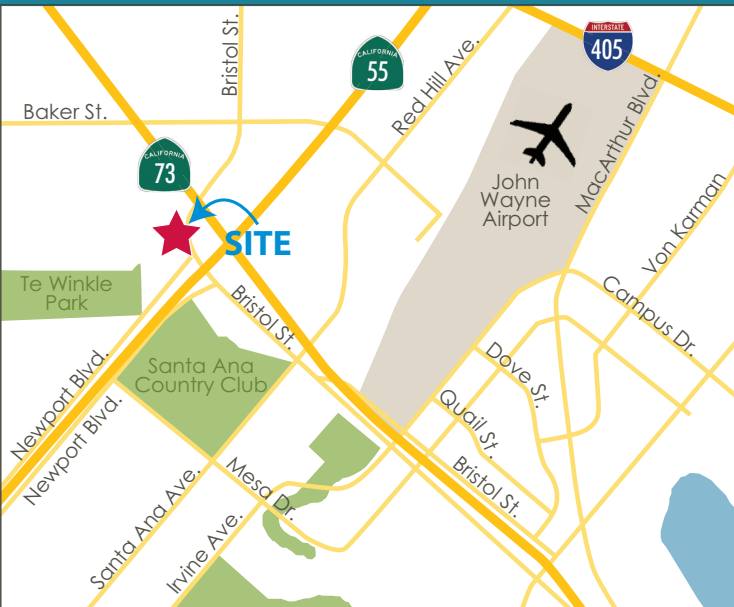


2755 BRISTOL STREET

Costa Mesa, California

± 1,806 TO ± 2,302 SF
AVAILABLE FOR LEASE



PROPERTY FEATURES

- Excellent access to the 55, 73 and 405 Freeways
- Free surface parking (4:1000 ratio)
- Complete building remodel finished including common areas, restrooms, landscape and hardscape
- Within minutes of restaurants, hotels, South Coast Plaza, The Lab, The Camp and other numerous retail amenities
- Asking lease rate: \$2.35 FSG

EXCLUSIVELY LISTED BY

BRIAN GARBUTT

Senior Vice President
License ID# 01215482
949.724.4721

bgarbutt@lee-associates.com

ALLEN BASSO

Senior Vice President
License ID# 01298152
949.790.3130

abasso@leeirvine.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **PROPERTY GROUP**
MAXIMIZING PROPERTY VALUES™

