

AVAILABLE FOR LEASE

WELLINGTON SQUARE | SANTA ANA



\$1.00 FSG PROMOTIONAL RATE

LEE & ASSOCIATES
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OC
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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

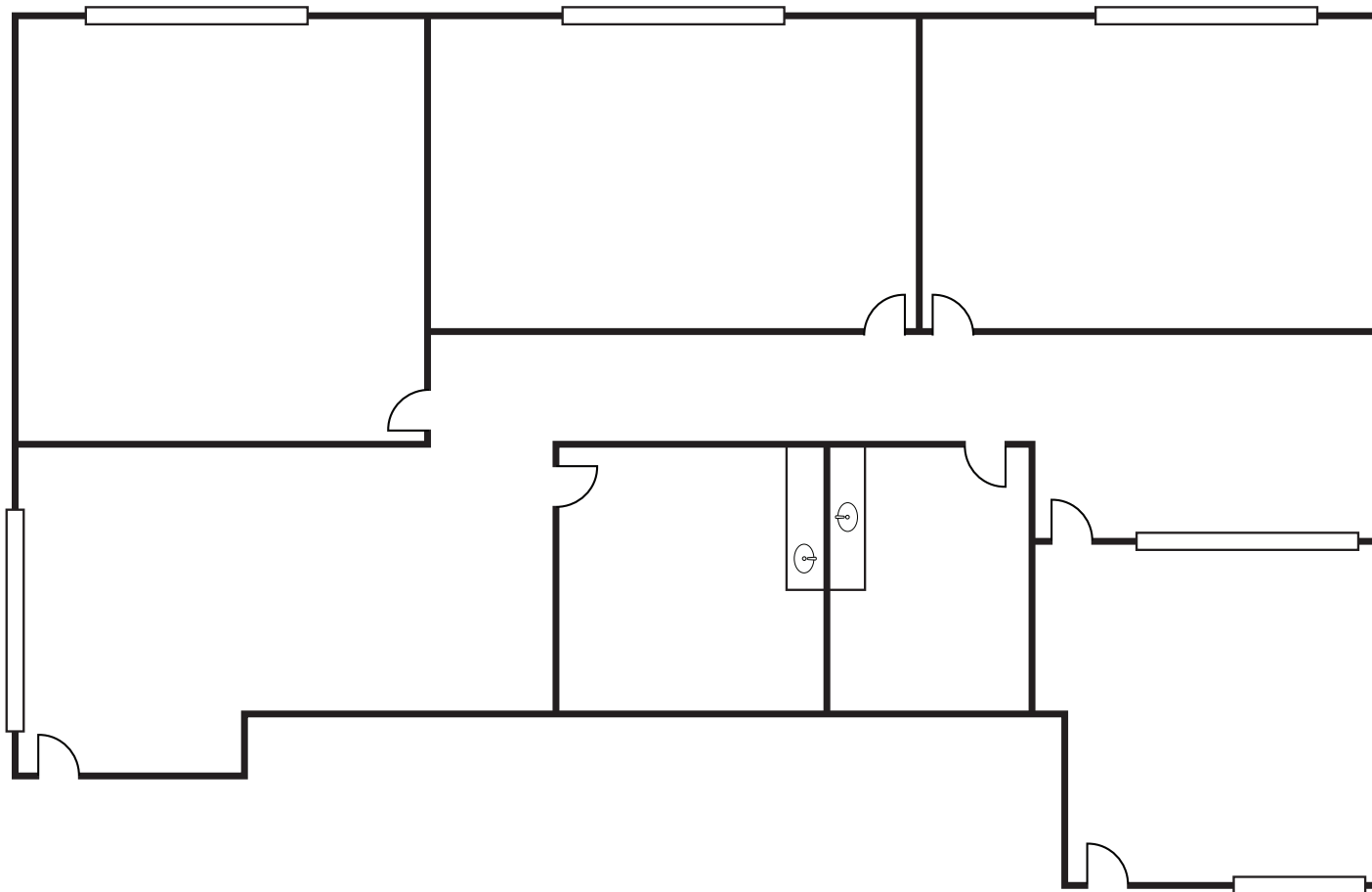
PROPERTY HIGHLIGHTS

- 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)
- Asking Rate: \$1.75/SF FSG

