

8191

EAST KAISER BLVD.
ANAHEIM, CA



PREMIUM OFFICE/R&D FOR LEASE OR SALE

High image free standing flex building | 22,102 SF | 2 story | 78 parking stalls



PROPERTY HIGHLIGHTS



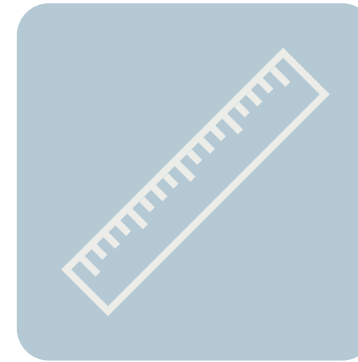
PROPERTY

Two story office/R&D building
totaling 22,102 SF



PARKING

78 parking stalls



LOT SIZE

1.17 AC



ZONING

Commercial O-L

PROPERTY FEATURES

- » High image free standing flex building
- » Built in 1999
- » Ideal corporate headquarters facility
- » Extensive window line
- » Approximate 78 parking stalls
- » 22,102 total square feet
- » 19,143 SF total office area
 - 8,092 1st floor office area
 - 11,051 2nd floor office area
- » 2,959 SF warehouse area with approx. 14' ceiling height
- » Executive office with operable fireplace
- » 1 grade level door
- » 800 amps power
- » Fully sprinklered
- » Building top signage
- » Convenient access to the 91 Freeway and 241 Toll Road
- » Walking distance to Anaheim Hills Festival Shopping Center
 - 573,000 SF
 - Target, Petco, Pier One, many restaurants
- » Call to show
- » Available in 60 days

[CLICK HERE FOR GOOGLE MAPS](#)



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR



AMENITIES NEAR PROPERTY

Edwards Cinemas
Residence Inn Marriott
Bank of America
Game Stop
The Habit Burger Grill
24 Hour Fitness
Target

Islands Restaurant
Wood Ranch BBQ & Grill
Togo's
BJ's Restaurant
Brewhouse
Petco
Pavilions

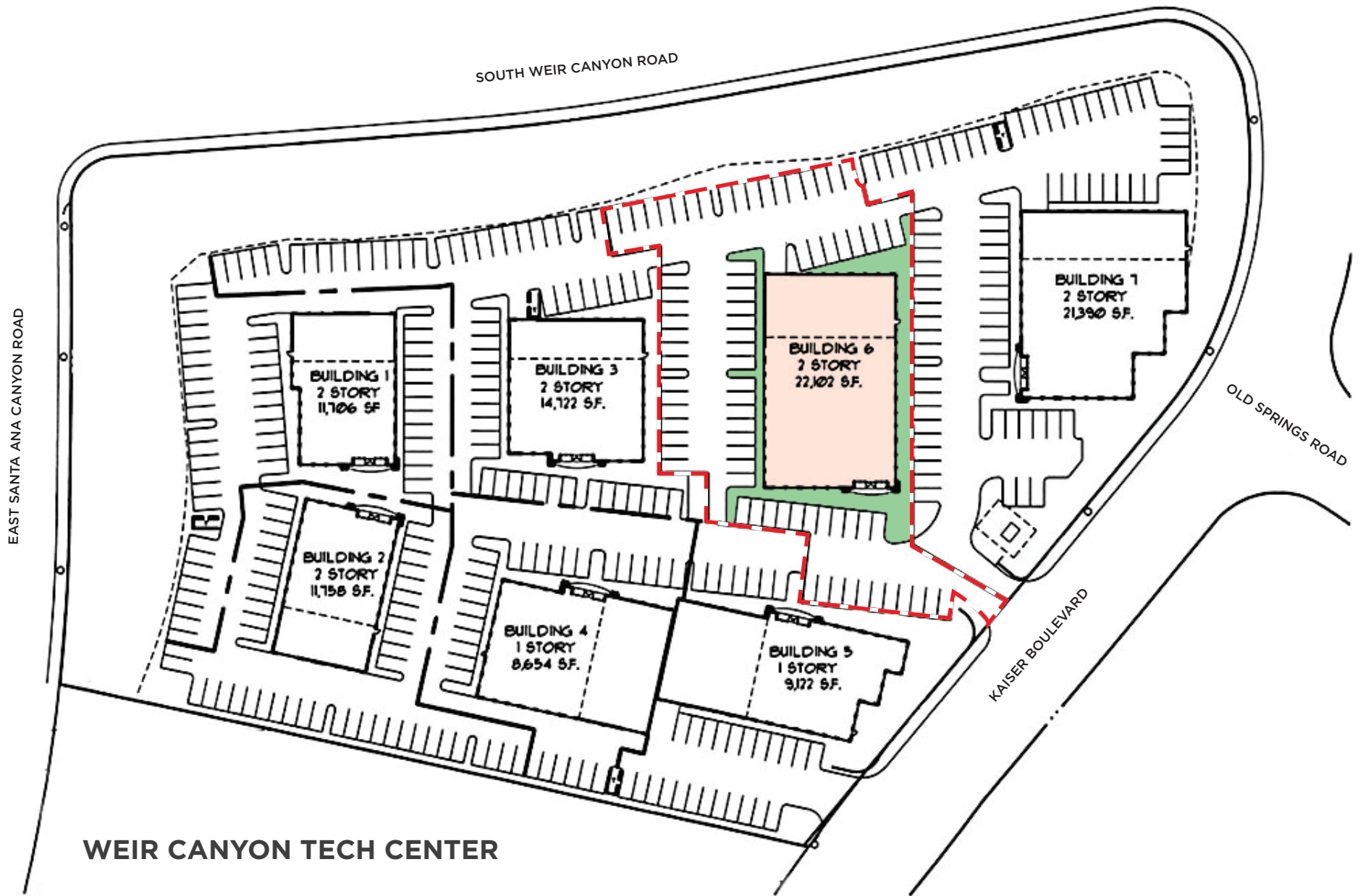
Wells Fargo Bank
Romano's Macaroni Grill
Chipotle
Hobby Lobby
TJ Maxx
Tilly's
Panera Bread

