

\$1/PSF INTRODUCTORY RATE*



FOR LEASE

1914 W. Orangewood Ave., Orange, CA

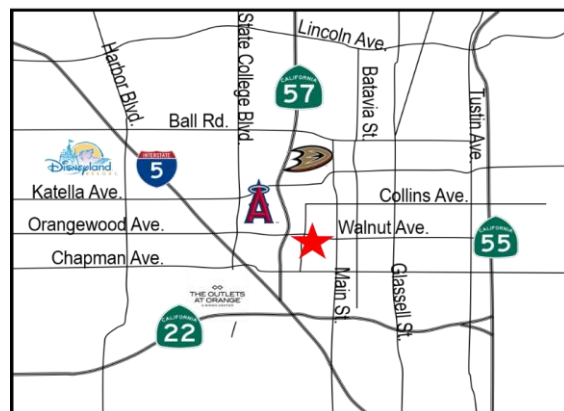
www.OrangewoodOffice.com

Features:

- Janitorial & electricity included
- Secretarial services available
- Private balconies
- Abundant Parking
- Flexible lease terms
- Competitive lease rates

Location:

- Convenient freeway access: 57, 5, 91, 22 freeways.
- Minutes from Angel Stadium, Honda Center, and Outlets at Orange



* INTRODUCTORY RATE FOR 3 MONTHS WITH MINIMUM 2 YEAR LEASE

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

Gary Martinez
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\$1/PSF INTRODUCTORY RATE*

* INTRODUCTORY RATE FOR 3 MONTHS WITH MINIMUM 2 YEAR LEASE

BUILDING 1914 W. ORANGEWOOD AVE., ORANGE

Suite 202	± 1,024 RSF	\$1.80/RSF FSG	<ul style="list-style-type: none"> Two (2) private offices Storage room/Closet Balcony
Suite 203	± 1,541 RSF	\$1.80/RSF FSG	<ul style="list-style-type: none"> Three (3) private offices Storage room High ceilings Kitchen/breakroom

BUILDING 1940 W. ORANGEWOOD AVE., ORANGE

Suite 104	± 804 RSF	\$1.85/RSF FSG	<ul style="list-style-type: none"> Two office Storage room Private restroom
Suite 201	± 924 RSF	\$1.80/RSF FSG	<ul style="list-style-type: none"> Corner unit w/ natural light Large open space and (1) private office Private Balcony
Suite 203	± 1,072 RSF	\$1.80/RSF FSG	<ul style="list-style-type: none"> Two (2) private offices Lobby Kitchen/breakroom
Suite 204	± 902 RSF	\$1.80/RSF FSG	<ul style="list-style-type: none"> Large open office space (1) Private office Large Windows Natural Light



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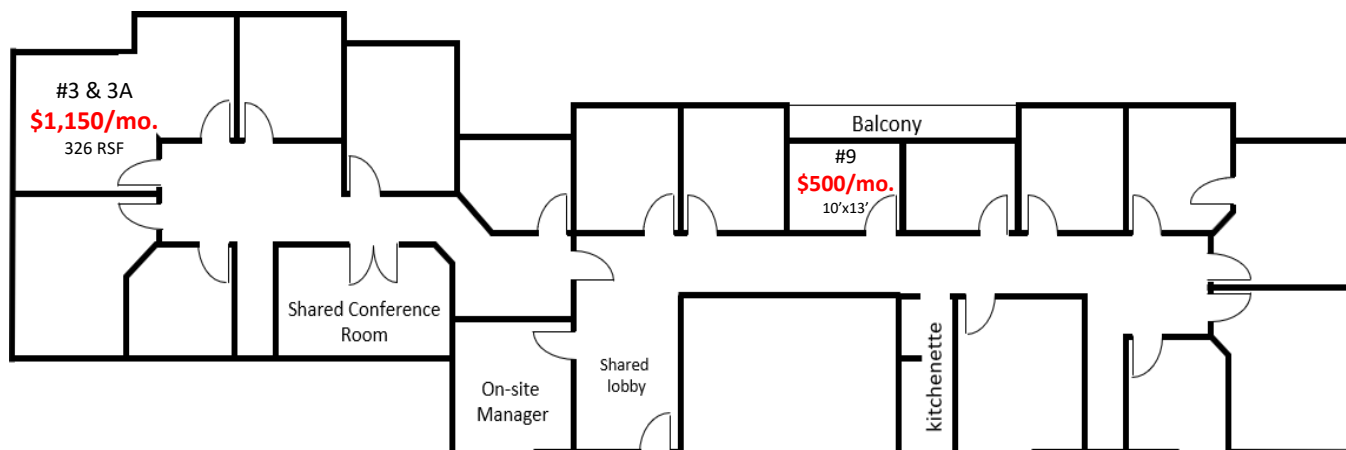
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AVAILABILITY | EXECUTIVE SUITES

