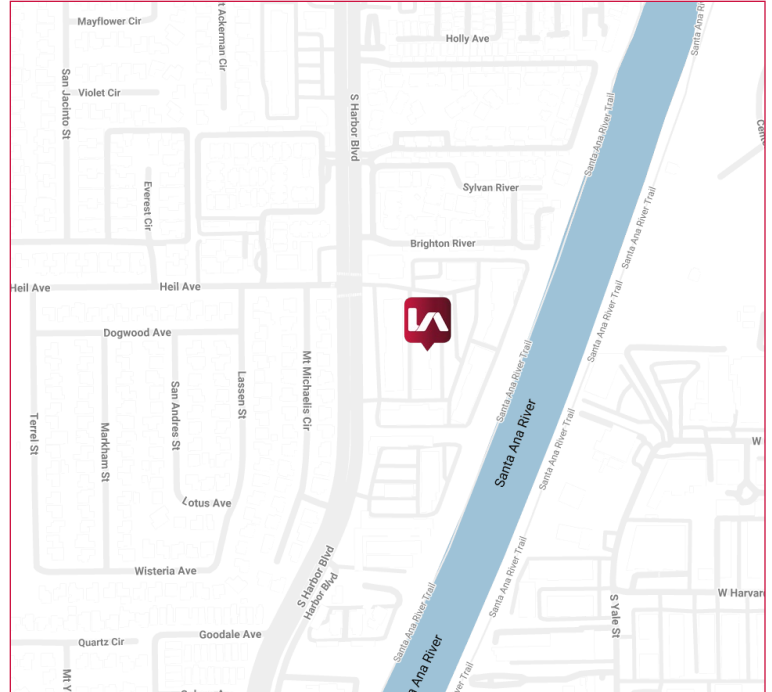




### PROPERTY DETAILS

- Class B Multi-tenant Commercial Center
- Professionally Managed with Ample Parking
- \$0.10 - \$0.20 / SF CAM Fees
- Prominent Fountain Valley Address
- High Visibility Location
- Adjacent to Multiple Retail Amenities
- Close Proximity to the 405 and 22 Freeways

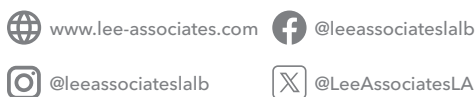


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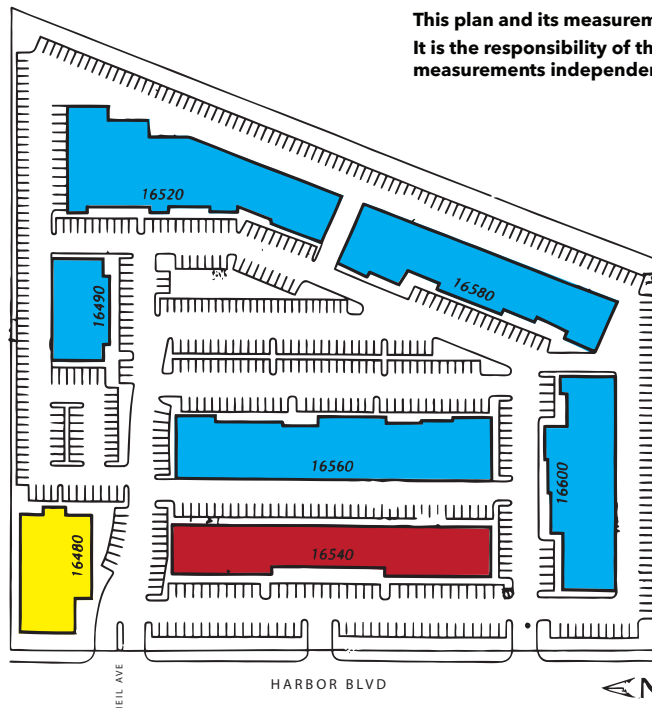


