



137 S. Prospect Ave

Tustin, California 92780

OWNER-USER OPPORTUNITY

Acquire a fully renovated, free standing two-story office building in the heart of Old Town Tustin.

Completed in 2016, this turnkey property offers modern finishes, efficient floor plans and high-quality amenities—ideal for an owner-user seeking a long-term home for their business.

Eliminate leasing costs, build equity and establish your company's presence in one of Orange County's most desirable business communities.



PROPERTY HIGHLIGHTS

- Building Signage Available
- Versatile Floor Plan
- Welcoming Lobby and Common Areas
- 10 Private Offices
- High-Speed Internet and Technology Infrastructure
- Open Area Break Room
- Newly Renovated Restrooms
- New HVAC System
- Private Fenced Parking Yard – 16 Full Size Spaces
- Well-Maintained Landscaping and Exterior

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Building Size	Year Renovated	Stories	Parking	Zoning	APN
3,280 SF	2016	2	16 Full Size Spaces (Private Fenced Yard)	C-1 (Tustin)	400-092-01

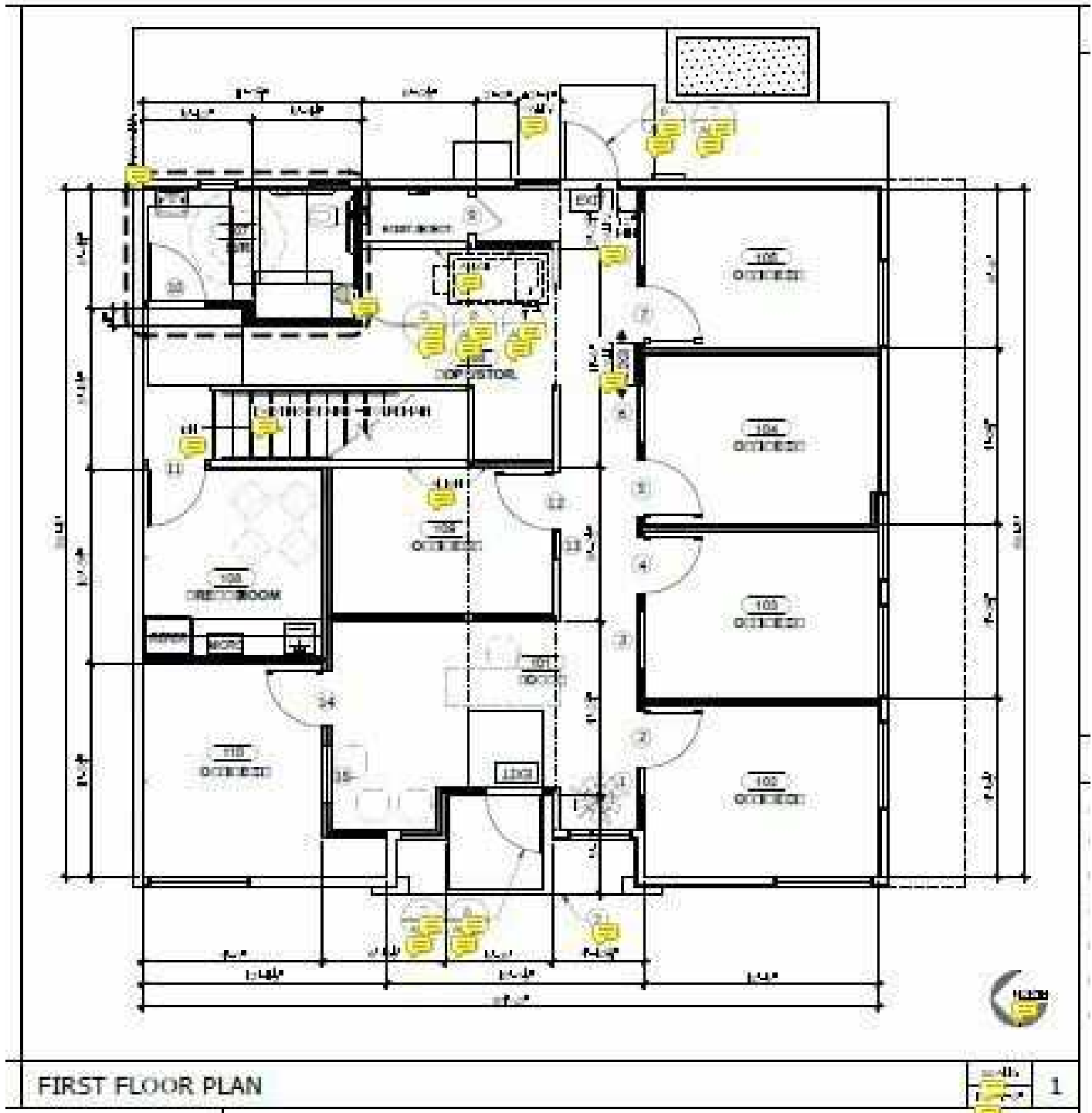
Property Photos

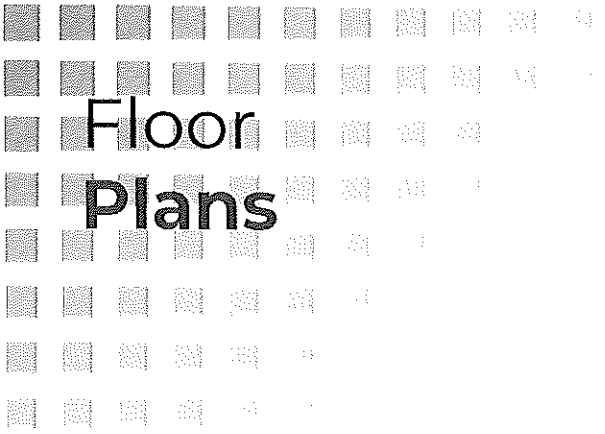


Additional Photos

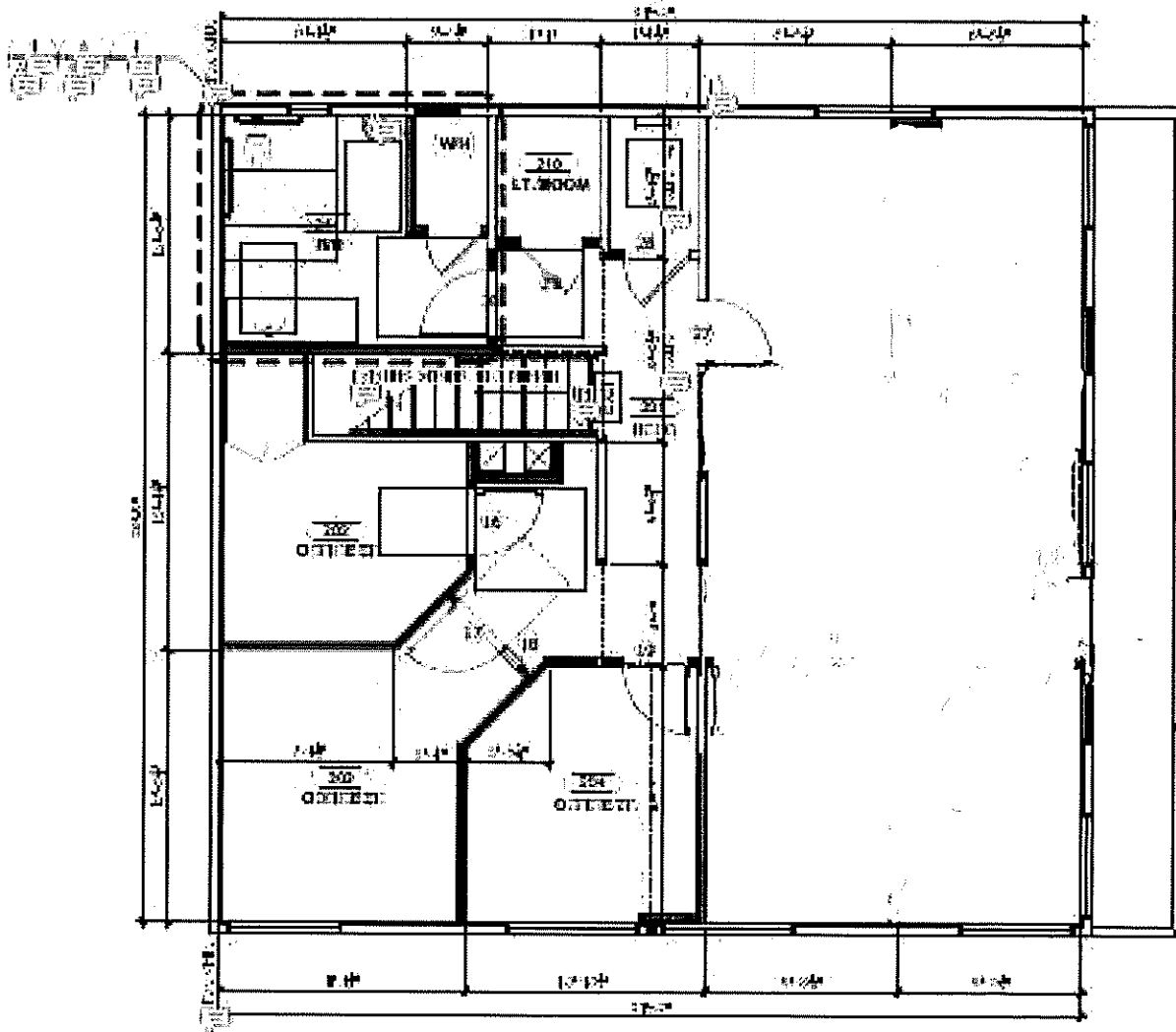


Floor Plans





Floor Plans



SECOND FLOOR PLAN

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Location Map

