

DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA



3002 DOW AVENUE | TUSTIN, CA

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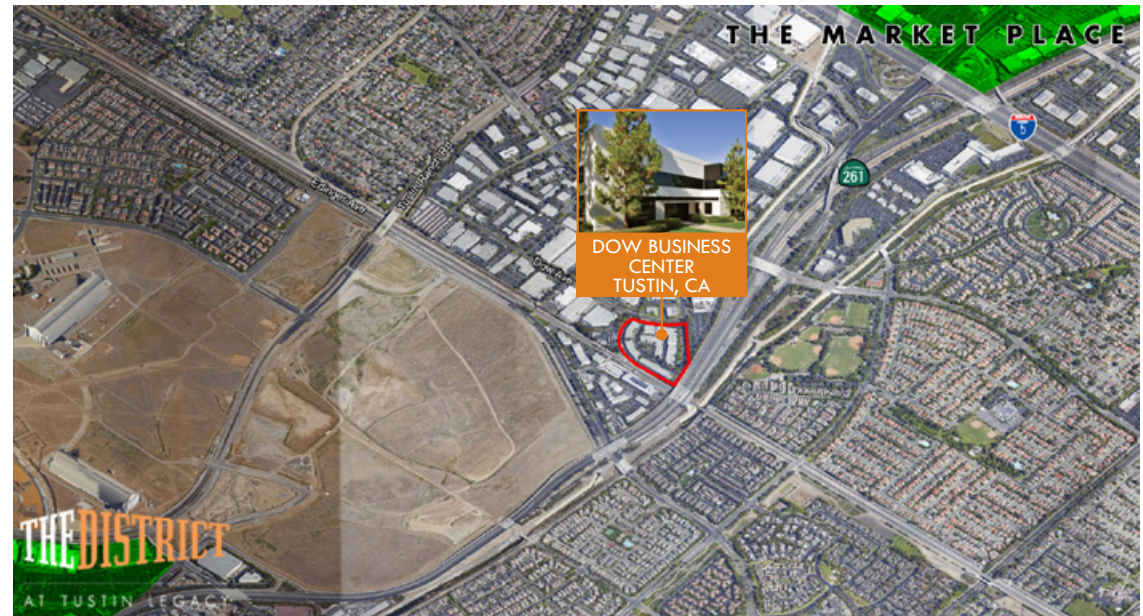
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PROPERTY DESCRIPTION

- A distinctive flex/office and light manufacturing business park centrally located in the Irvine Business Complex
- Turnkey units ready for immediate occupancy
- Convenient access to the 5, 55 and 405 freeways and the 261 toll road
- Newly installed electric vehicle charging stations
- 3.2 per 1,000 sf parking ratio
- Ground level loading
- Fire sprinklered throughout
- Close proximity to The District and The Market Place Shopping Centers
- Close Proximity to John Wayne Airport
- Owned and managed by a partnership of LBA Realty - www.LBArealty.com

