

AVAILABLE FOR LEASE

WELLINGTON SQUARE | SANTA ANA

BROKER BONUS

\$1.00 PSF FSG

BROKER BONUS WITH MINIMUM 3-YEAR LEASE



\$1.00 PSF FSG PROMOTIONAL RATE

PROPERTY OVERVIEW



SUITE	SIZE	USE
940 W 17th, Ste C	±1,350 SF	Office
950 W 17th, Ste F	±1,350 SF	Office
980 W 17th, Ste D, E & F	±800 - 3,500 SF	Office

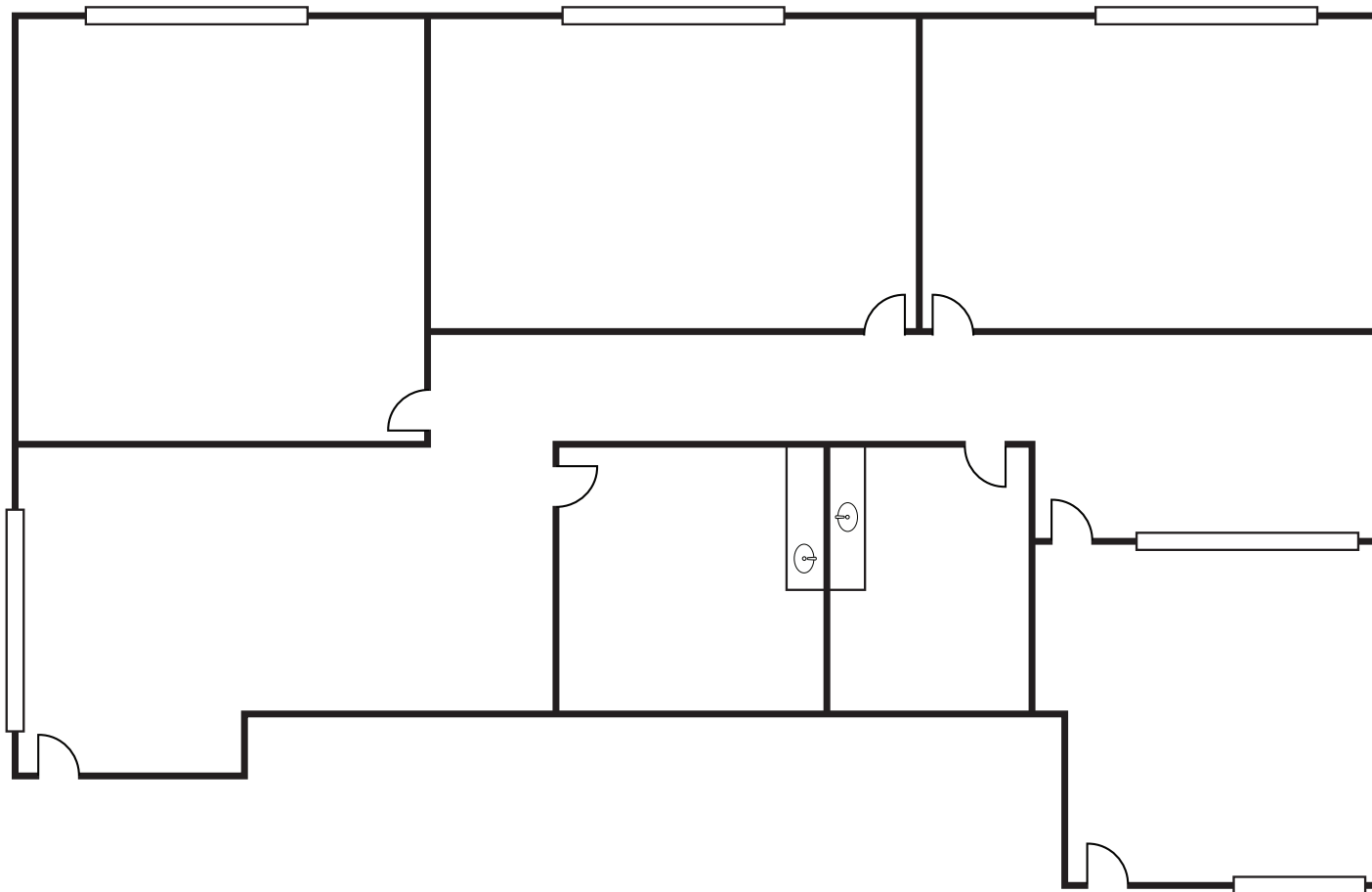
PROPERTY HIGHLIGHTS

- 2-Story Office Building
- Flexible Sizes and Layouts
- Free Surface Parking
- East Access to Major Freeways
- Tenant Improvements Available
- Minutes Away From Restaurants, Retail and Residential
- Promotional Asking \$1.00/SF FSG (Janitorial Not Provided)
- Broker Bonus \$1.00/SF FSG with Minimum 3-Year Lease
- Asking Rate: \$1.65/SF FSG