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| UNIT                           | TYPE                | SIZE       | RATE / SF              | DESCRIPTION                                                         |
|--------------------------------|---------------------|------------|------------------------|---------------------------------------------------------------------|
| 16480 Harbor Blvd, Suite 200   | Office              | ±1,805 RSF | \$1.60 FSG             | • 2nd Floor Office Space                                            |
| 16480 Harbor Blvd, Suite 204   | Office              | ±1,409 RSF | \$1.60 FSG             | • 2nd Floor Office Space                                            |
| 16520 Harbor Blvd, Suite A1/A2 | Industrial/Flex     | ±4,702 RSF | \$1.30 MG + \$0.10 CAM | • Flex Space. 75% Office; 25% Warehouse (Two-Story Office Space)    |
| 16540 Harbor Blvd, Suite L     | Retail              | ±1,556 RSF | \$2.10 MG + \$0.20 CAM | • For Sublease<br>• Master Lease Expires September 30, 2028         |
| 16560 Harbor Blvd, Suite A     | Office / Industrial | ±3,648 RSF | \$1.50 MG + \$0.10 CAM | • This space is 100% office and potentially can be industrial space |
| 16560 Harbor Blvd, Suite I     | Industrial          | ±2,560 RSF | \$1.50 MG + \$0.12 CAM | • For Sublease<br>• Master Lease expires June 30, 2028              |
| 16560 Harbor Blvd, Suite R     | Industrial          | ±1,672 RSF | \$1.50 MG + \$0.10 CAM | • 30% Office / 70% Warehouse                                        |
| 16580 Harbor Blvd, Suite M     | Office              | ±3,336 RSF | \$1.50 MG + \$0.10 CAM | • Two (2) Ground Level Doors<br>• Mostly Warehouse Space            |
| 16580 Harbor Blvd, Suite O     | Office              | ±2,646 RSF | \$1.50 MG + \$0.10 CAM | • One (1) Ground Level Door<br>• Mostly Office Space                |

## SITE PLAN



This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.

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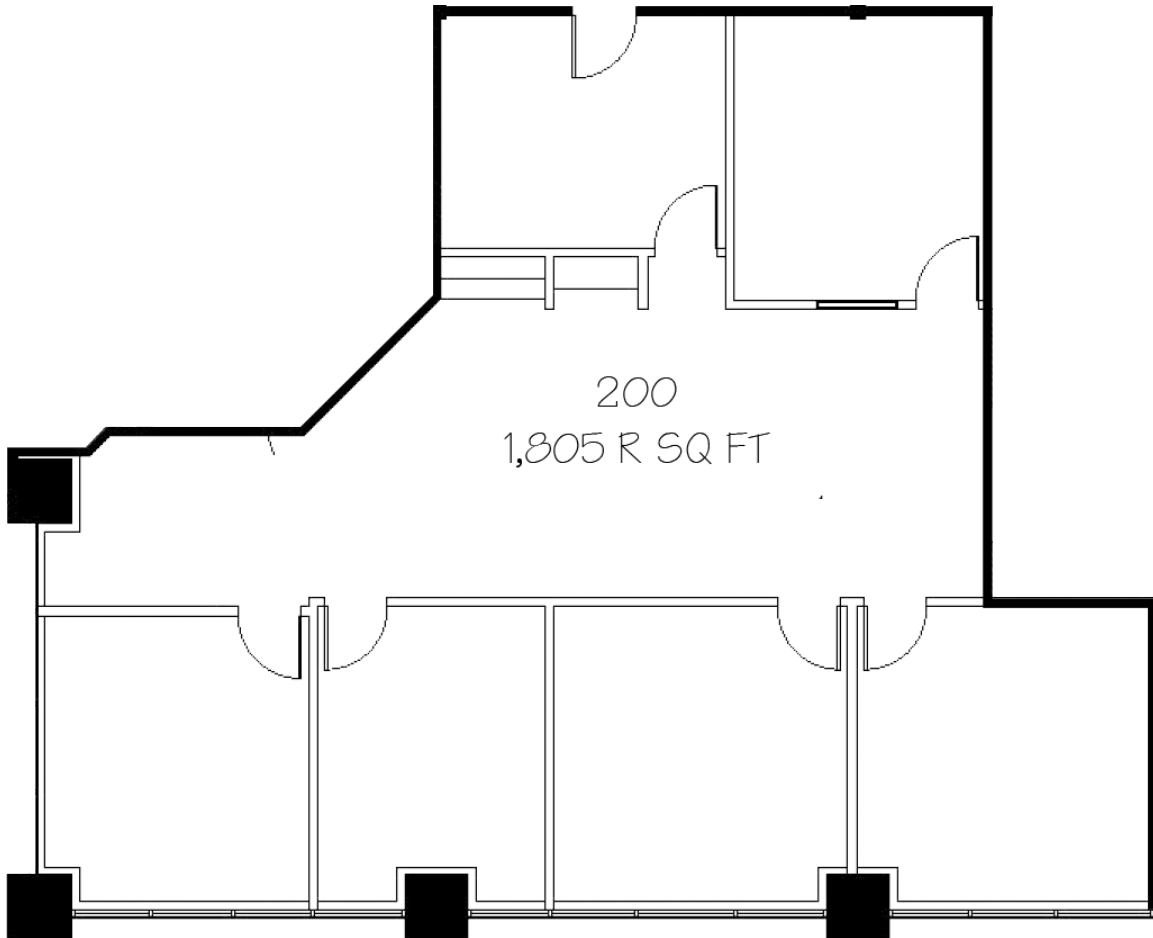
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**16480 Suite 200**

