

*Pine Plaza Professional Building*

**738** E CHAPMAN  
AVENUE

**ORANGE | CA**

High Image Office Condo – For Sale

**SITE**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

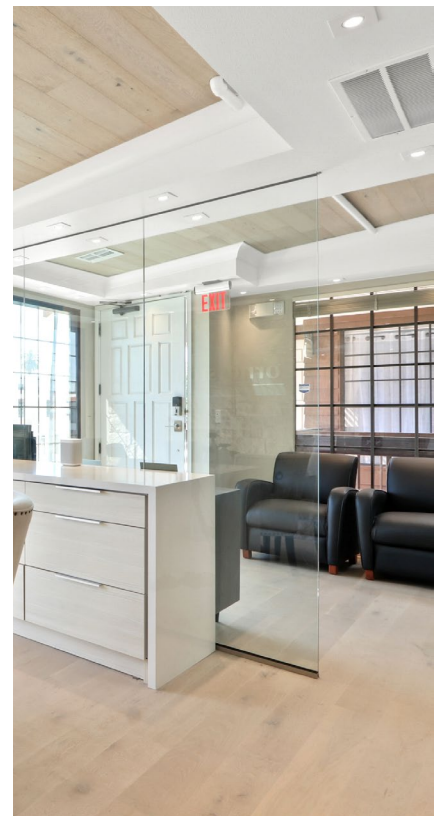
**OFFICE ADVISORY GROUP**  
VOGT | HEARNE

Lee & Associates | Orange is pleased to present the opportunity to purchase 738 E Chapman Avenue, Orange, **a truly one-of-a-kind** +/-1,044 square foot office condominium located in the Pine Plaza Professional Building. The property was fully renovated in 2021 with high end finishes including glass walls, LED lighting, quartz counters, wood look flooring and more! Ideally situated just minutes from the vibrant Orange Circle, this is a rare opportunity to own a turnkey office condominium in a highly desirable and central location.



## Offering Summary

Offering Price:	\$834,159.00
Condo Size:	+/-1,044 square feet
Interior Condition:	<b>Move in Ready, Fully Renovated</b> with <i>High End</i> Finishes, <i>possible to be sold furnished</i>
Occupancy:	Vacant, Available for Owner User
Condo Features:	Reception Area, Three Private Offices, Conference Area, Coffee Bar, Restroom, Three Sides of Windows, LED Lighting, Glass Lined Offices, Luxury Vinyl Flooring, Quartz Counters
Zoning:	Old Town Mixed Use – 15S (OTMU-15S) - <a href="#">Link to Permitted Uses</a>
Parking:	Ample Free Surface Parking
Freeways:	55 / 22 Freeways (+/- 2 Minute Drive) 57 / 5 Freeway (+/- 6 Minute Drive)
Project:	Pine Plaza Professional Building, a Professionally Managed Office and Medical Complex
Nearby Amenities:	Orange Circle, Culinary Dropout, Contra Coffee, Finney's, The Richland, Banking, Shopping
Website:	<a href="http://properties.leeorange.net/738echapman">http://properties.leeorange.net/738echapman</a>



