

DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA



3002 DOW AVENUE | TUSTIN, CA

For more information, please contact:

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DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA



PROPERTY DESCRIPTION

- A distinctive flex/office and light manufacturing business park centrally located in the Irvine Business Complex
- Turnkey units ready for immediate occupancy
- Convenient access to the 5, 55 and 405 freeways and the 261 toll road
- Newly installed electric vehicle charging stations
- 3.2 per 1,000 sf parking ratio
- Ground level loading
- Fire sprinklered throughout
- Close proximity to The District and The Market Place Shopping Centers
- Close Proximity to John Wayne Airport
- Owned and managed by a partnership of LBA Realty - www.LBArealty.com

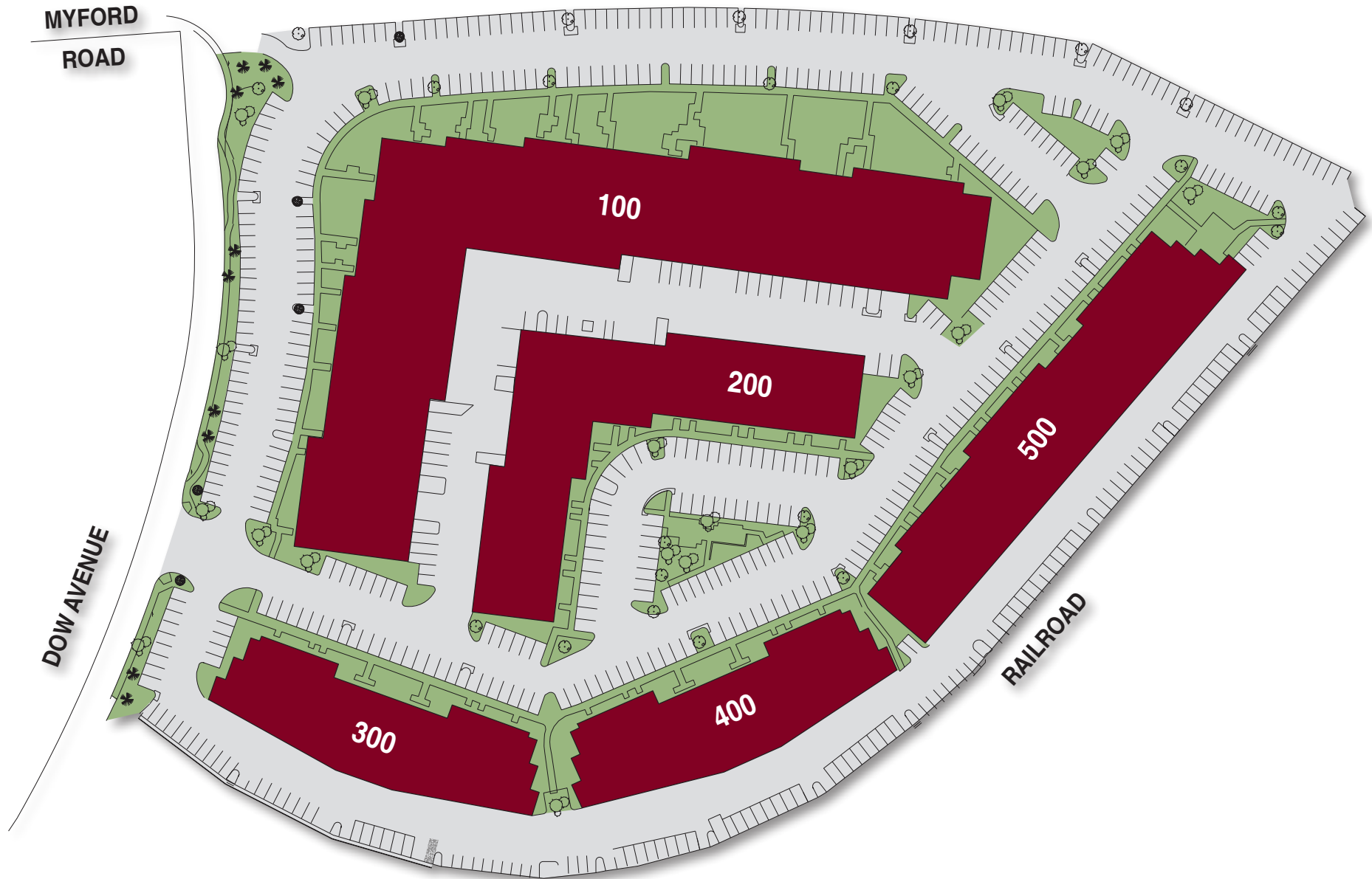
LOCATION OVERVIEW



DOW BUSINESS CENTER

TUSTIN, CALIFORNIA

PROPERTY SITE PLAN



AVAILABLE UNITS

UPDATED FEBRUARY 2021

| Building Address | Total SF | Office | Warehouse | Profile | Availability | New Lease Rate |
|----------------------------|----------|--------|-----------|-------------------|---------------|----------------|