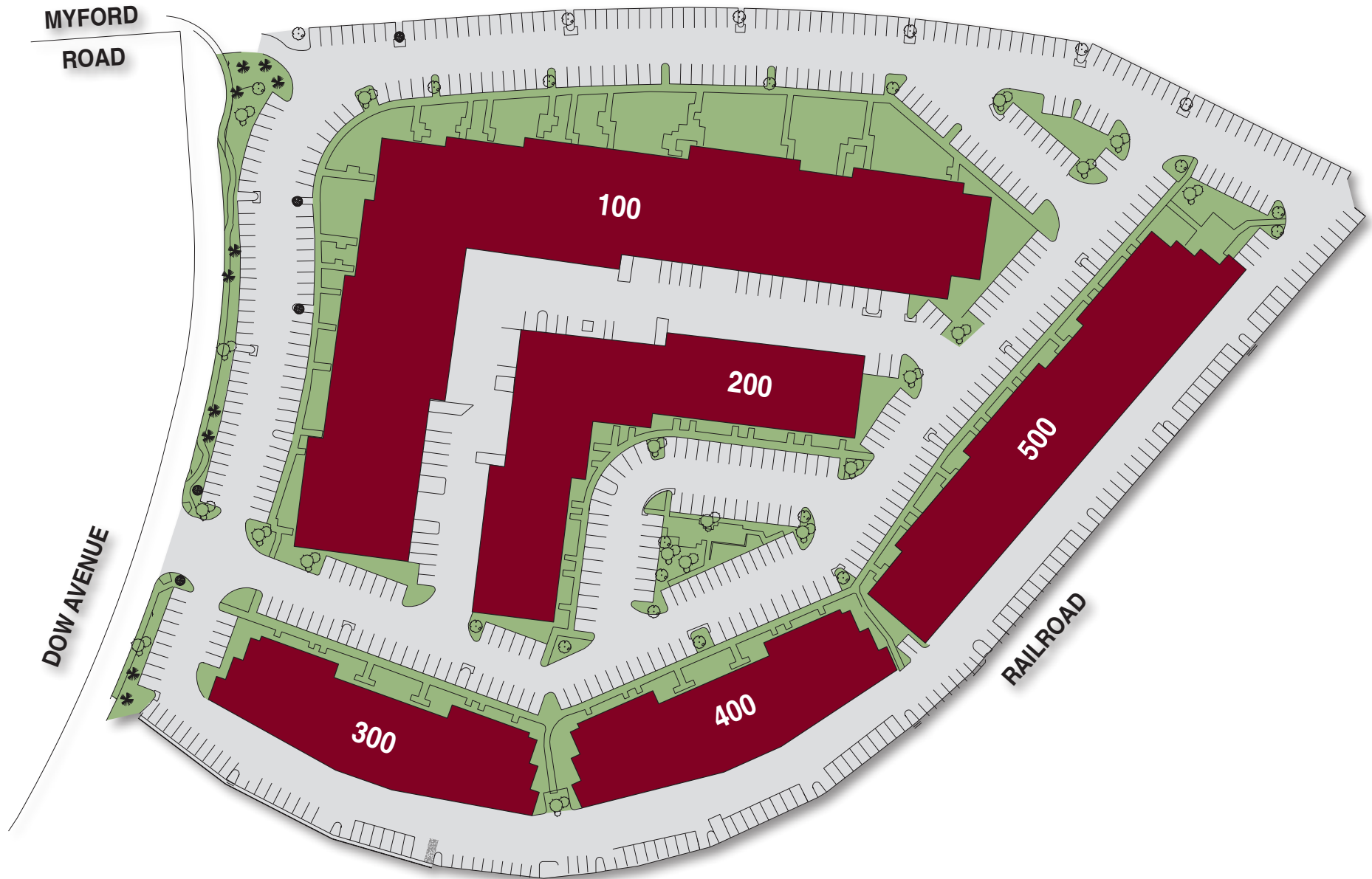
LOCATION OVERVIEW



DOW BUSINESS CENTER

TUSTIN, CALIFORNIA

PROPERTY SITE PLAN



AVAILABLE UNITS

UPDATED MAY 2017

Building Address	Total SF	Office	Warehouse	Profile	Availability	New Lease Rate
<u>Building 100</u>						
Suite 112	4,279	2,567	1,712	Office/Industrial	June 2017	\$1.30 NNN
Suite 134	4,895	1,968	2,927	Office/Industrial	Available	\$1.30 NNN
<u>Building 200</u>						
Unit 220	1,770	1,770	-	Office	Available	\$1.30 NNN
<u>Building 300</u>						
Unit 320	2,984	2,243	742	Office/Industrial	June 2017	\$1.30 NNN
<u>Building 500</u>						
Unit 502	1,609	1,609	-	Office	Available	\$1.30 NNN
Unit 508	1,742	1,076	666	Office/Industrial	August 2017	\$1.30 NNN
Unit 520	2,006	1,790	216	Office/Industrial	August 2017	\$1.30 NNN
Unit 526	1,988	1,988	-	Office	August 2017	\$1.30 NNN

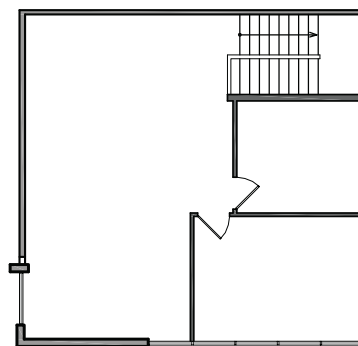
ESTIMATED NET CHARGES = \$0.41 PSF/MO.



