

FOR LEASE | ± 2,584 - 7,719 SF

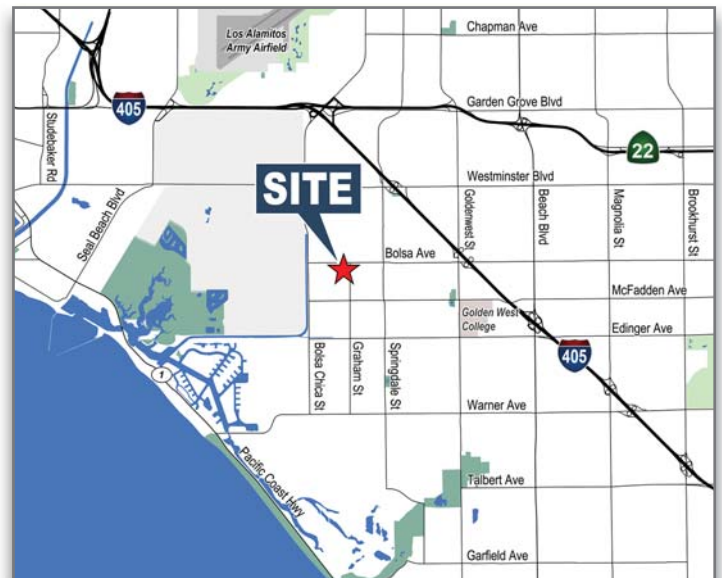
5445 Oceanus Drive
Huntington Beach, CA

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REAL ESTATE SERVICES



PROPERTY FEATURES

- High Image Multi-Tenant Building
- ± 20' Minimum Warehouse Clearance
- An Approximate 70,000 SF Business Park
- Units from 1,277 to 11,000 SF
- Renovated in 2008
- 2:1 Parking
- Fire Sprinklered
- T-5 Lighting
- Verizon Fios Internet
- Ground Level Loading
- Drive-Around Truck Access
- Rear Loading Units
- Excellent Access to  and  freeways
- High Identity Location in Excellent Huntington Beach Area



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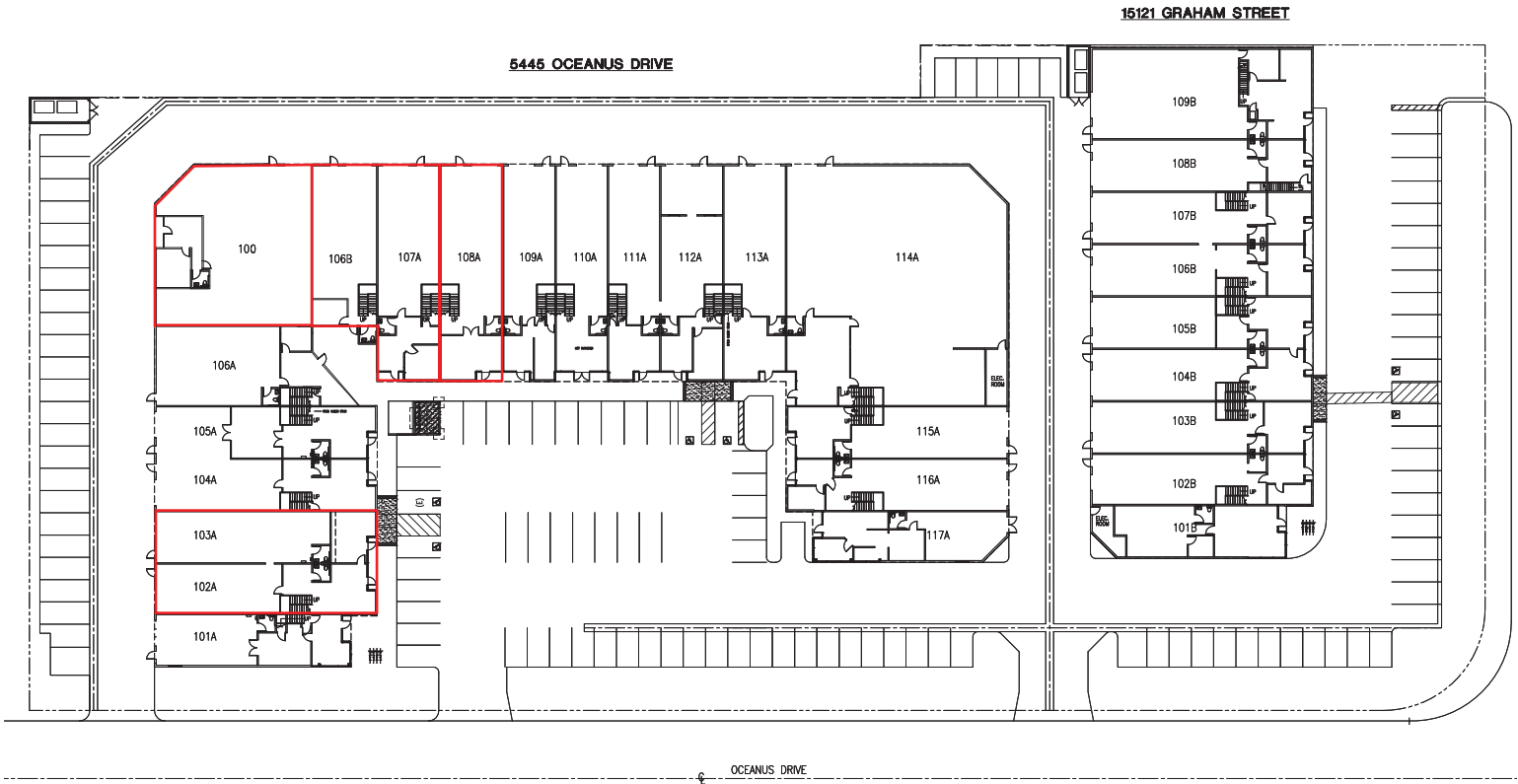
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= Available

