

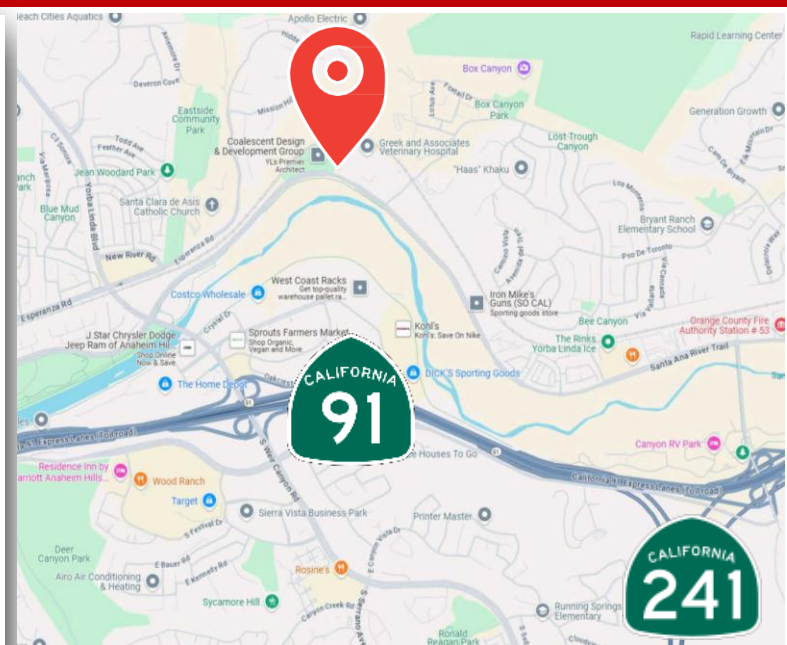
± 1,578 SF of Professional Office Space **FOR LEASE**



22405 La Palma Ave., Suites A & B, Yorba Linda, CA 92887

PROPERTY FEATURES

- Two Units Available, totaling up to ± 1,578 SF
Unit A: ± 598 SF
Unit B: ± 980 SF
- Unit A and Unit B may be leased separately or together
- Shared kitchen with a refrigerator and restroom serving both units
- Heating and air conditioning in both units
- Utilities included; units are not separately metered
- Parking available on-site
- Functional small-suite layout ideal for office, flex, showroom, service, administrative, or light business use
- Excellent option for tenants seeking a clean, manageable space without the cost or commitment of a larger industrial unit
- Yorba Linda / North Orange County location with convenient access to surrounding business corridors
- Located within a flex/industrial property environment
- M-1 Light Manufacturing zoning; tenant to verify permitted use and suitability with the City of Yorba Linda



**Ashwill
Associates**
COMMERCIAL REAL ESTATE

Kyle Williams
949.293.6788

CAL DRE Lic# 02015940

kyle@ashwillassociates.com

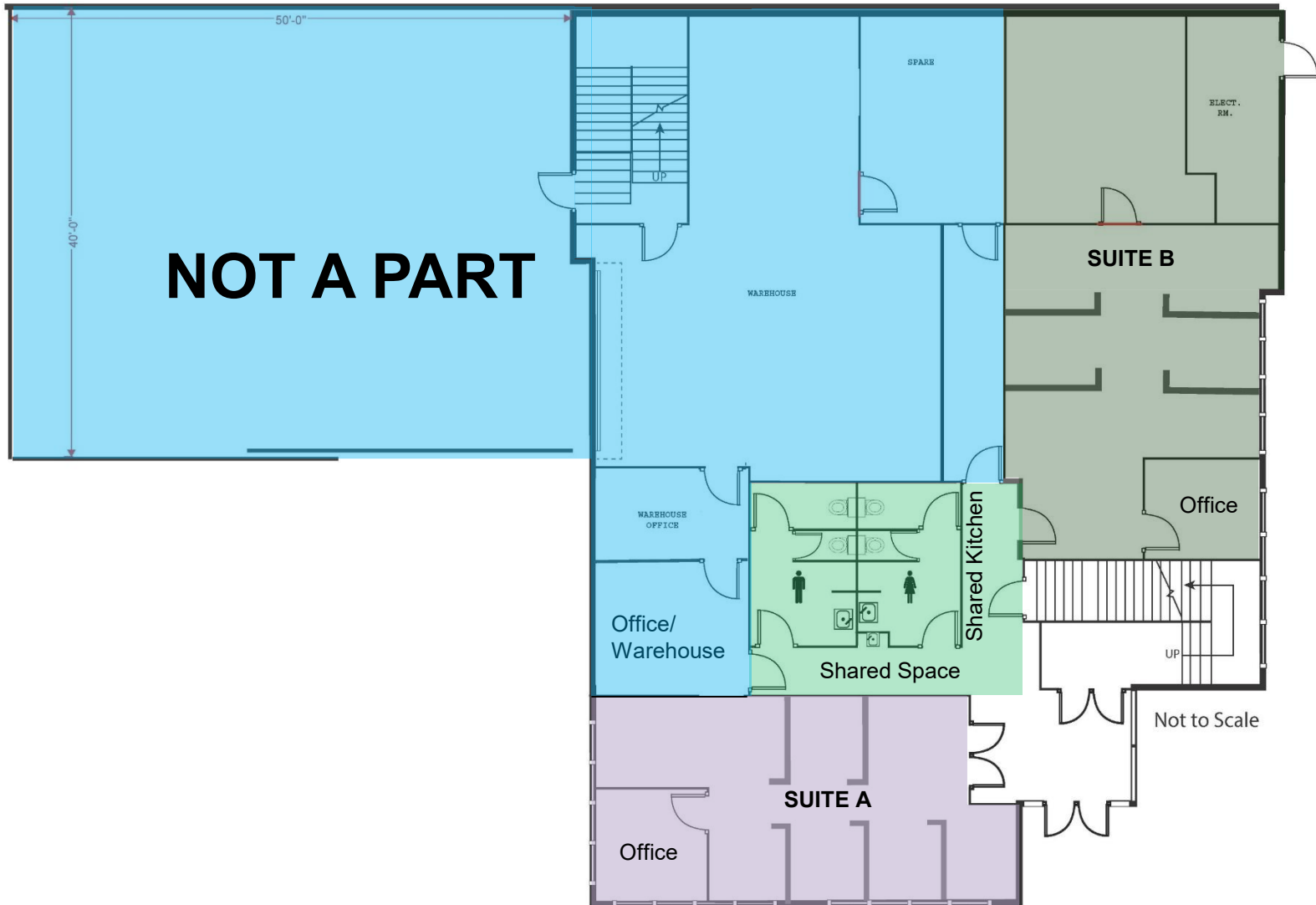
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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