SHARED CONFERENCE ROOM AVAILABLE

Suite #9	\$500/mo.	+ 110 RSF	<ul style="list-style-type: none">• MOVE-IN READY• New paint• Plenty of natural light
Suite #3,3A	\$1,150/mo.	± 320 RSF	<ul style="list-style-type: none">• Private Balcony• Corner suite• Can be demised into 2 units



Suite #3, 3A

- Private Balcony
- Move-in ready
- Corner suite
- Natural light



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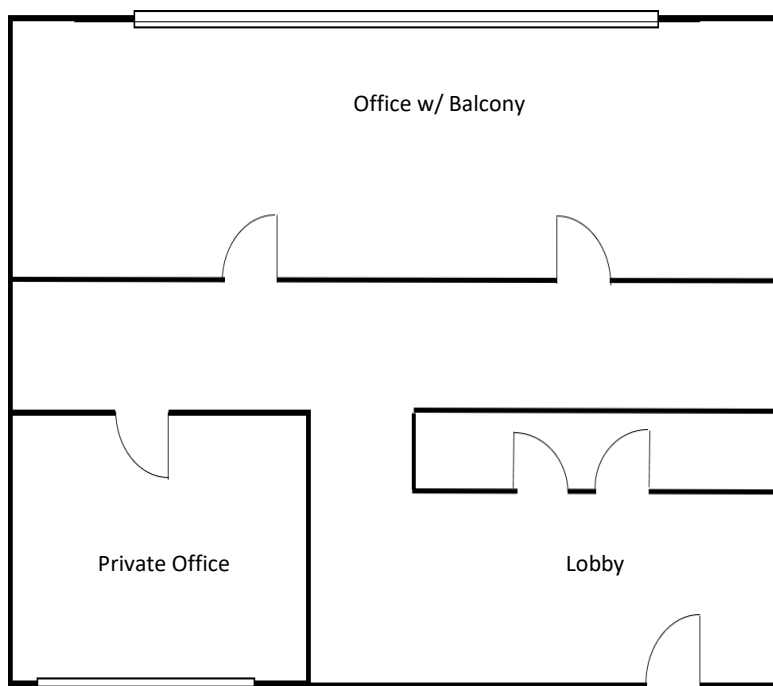
1914 W. Orangewood Suite 202 | ± 1,024 RSF

TI ALLOWANCE

Space Available: ± 1,024 RSF

Asking Rate \$1.80/RSF FSG

- Features:
- Lobby
 - (2) Private Offices
 - Storage Closet
 - Kitchen/Breakroom
 - Office w/ Balconies
 - Large Windows
 - A lot of Natural Light
 - Electricity & Janitorial Included
 - Common Restroom