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

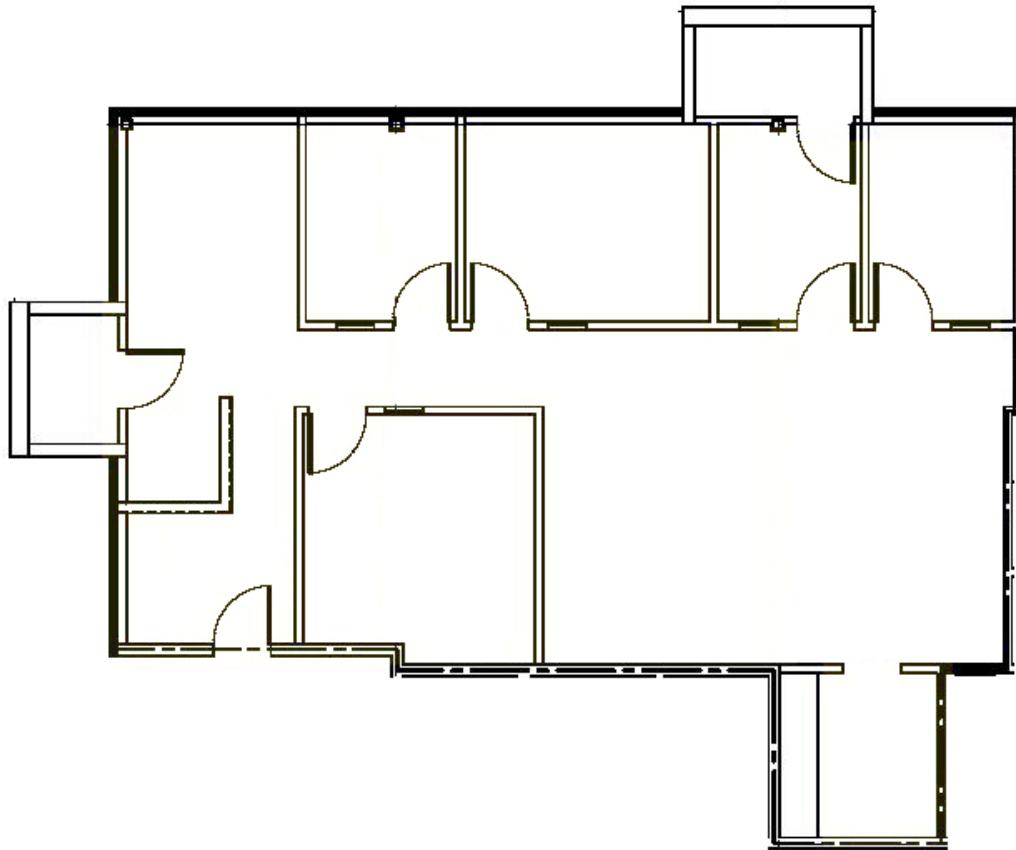
2755

BRISTOL
SUITE 110

Costa Mesa, California

SUITE 110

±1,806 SQ FT



EXCLUSIVELY LISTED BY

BRIAN GARBUTT
Senior Vice President
License ID# 01215482
949.724.4721
bgarbutt@lee-associates.com

ALLEN BASSO
Senior Vice President
License ID# 01298152
949.790.3130
abasso@leeirvine.com

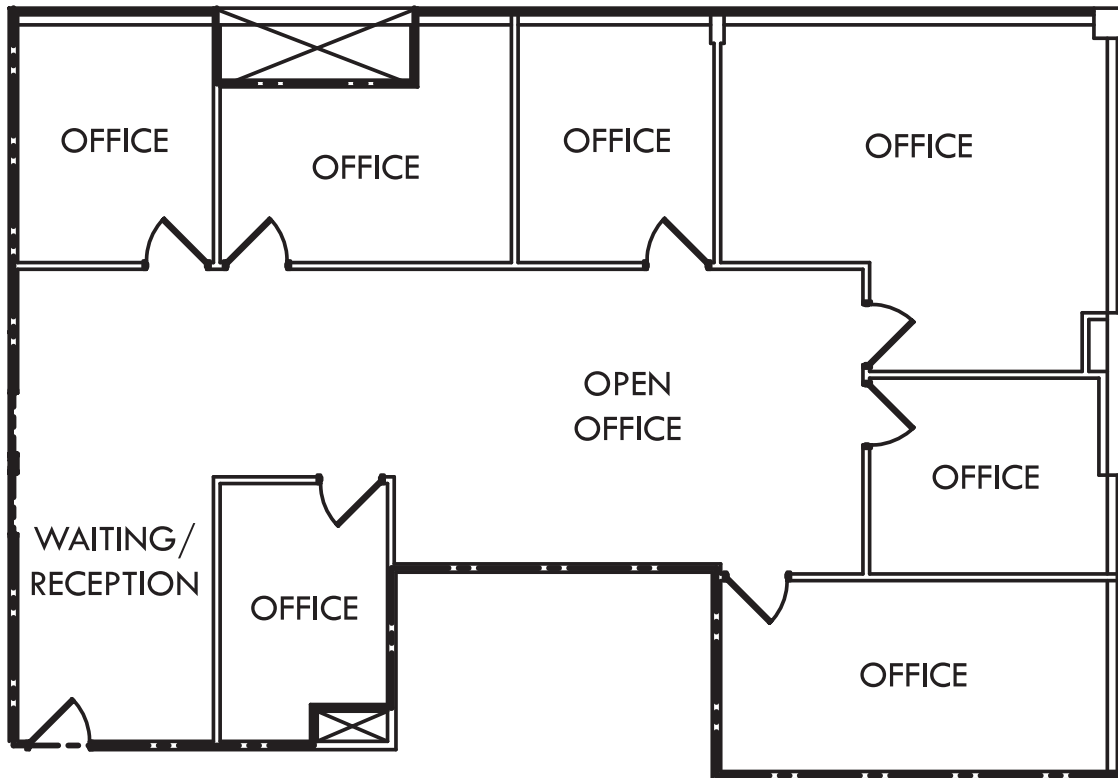
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **PROPERTY GROUP**
MAXIMIZING PROPERTY VALUES™

