



FOR LEASE

2745 E. Chapman Avenue, Unit A
Orange, CA 92869

4,000 SF Office Space

\$1.95/SF Gross



FEATURES

Available Square Footage	4,000
Office Square Footage	4,000
Parking	18 Striped Parking Stalls
Dimensions	See Attached Floor Plan
Year Built	1978
Class	B
Floors	2
Zoning	C-1 City of Orange

ACCESSIBILITY

MILES TO

Chapman Medical Center	0.1
Orange Metrolink	2.0
Westfield Main Place Shopping Center	4.0
John Wayne Airport	9.0
South Coast Plaza	9.5

IMMEDIATE ACCESS TO

55, 22, and 5 Freeways

HIGHLIGHTS

Free Standing Office Building
Private Parking Lot
Executive Offices, Conference Room, Lunch Room, and Patio
Tenant Pays for Janitorial Services



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



310.719.1585 // www.lareminc.com

165 Savarona Way, Carson, California 90746

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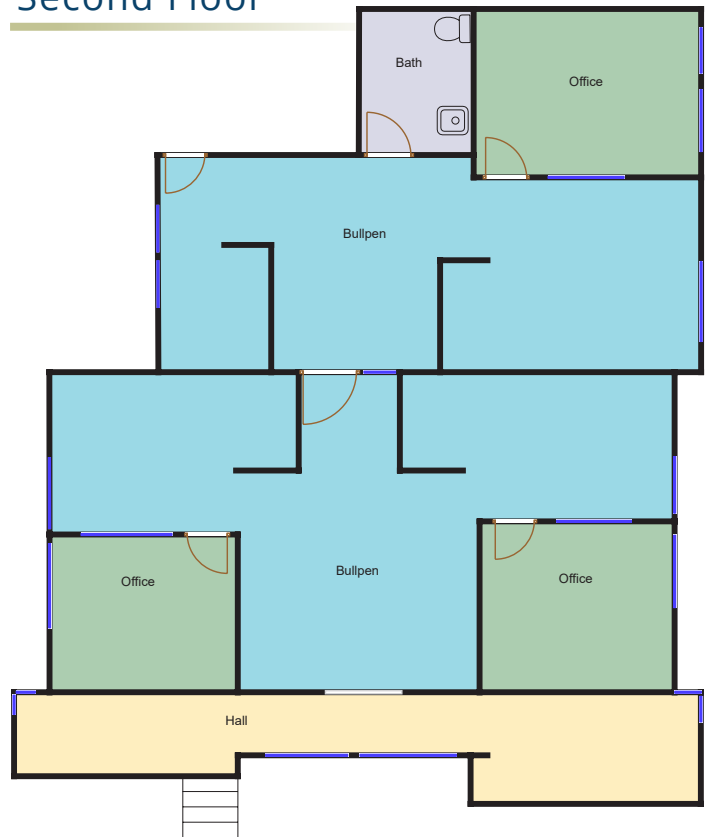
Site Plan

E. Chapman Avenue

First Floor

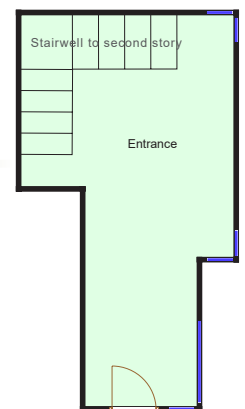


Second Floor



Stairwell to first floor entrance

Stairwell



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