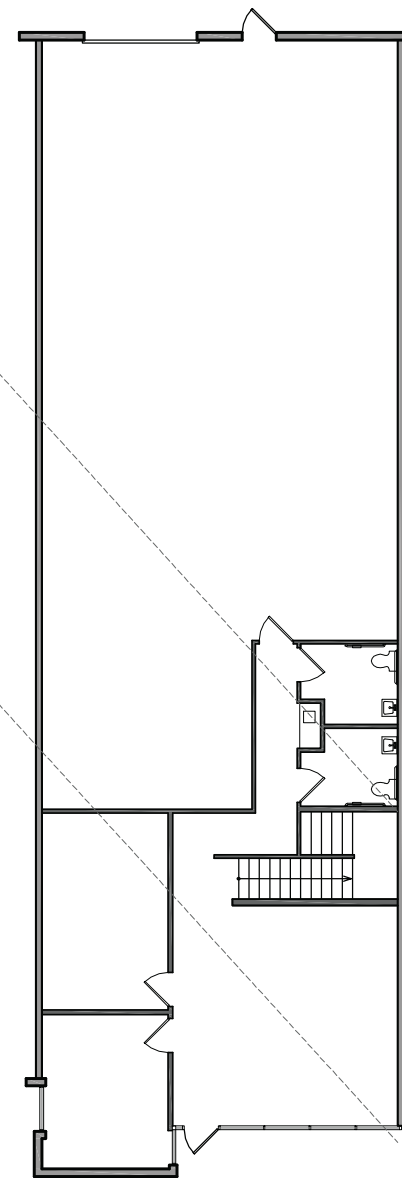
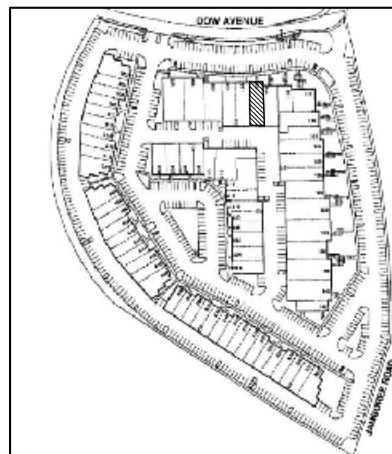
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3002 DOW AVENUE SUITE 112

Suite: 4,279 SF
Office: 2,567 SF
Warehouse: 1,712 SF



UPPER FLOOR



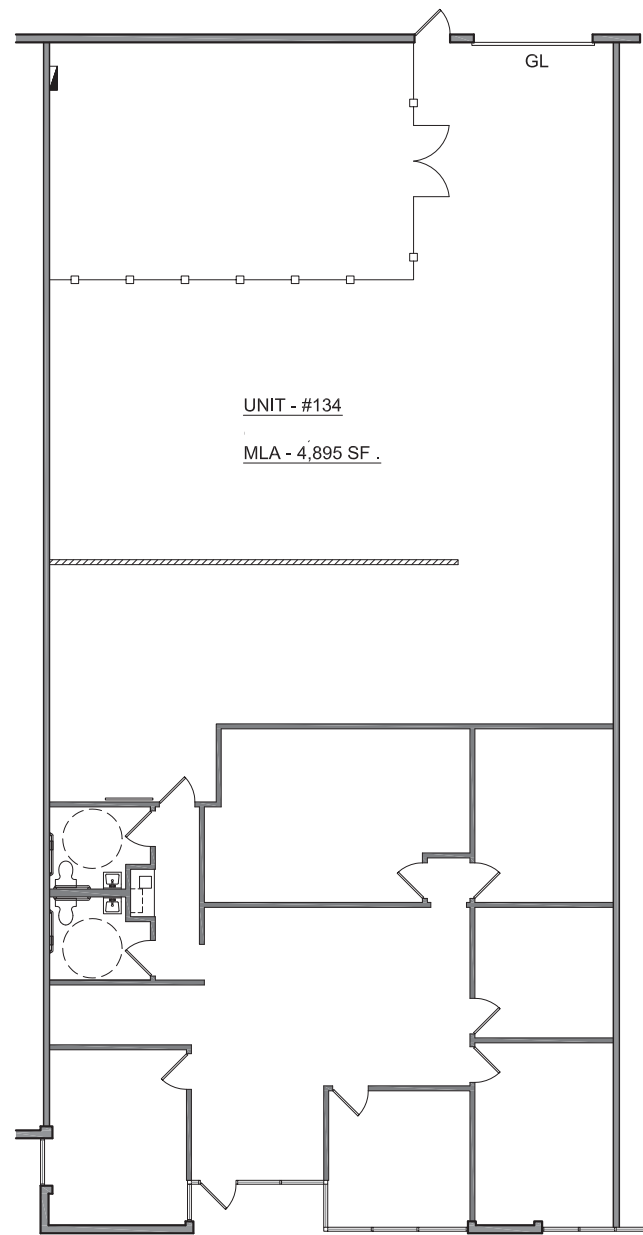
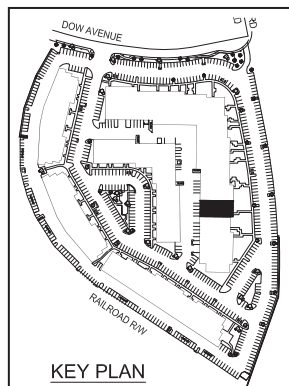
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Suite: 4,895 SF
Office: 1,968 SF
Warehouse: 2,927 SF