| <u>Building 100</u> | | | | | | |
| Unit 116 | 3,013 | 2,500 | 513 | Office/Industrial | Now Available | \$1.45 NNN |
| <u>Building 200</u> | | | | | | |
| Unit 222 | 1,781 | TBD | TBD | Office/Industrial | Now Available | \$1.45 NNN |
| <u>Building 300</u> | | | | | | |
| Unit 302 | 2,984 | TBD | TBD | Office/Industrial | Now Available | \$1.45 NNN |
| Unit 314 | 1,839 | 1,839 | 0 | Office | Now Available | \$1.45 NNN |
| <u>Building 400</u> | | | | | | |
| Unit 408 | 1,841 | 1,377 | 464 | Office/Industrial | Now Available | \$1.45 NNN |
| <u>Building 500</u> | | | | | | |
| Unit 502 | 1,609 | 1,609 | 0 | Office | Now Available | \$1.45 NNN |
| Unit 524 | 1,796 | 1,093 | 703 | Office/Industrial | Now Available | \$1.45 NNN |
| Unit 528 | 1,934 | 1,934 | 0 | Office | March 1, 2021 | \$1.45 NNN |

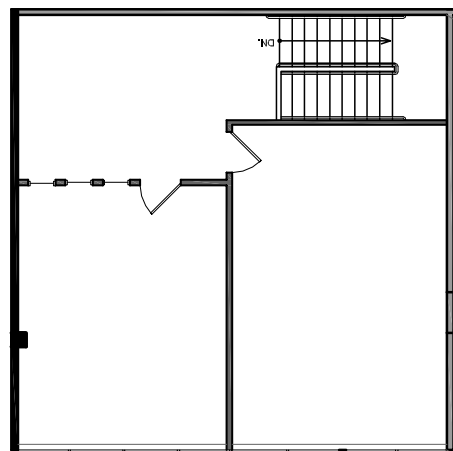
ESTIMATED NET CHARGES = \$0.46 PSF/MO.



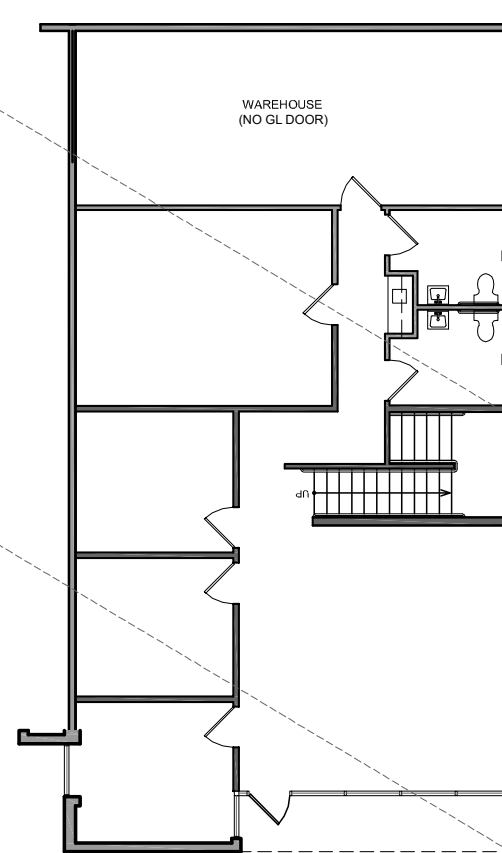
DOW
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TUSTIN, CALIFORNIA

3002 DOW AVENUE
SUITE 116

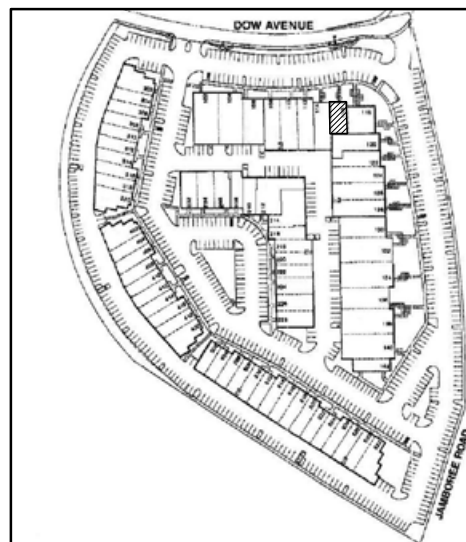
Suite: 3,013 SF
Office: 2,500 SF
Warehouse: 513 SF