5445 OCEANUS DRIVE

Suite	Size	Office SF	Asking Rate	Comments
100	± 3,368	TBD	\$.80N + .23 CAM	Available 6/1/2015
102 & 103	± 4,402	± 1,900	\$.80N + .23 CAM	2 Restrooms, 2 Story Office, T-5 Lighting
106B & 107	± 4,535	± 1,937	\$.80N + .23 CAM	2 Restrooms, 2 Story Office
108	± 2,584	± 954	\$.85N + .23 CAM	2 Story Office

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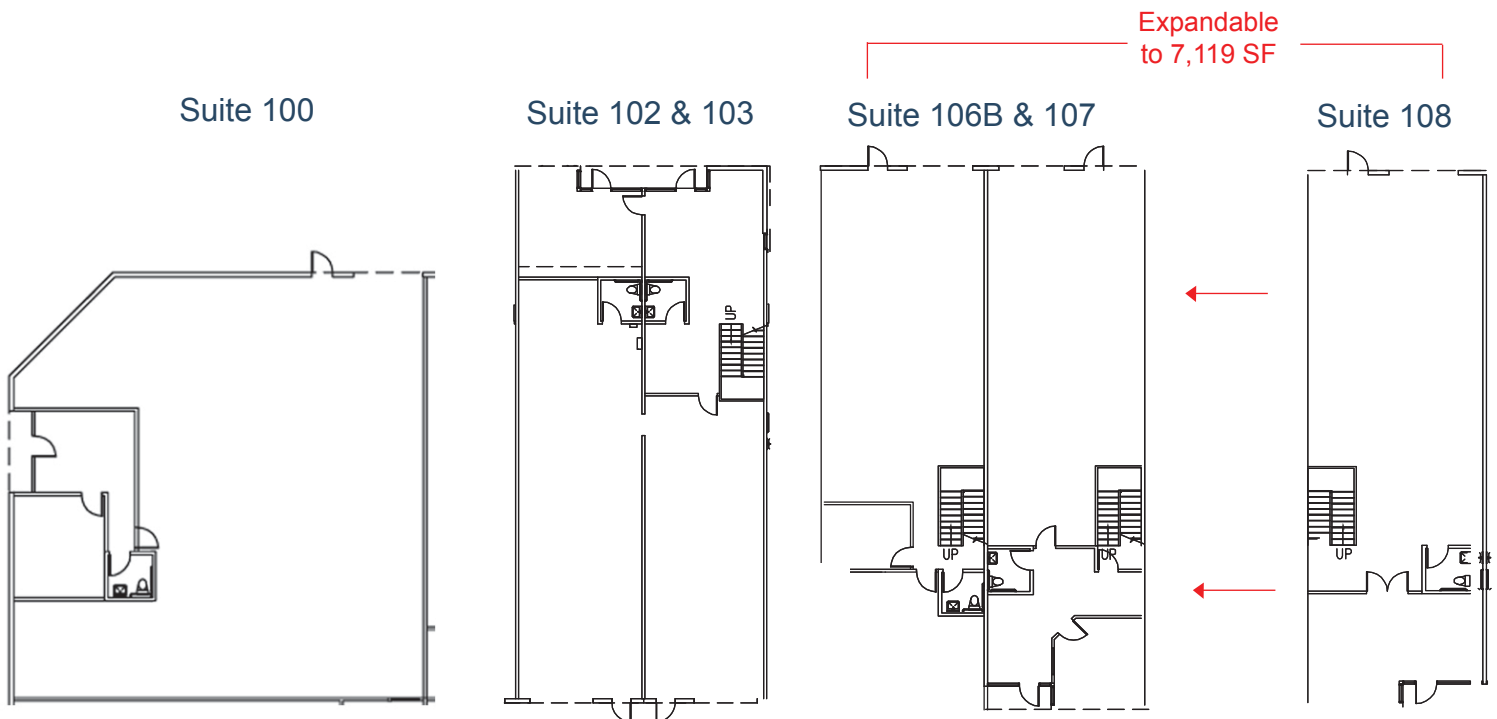
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5445 OCEANUS DRIVE FLOOR PLANS



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