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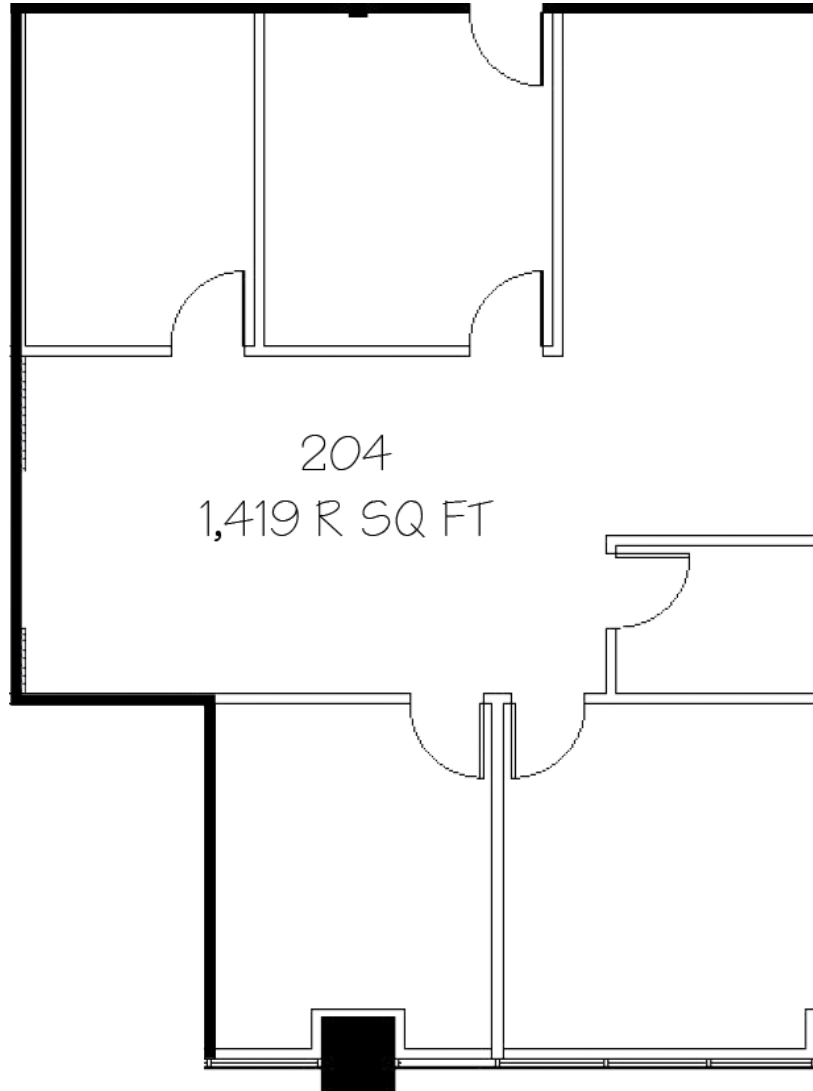
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**16480 Suite 204**

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**16480 HARBOR BLVD EXTERIOR PHOTO**



**16520 HARBOR BLVD EXTERIOR PHOTO**



**16540 HARBOR BLVD EXTERIOR PHOTO**



**16560 HARBOR BLVD EXTERIOR PHOTO**



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