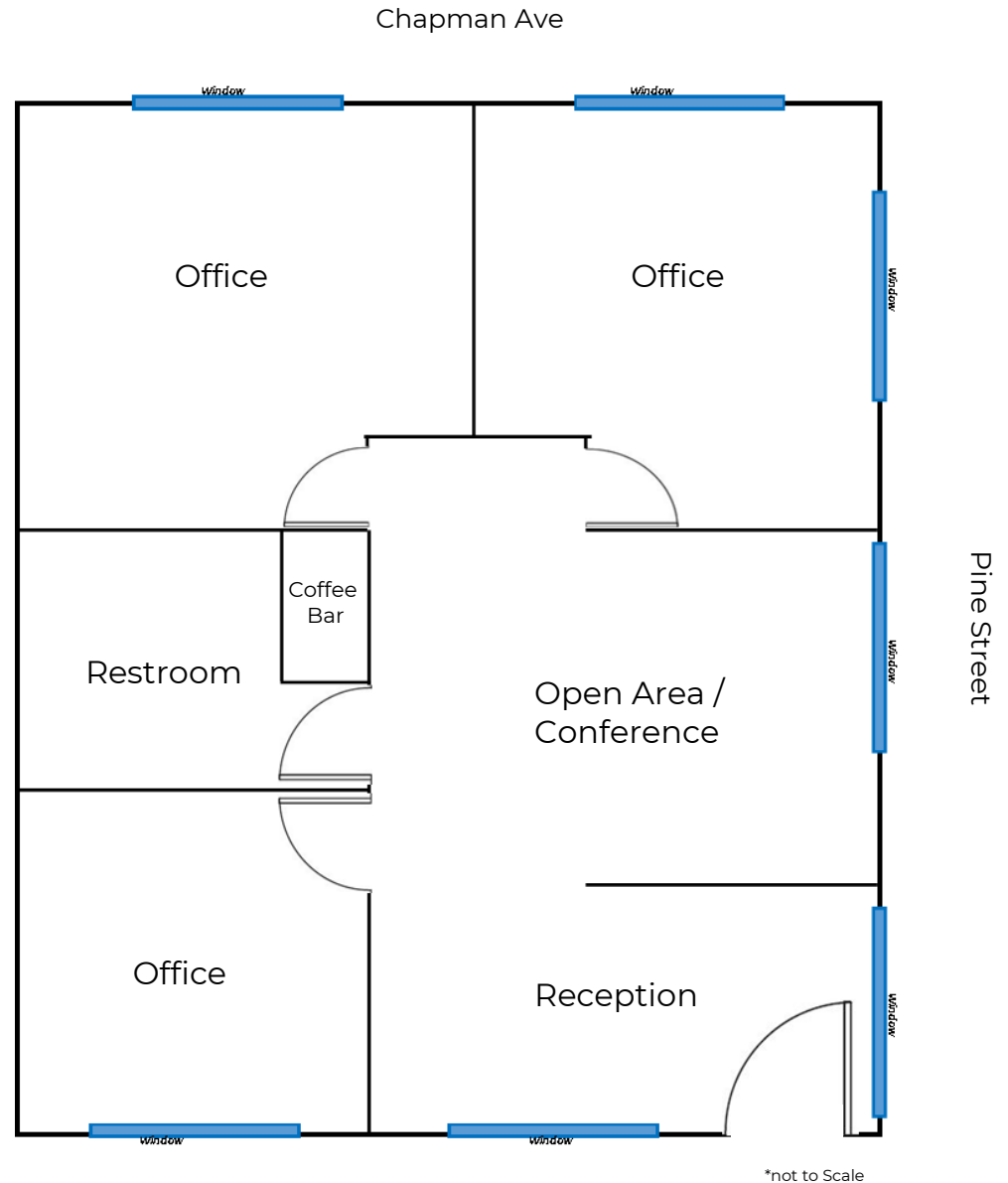
# Floor Plan

738 E Chapman Ave

+/- 1,044 Square Feet

## Condo Features:

- Fully Renovated with High End finishes
- Glass Walls, Luxury Vinyl Flooring, LED Lighting, Quartz Countertops
- 3 Private Offices
- Open area / Conference Room
- Restroom and Coffee Bar
- Corner Unit on Chapman/Pine with three sides of Windows
- Ample Surface Parking



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# Amenities Map



## In Proximity to:



*Old Towne Orange*  
+/- 1 Min. Drive / 10 Min. Walk



*John Wayne Airport*  
+/- 9 Miles



*Chapman University*  
+/- 0.5 Miles



*OC Vibe / Honda Center*  
+/- 3.1 Miles

*Main Place Mall*  
+/- 2.3 Miles

*The Outlets at Orange*  
+/- 4 Miles

*Pine Plaza Professional Building*

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## Exclusive Agents

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