**Floorplan not to scale*

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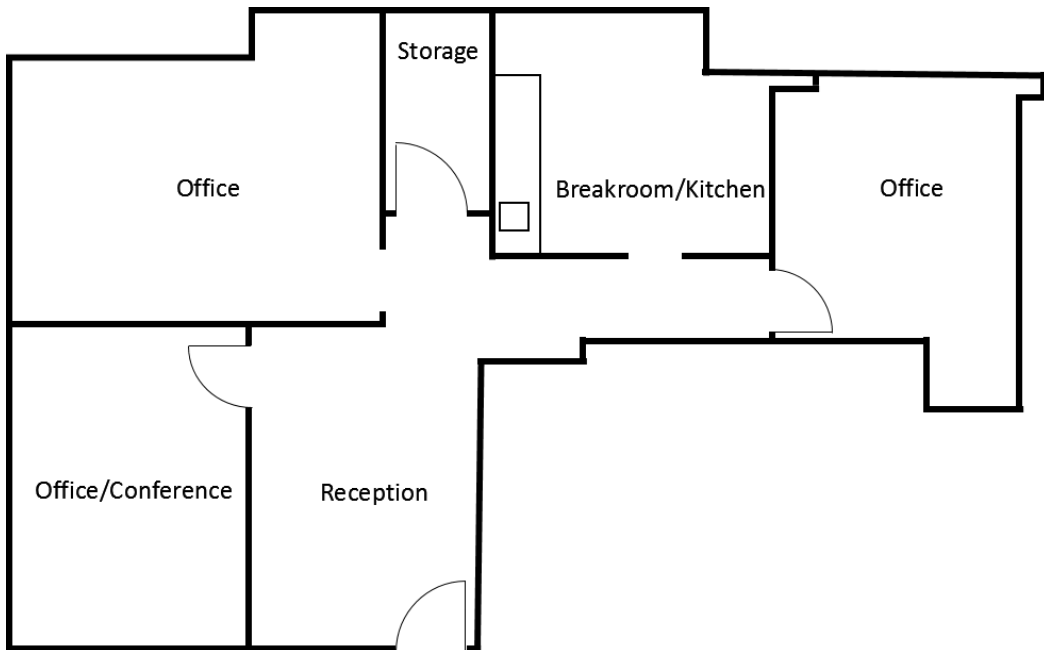
1914 W. Orangewood Suite 203 | ± 1,541 RSF

HIGH CEILINGS

Space Available: ± 1,541 RSF

Asking Rate \$1.80/RSF FSG

- Features:
- Lobby
 - (2) Private Offices
 - Conference Room
 - Storage Closet
 - Kitchen/Breakroom
 - Office w/ Balconies
 - Large Windows
 - A lot of Natural Light
 - Electricity & Janitorial Included
 - Common Restroom



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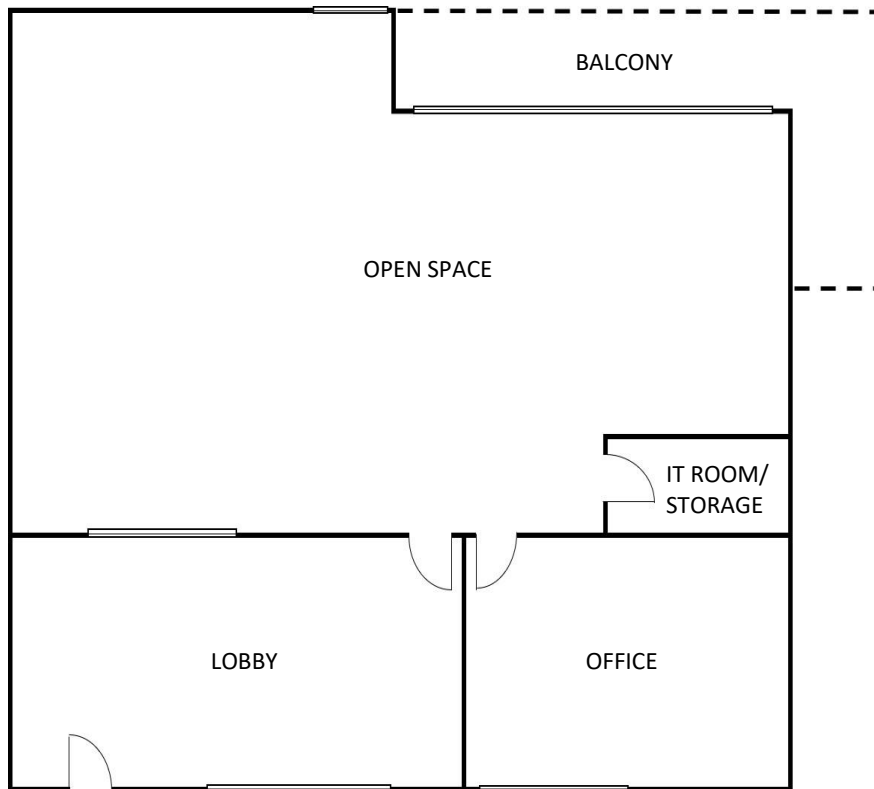
1940 W. Orangewood Suite 201 | ± 924 RSF

