, Office Demo Possible

*Floor plan is not verified and not to scale.



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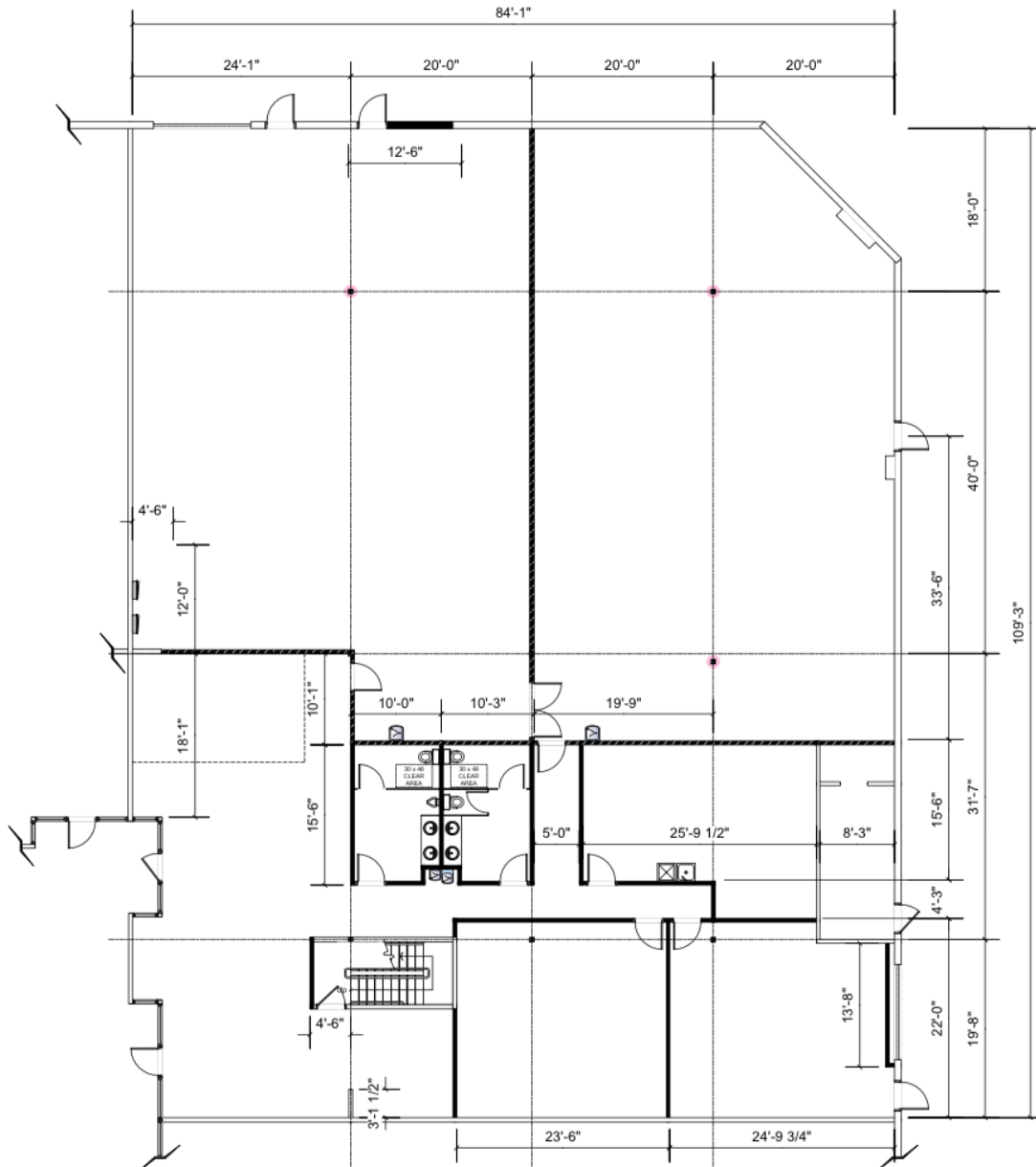
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SUITE 114/115A



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