







MAGNOLIA COURT

BUSINESS CENTER

HEART OF LITTLE SAIGON • WESTMINSTER, CALIFORNIA



PROPERTY HIGHLIGHTS

- 
PRIME MAGNOLIA STREET FRONTAGE
 High visibility location with strong daily traffic counts
- 
HEART OF LITTLE SAIGON
 Surrounded by a dense residential and business community
- 
NEAR PHƯỚC LỘC THỌ (ASIAN GARDEN MALL)
 One of the largest Vietnamese shopping destinations in the U.S.
- 
EASY ACCESS TO 22 & 405 FREEWAYS
 Convenient access to Orange County and greater Southern California
- 
AMPLE PARKING
 Surface parking with easy access for tenants and customers
- 
PROFESSIONAL ENVIRONMENT
 Well-maintained two-story office and retail center



2-STORY BUSINESS CENTER



6 SPACES AVAILABLE



SUITE SIZES FROM 850 SF TO 4,500 SF CONTIGUOUS



UP TO 4,500 SF CONTIGUOUS

FEATURED AVAILABILITY

SUITE 204 – 850 SF

PROFESSIONAL OFFICE SPACE

- ✔ Move-In Ready
- ✔ Reception Area
- ✔ Long Open Workspace
- ✔ Private Glass Conference Room
- ✔ Natural Light
- ✔ Modern Flooring



PRIME LOCATION
BOLSA AVE

MAGNOLIA COURT
14550 MAGNOLIA ST
WESTMINSTER, CA 92683

BROOKHURST ST

MAGNOLIA ST

HAZARD AVE



PHƯỚC LỘC THỌ
(ASIAN GARDEN MALL)



FLEXIBLE SPACE OPTIONS

- 
6 SPACES AVAILABLE
- 
SUITE SIZES FROM 850 SF TO 4,500 SF CONTIGUOUS
- 
UP TO 4,500 SF CONTIGUOUS
- 
LEASE RATES FROM \$1.85 / SF – \$3.00 / SF NNN

IDEAL FOR

✔ Insurance Agency	✔ Medical Office
✔ Real Estate Office	✔ Therapy & Counseling
✔ Mortgage & Escrow	✔ Professional Services
✔ Tax & Accounting	✔ Administrative Office
✔ Immigration Services	✔ And More

FOR LEASING INFORMATION
KELLY DUONG
 Leasing Representative
 TRD Investment Properties

☎ 657-357-2734
 ✉ californiagent2021@gmail.com
 👤 DRE #02162536



All information deemed reliable but not guaranteed. Prospective tenants should independently verify all information.