FLOORPLAN

AVAILABILITY

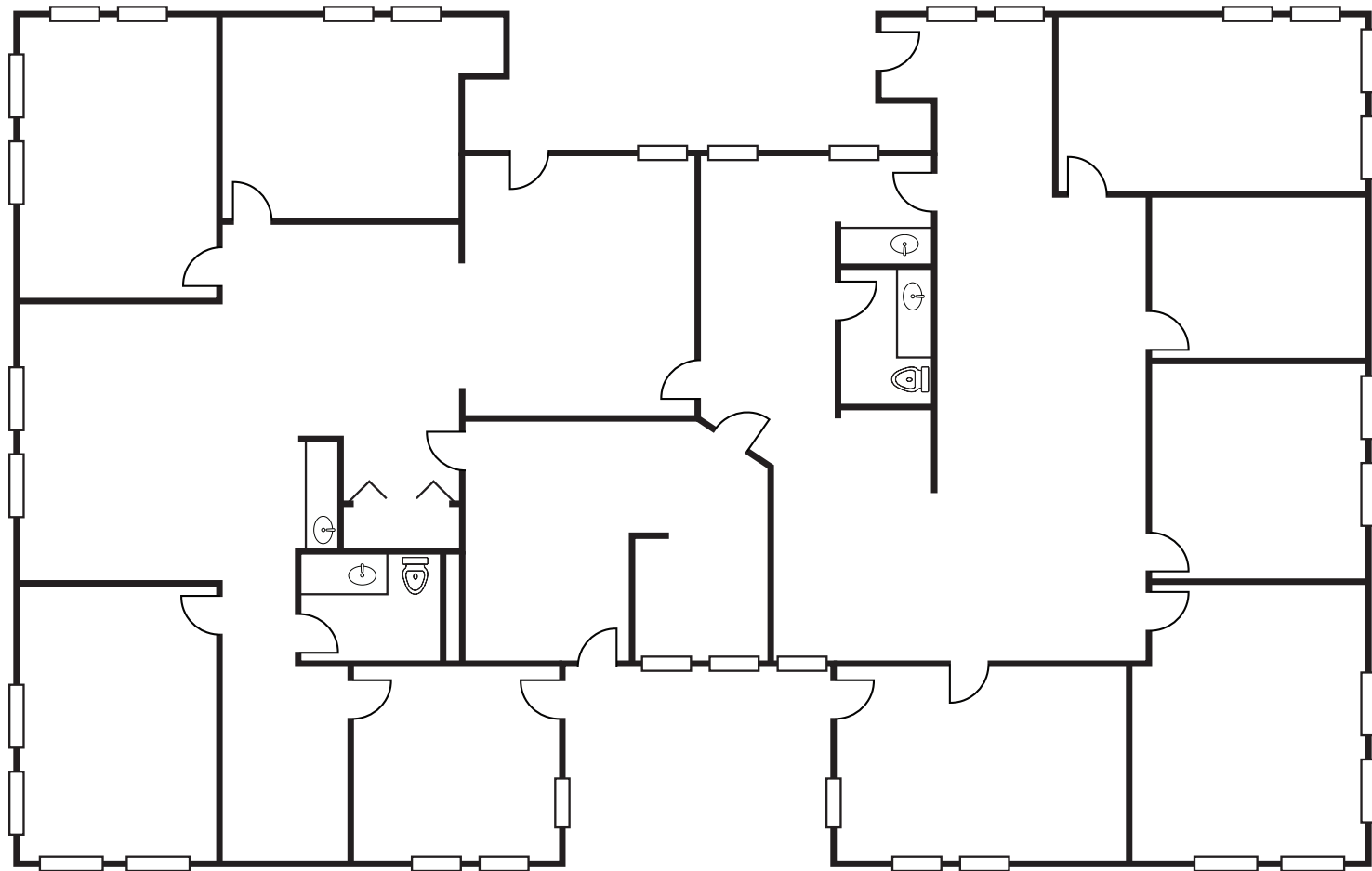
940 W 17th St, Ste C
±1,350 Sq. Ft.