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

2755 BRISTOL
SUITE 110
Costa Mesa, California

SUITE 280
±2,171 SQ FT



EXCLUSIVELY LISTED BY

BRIAN GARBUTT
Senior Vice President
License ID# 01215482
949.724.4721
bgarbutt@lee-associates.com

ALLEN BASSO
Senior Vice President
License ID# 01298152
949.790.3130
abasso@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY GROUP
MAXIMIZING PROPERTY VALUES™

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

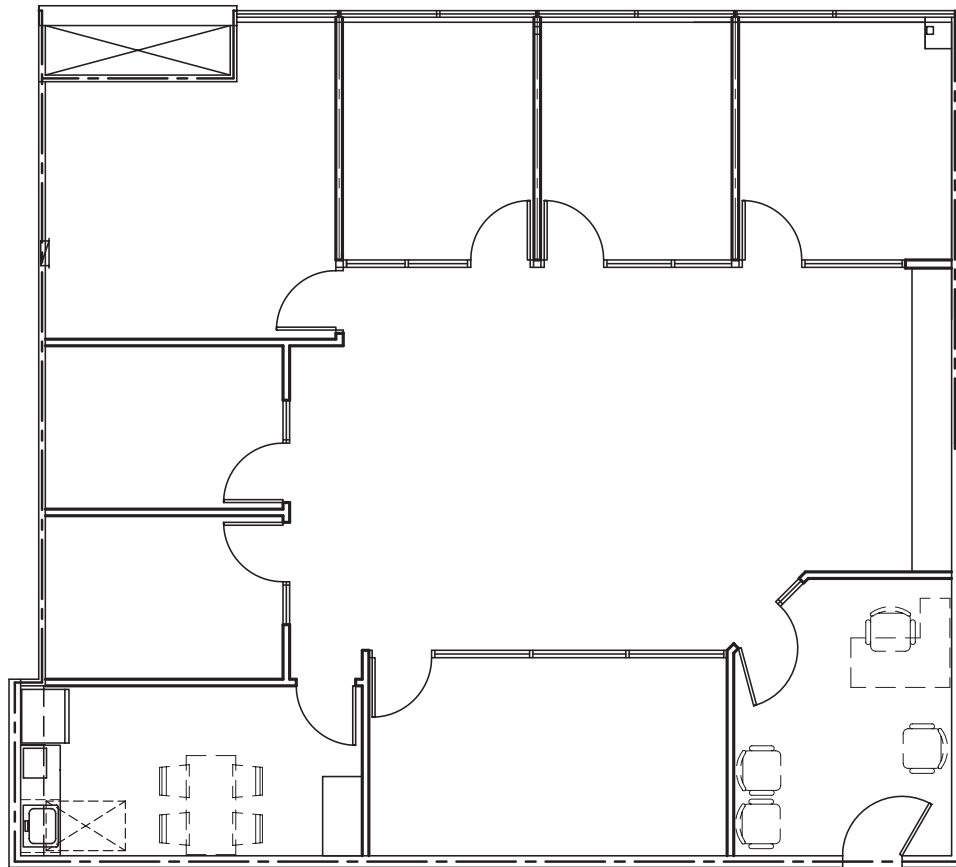
2755

BRISTOL
SUITE 110

Costa Mesa, California

SUITE 295

±2,302 SQ FT



EXCLUSIVELY LISTED BY

BRIAN GARBUTT

Senior Vice President
License ID# 01215482
949.724.4721

bgarbutt@lee-associates.com

ALLEN BASSO

Senior Vice President
License ID# 01298152
949.790.3130

abasso@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY GROUP
MAXIMIZING PROPERTY VALUES™

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.