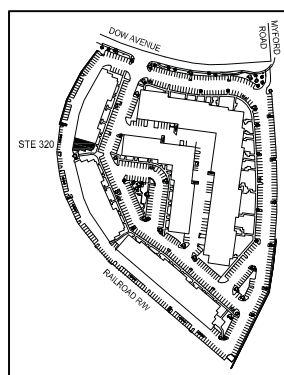
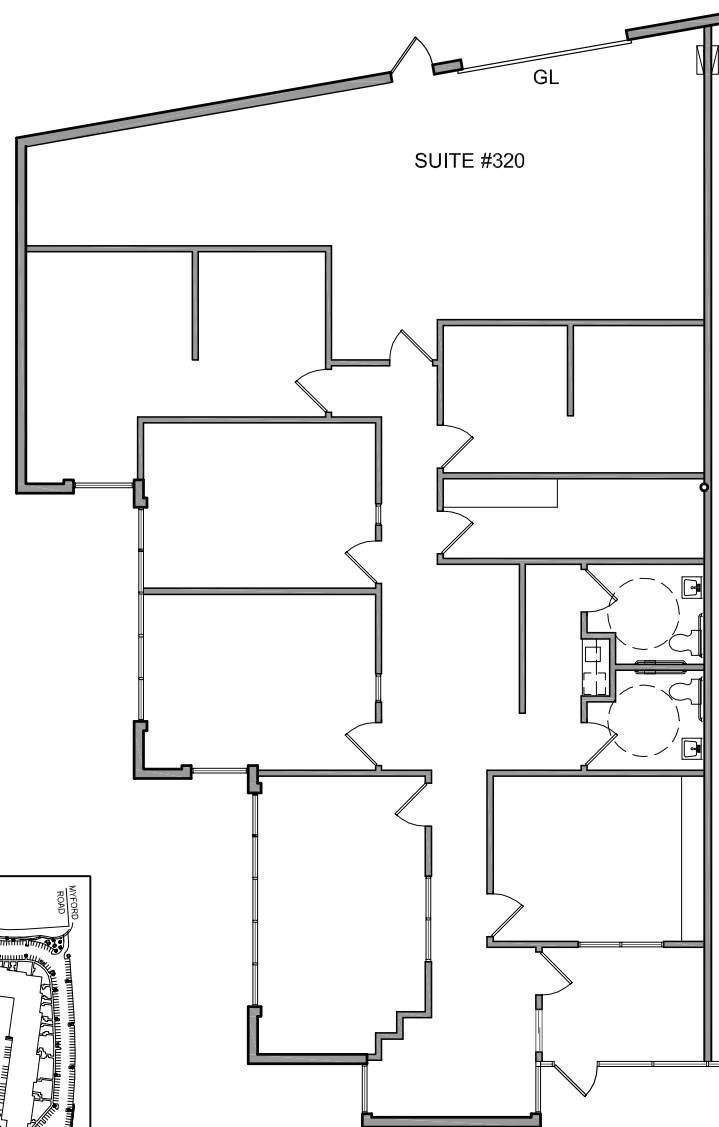
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Suite: 2,984 SF
Office: 2,243 SF
Warehouse: 743 SF