PRIVATE BALCONY & MOVE-IN READY

Space Available: ± 924 RSF

Asking Rate \$1.80/RSF FSG

- Features:
- Corner unit
 - Natural light & open concept
 - (1) private office
 - Private balcony



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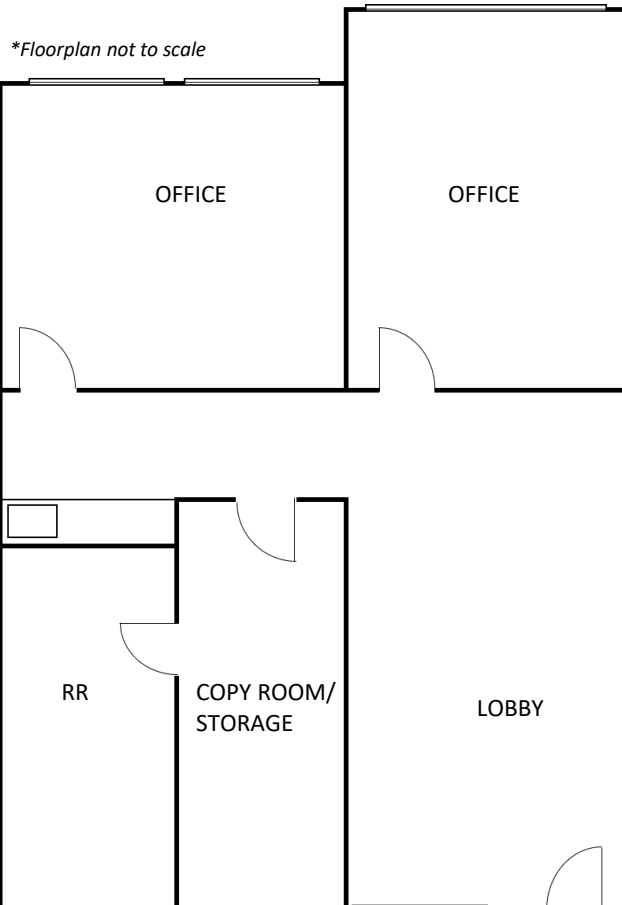
1940 W. Orangewood Suite 103 | ± 804 RSF

PRIVATE BALCONY & MOVE-IN READY

Space Available: ± 804 RSF

Asking Rate \$1.85/RSF FSG

- Features:
- First floor unit
 - Private restroom
 - (2) Private office
 - Coffee bar
 - Storage