FLOORPLAN

AVAILABILITY

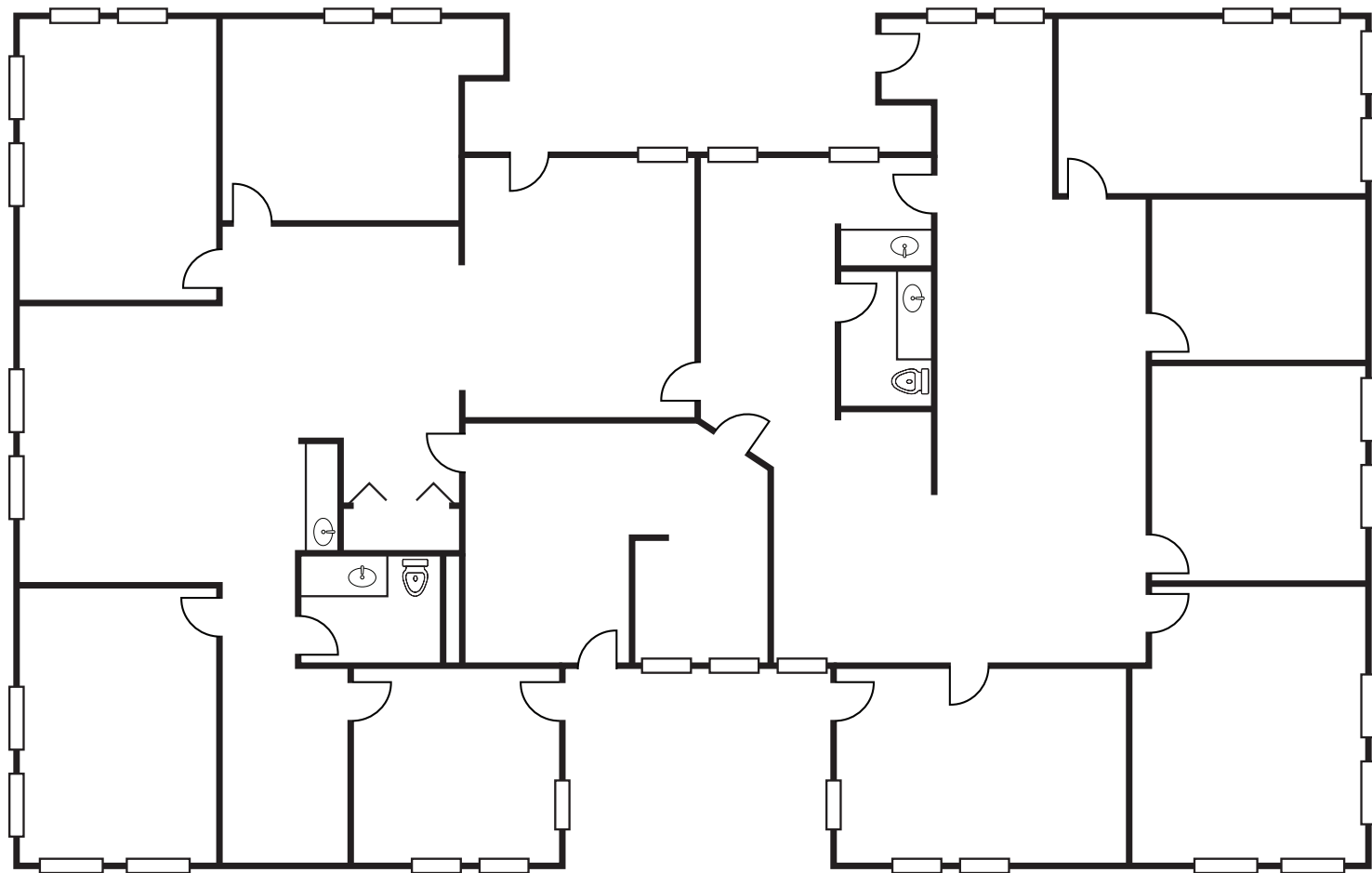
940 W 17th St, Ste C
±1,350 Sq. Ft.