FLOOR PLAN

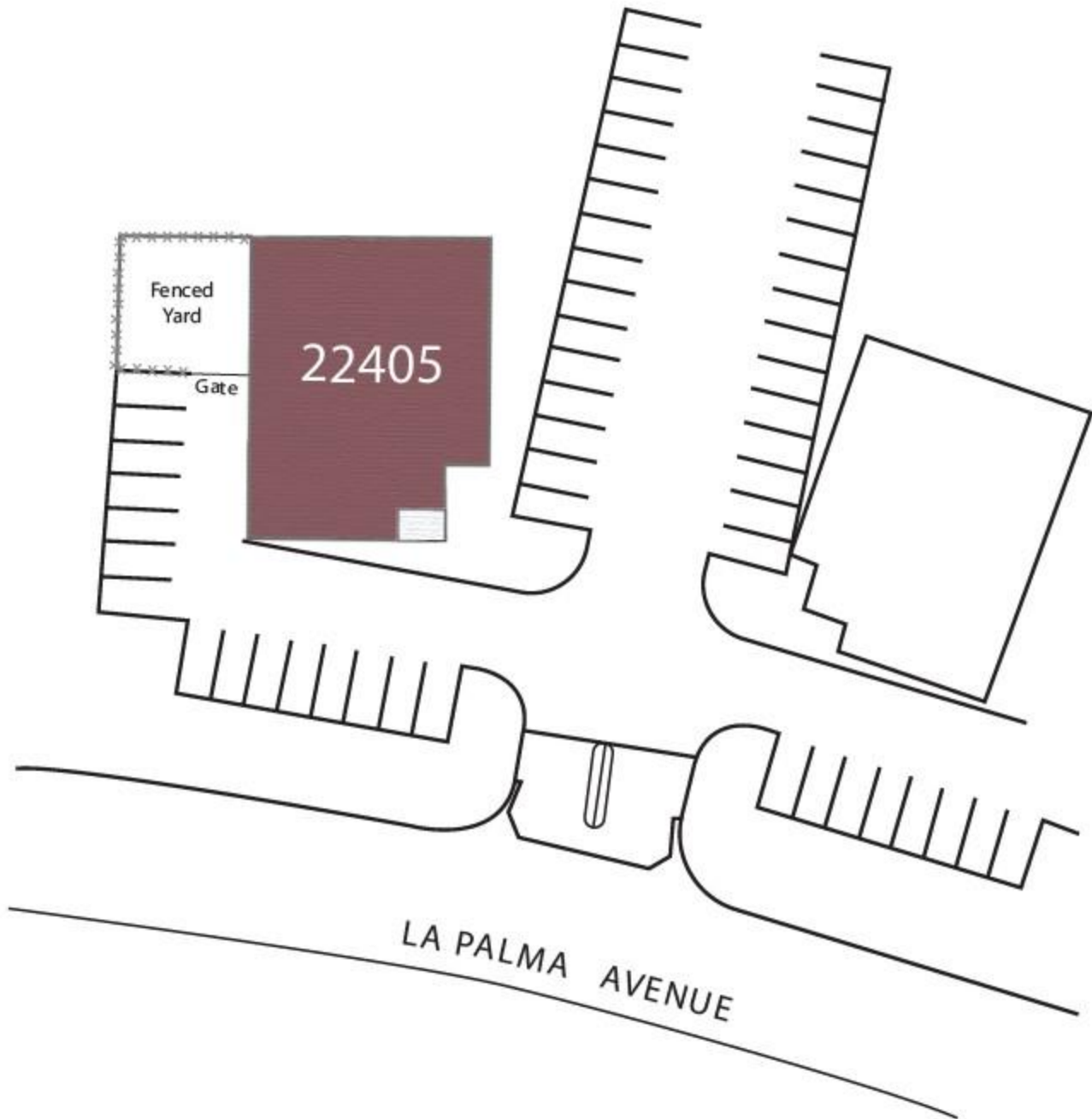
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FIRST FLOOR



SITE PLAN

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PHOTOS

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