FLOORPLAN

AVAILABILITY

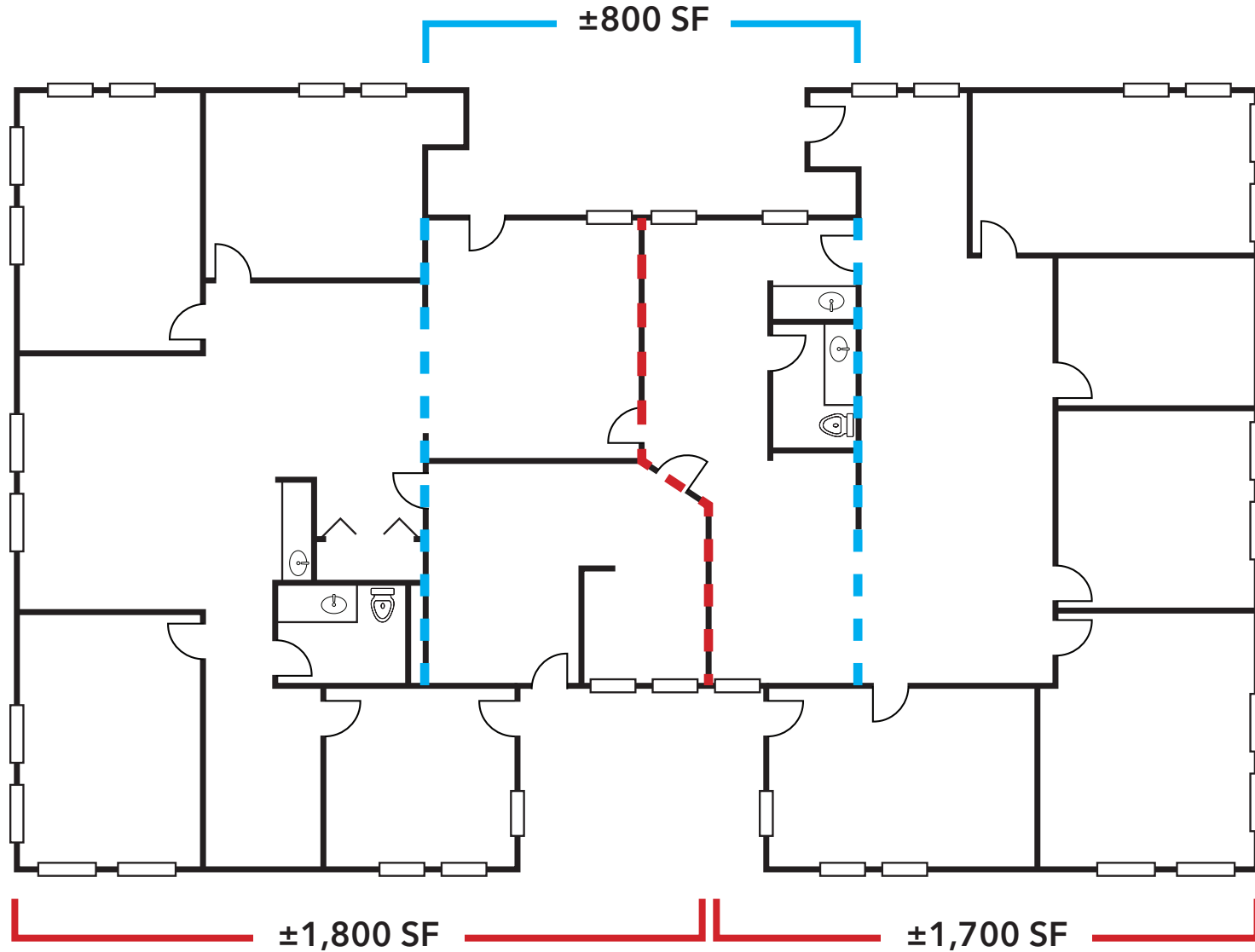
980 W 17th St, Ste D, E, F
±800 - 3,500 Sq. Ft.



FLOORPLAN

HYPOTHETICAL

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



NEARBY AMENITIES



Raising Cane's
CHICKEN FINGERS

IN-N-OUT
BURGER

RIVER VIEW
GOLF COURSE



CVS **TARGET**

Carl's Jr. **TACO BELL** **STARBUCKS COFFEE**



**THE OUTLETS
AT ORANGE**
A SIMON CENTER

WELLINGTON SQUARE



NORMS




**SANTA ANA
COLLEGE**



**SUPERIOR COURT
OF CALIFORNIA
COUNTY OF ORANGE**



**MainPlace
Mall**
CENTENNIAL COLLECTION



CHOC Children's
Providence
Saint Joseph
Medical Center