FLOORPLAN

AVAILABILITY

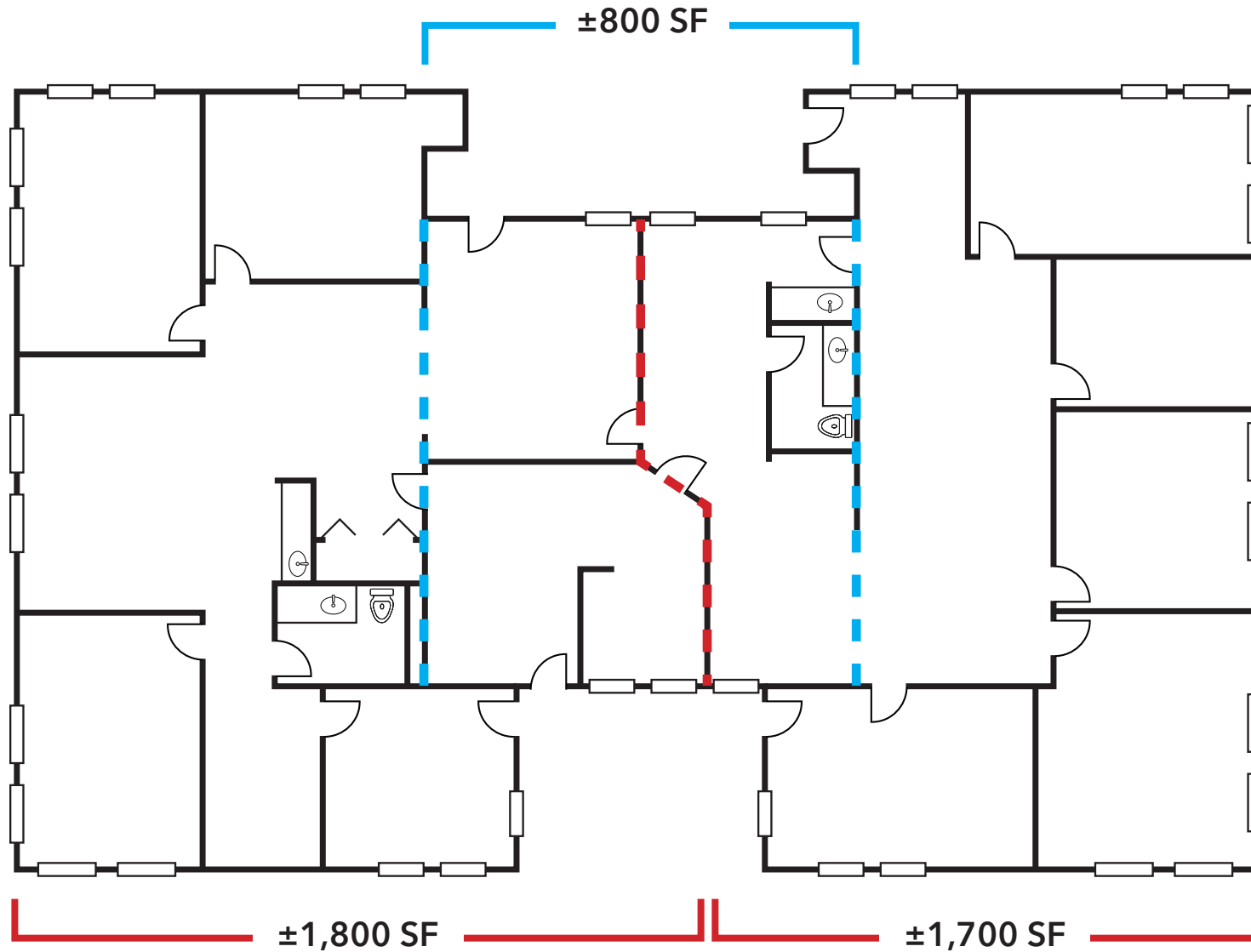
980 W 17th St, Ste D, E, F
±800 - 3,500 Sq. Ft.



FLOORPLAN

HYPOTHETICAL

980 W 17th St, Ste D, E, F
±800 - 3,500 Sq. Ft.



NEARBY AMENITIES



RIVER VIEW
GOLF COURSE



THE OUTLETS
AT ORANGE™
A SIMON CENTER

WELLINGTON SQUARE



SANTA ANA
COLLEGE



SUPERIOR COURT
OF CALIFORNIA
COUNTY OF ORANGE



MainPlace
Mall
CENTENNIAL COLLECTION

CHOC Children's
Providence
Saint Joseph
Medical Center