

FOR SALE - ±15,715 SF Office Building OWNER / USER OPPORTUNITY

Voit

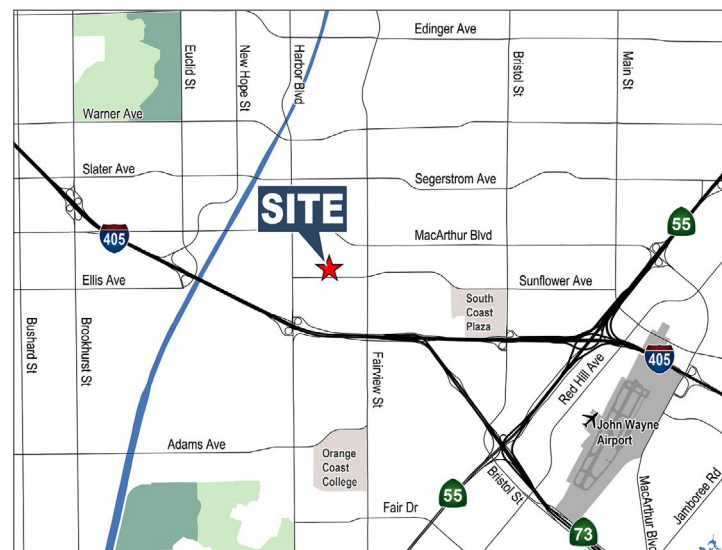
REAL ESTATE SERVICES

3750 S. Susan Street | South Coast Metro Marketplace



Building Features

- Purchase Price: \$3,378,725.00 (\$215.00 PSF)
- Free Standing, Two (2) Story 15,715 SF Freestanding Office Building in the South Coast Metro Marketplace
- Recently renovated in 2010 with upgraded interior and exterior improvements
- Interior Highlights: Private offices, conference rooms, training rooms, employee lounge, open work area and abundant natural lighting with views of the exterior landscaping
- Exterior Highlights: Tranquil lakeside setting with water features, decorative pavers, lush landscaping, private patios with fire pits, built-in BBQ and putting green
- Abundant surface parking throughout the office project
- Nearby amenities include: US Post Office, South Coast Collection, South Coast Plaza, Metro Pointe and Segerstrom Performing Arts Center



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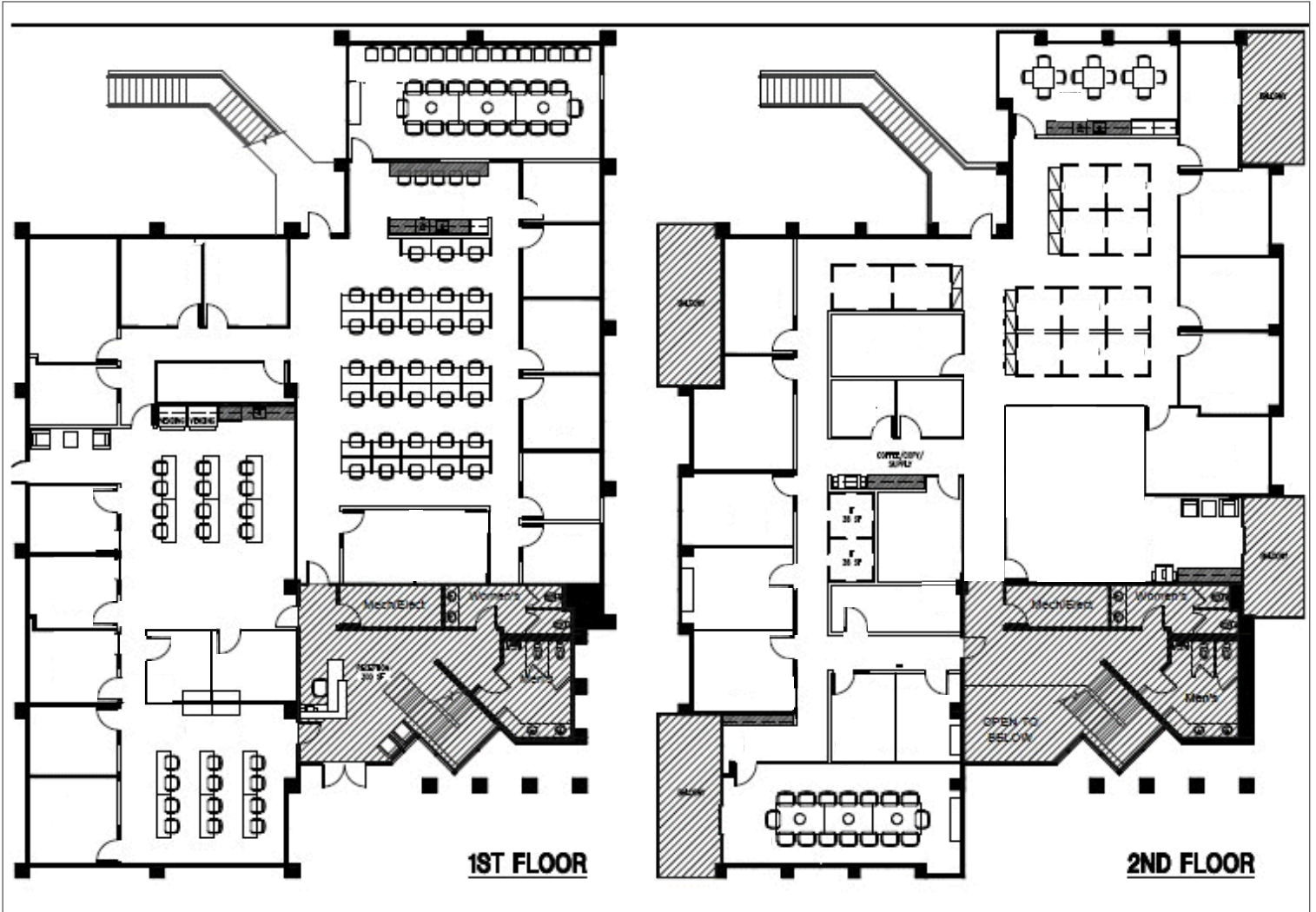
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NOT TO SCALE



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