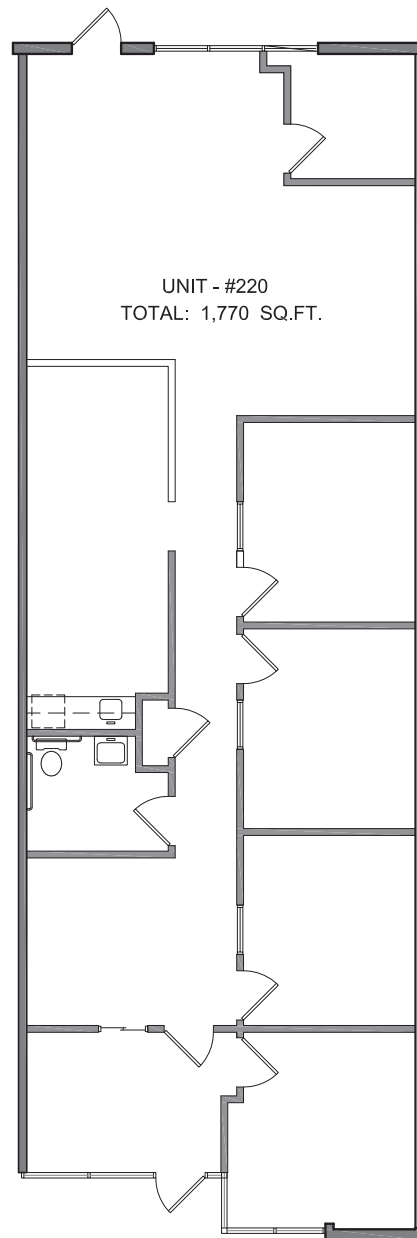
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Suite: 1,770 SF
Office: 1,770 SF
Warehouse: - SF



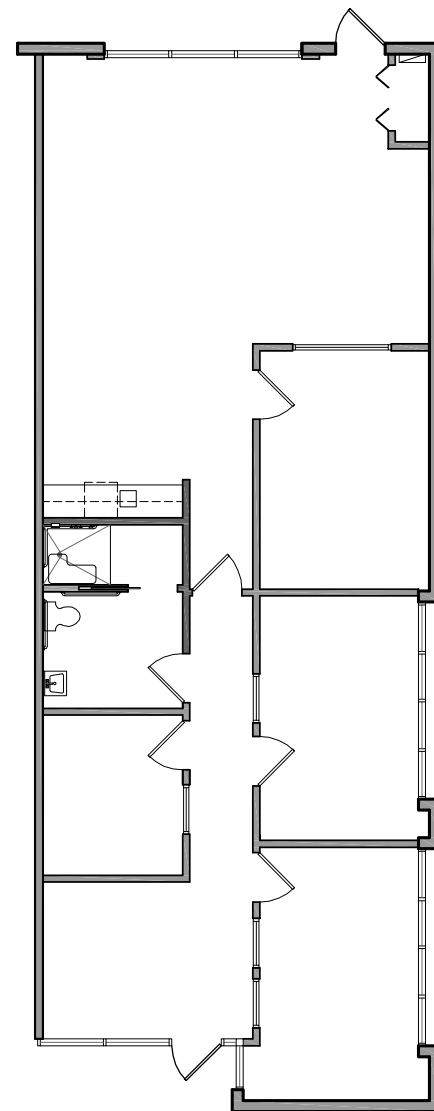
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Suite: 1,609 SF
Office: 1,609 SF
Warehouse: - SF



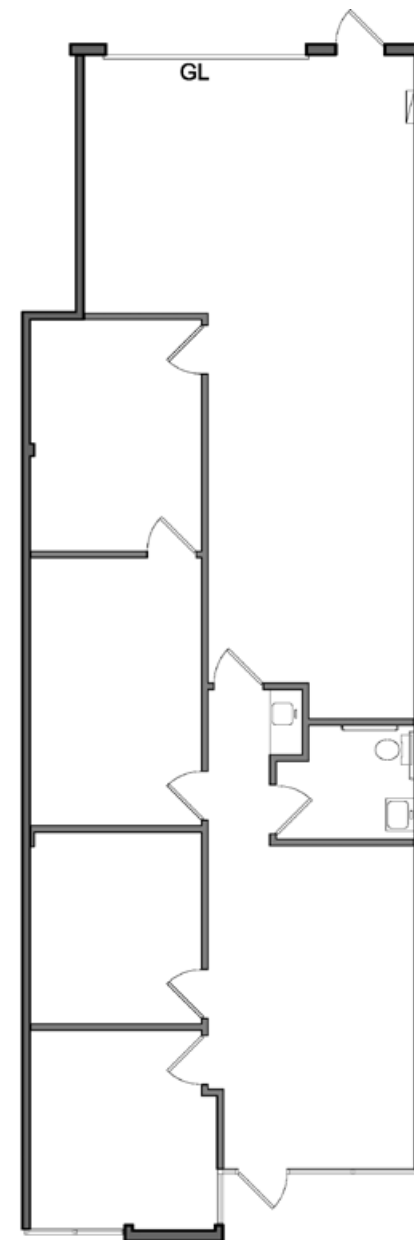
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Suite: 1,742 SF
Office: 1,076 SF
Warehouse: 666 SF