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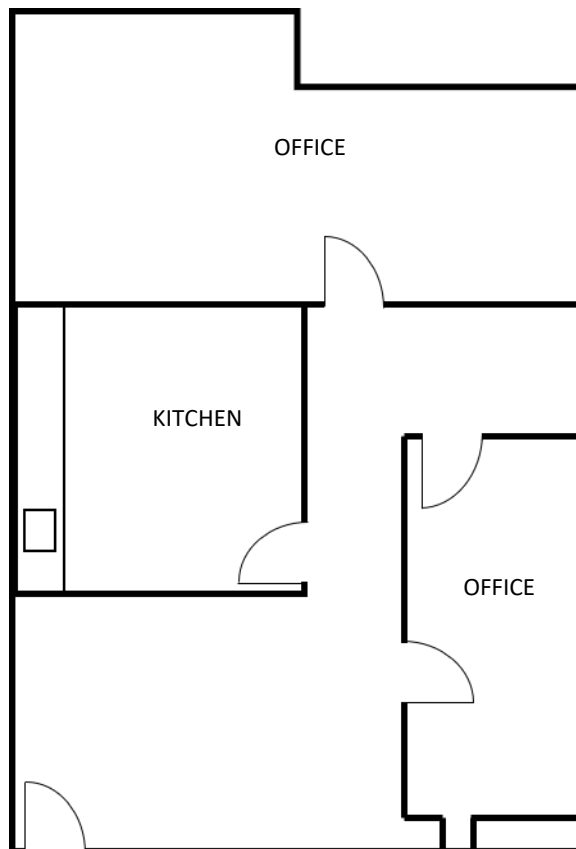
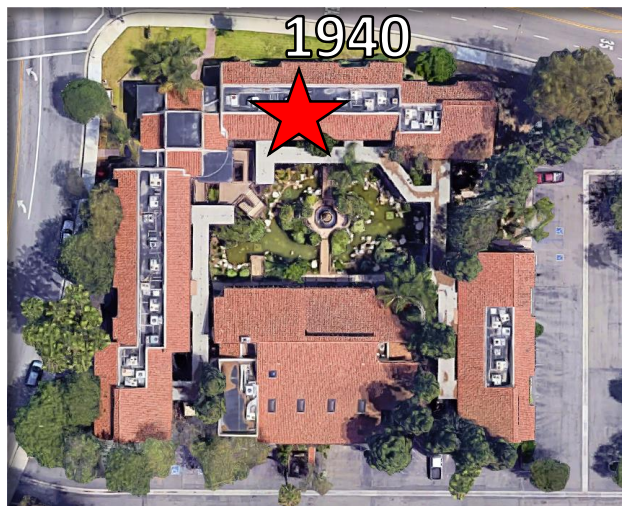
1940 W. Orangewood Suite 203 | ± 1,072 RSF

KITCHEN/BREAKROOM

Space Available: ± 1,072 RSF

Asking Rate \$1.80/RSF FSG

- Features:
- Two (2) private offices
 - Lobby
 - Kitchen/breakroom
 - Common restroom



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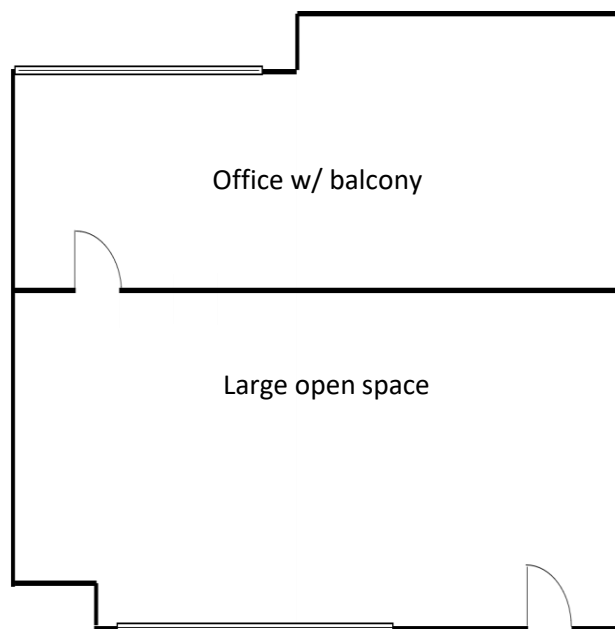
1940 W. Orangewood Suite 204 | ± 902 RSF

MOVE-IN READY

Space Available: ± 902 RSF

Asking Rate \$1.80/RSF FSG

- Features:
- Large open office space
 - (1) Private office
 - Large Windows
 - A lot of Natural Light
 - Electricity & Janitorial Included
 - Common Restroom



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1926 W. Orangewood | ± 7,000 RSF

CREATIVE SPACE

Space Available: ± 7,000 RSF

Asking Rate Negotiable

- Features:
- High ceiling heights
 - Great architectural features
 - Lots of character
 - Flex space w/ warehouse
 - Three-story office space
 - Three entrances
 - Full kitchen
 - Private balconies
 - Private Restrooms



Office



Main Entry Door



Main Entrance



Conference Room



Second Floor Loft/Office

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