Payless
Fantastic Sams
GNC
Kohl's
Costco
Best Buy
Staples


Michaels
The Home Depot
Dick's Sporting Goods
Carl's Jr.
Pizza Hut
El Pollo Loco
Pepboys



SITE PLAN

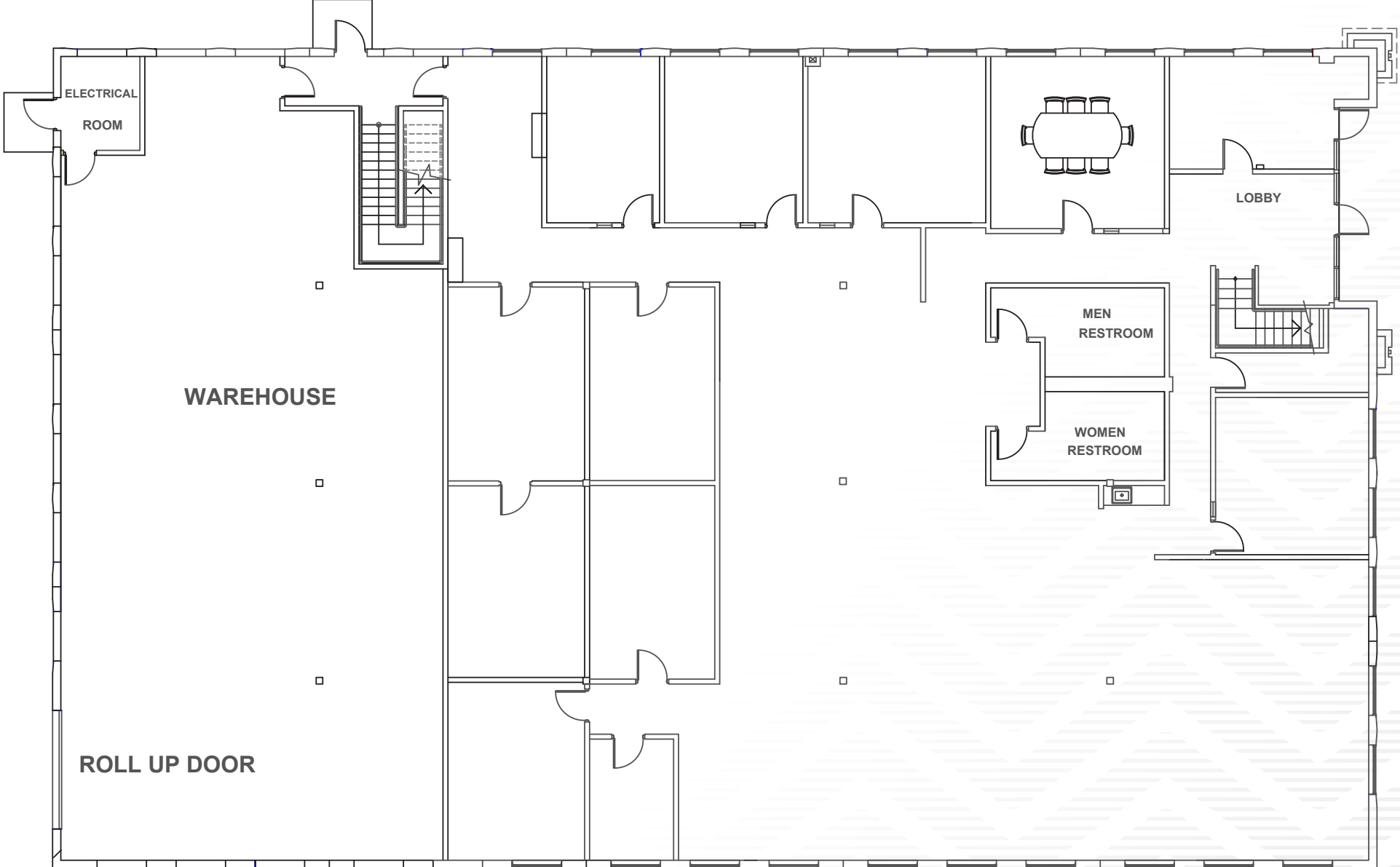


WEIR CANYON TECH CENTER

 = Property Line

FLOOR PLAN

1ST FLOOR



FLOOR PLAN

2ND FLOOR



 = Low Rise Walls

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