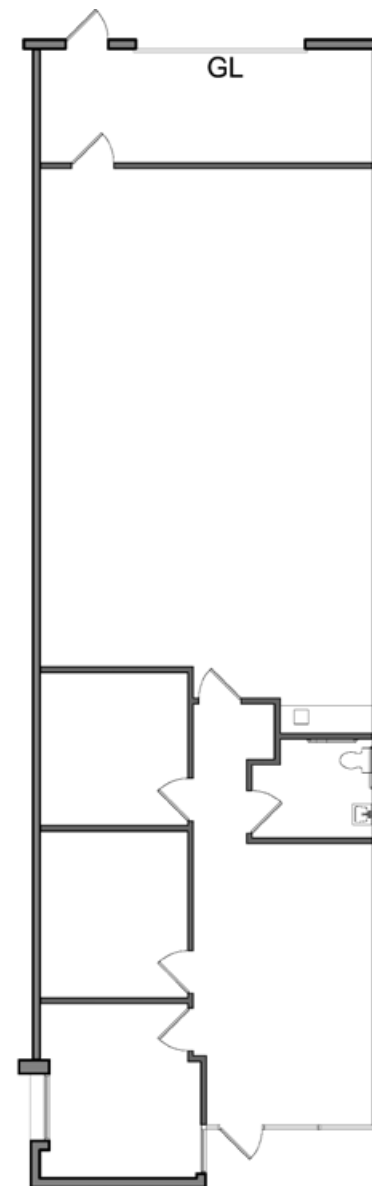
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Suite: 2,006 SF
Office: 1,790 SF
Warehouse: 216 SF



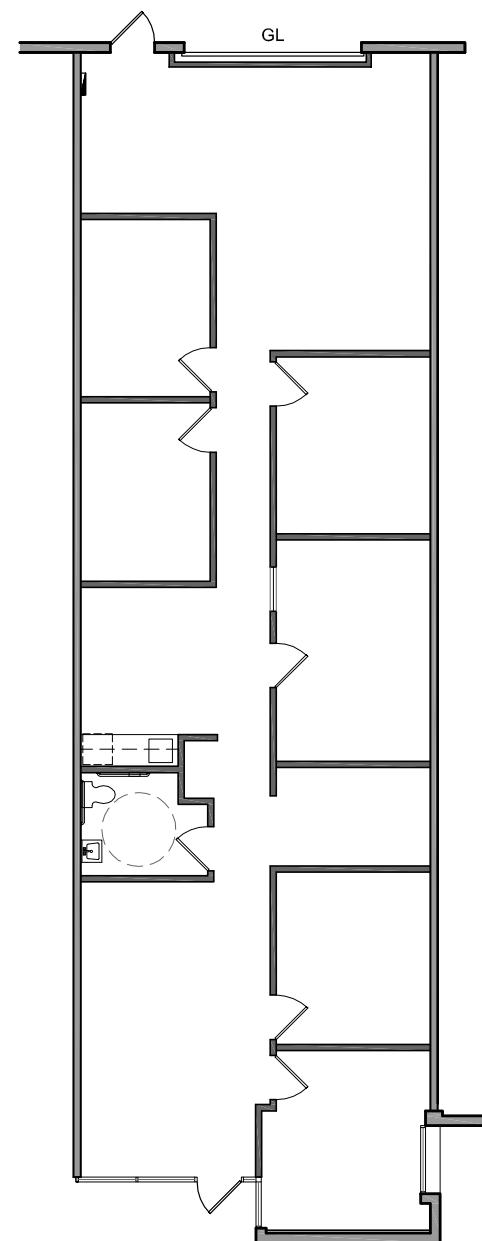
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Suite: 1,988 SF
Office: 1,988 SF
Warehouse: - SF



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