SECOND FLOOR



FIRST FLOOR



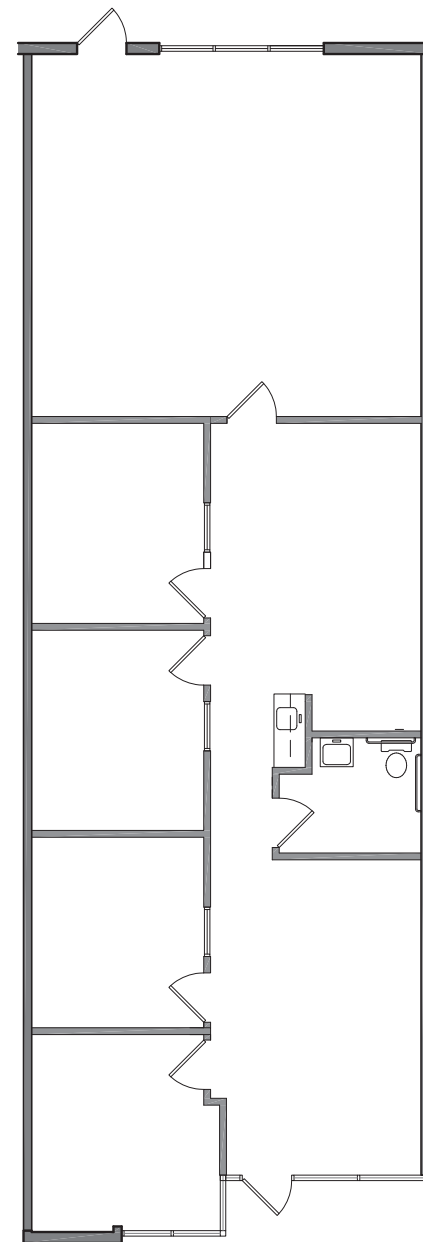
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3002 DOW AVENUE SUITE 222

Suite: 1,781 SF
Office: TBD
Warehouse: TBD



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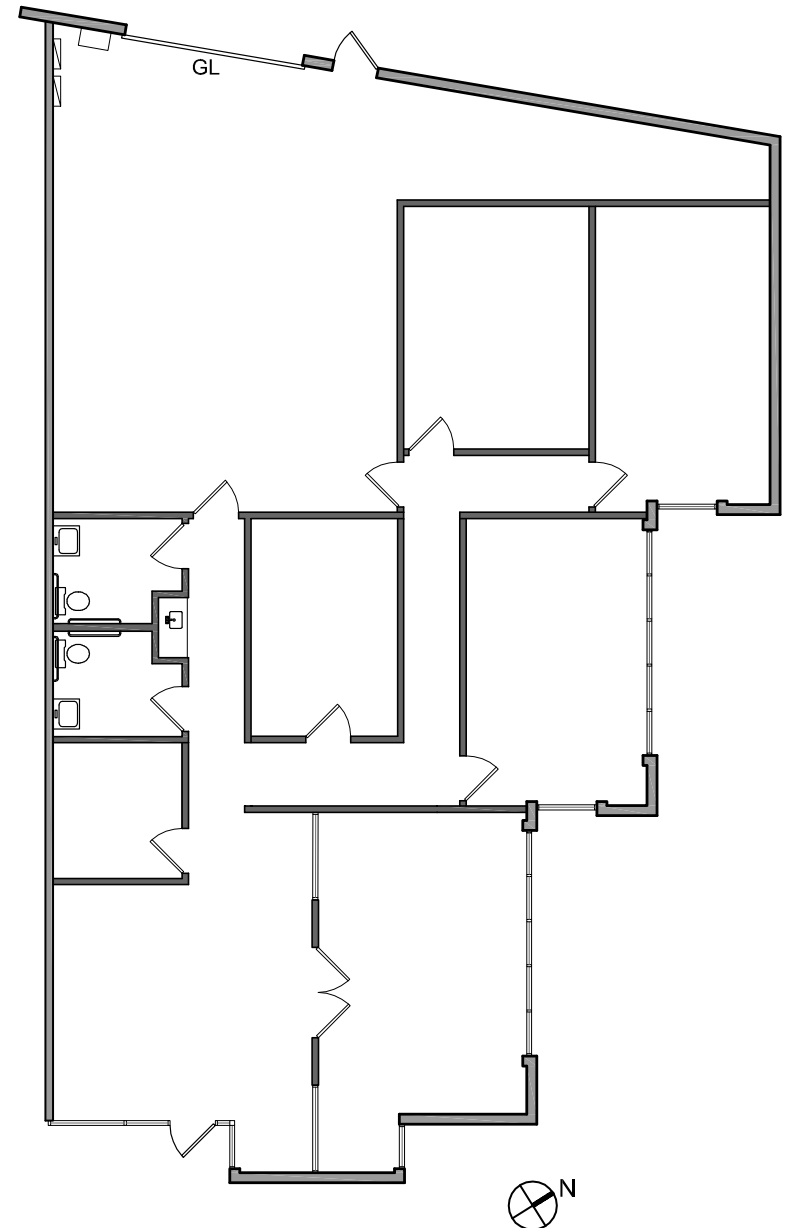
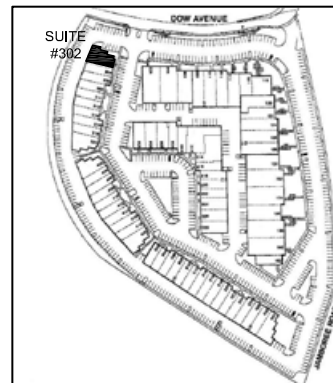


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3002 DOW AVENUE SUITE 302

Suite: 2,984 SF
Office: TBD
Warehouse: TBD

DOW BUSINESS CENTER 3002 DOW AVENUE SUITE #302

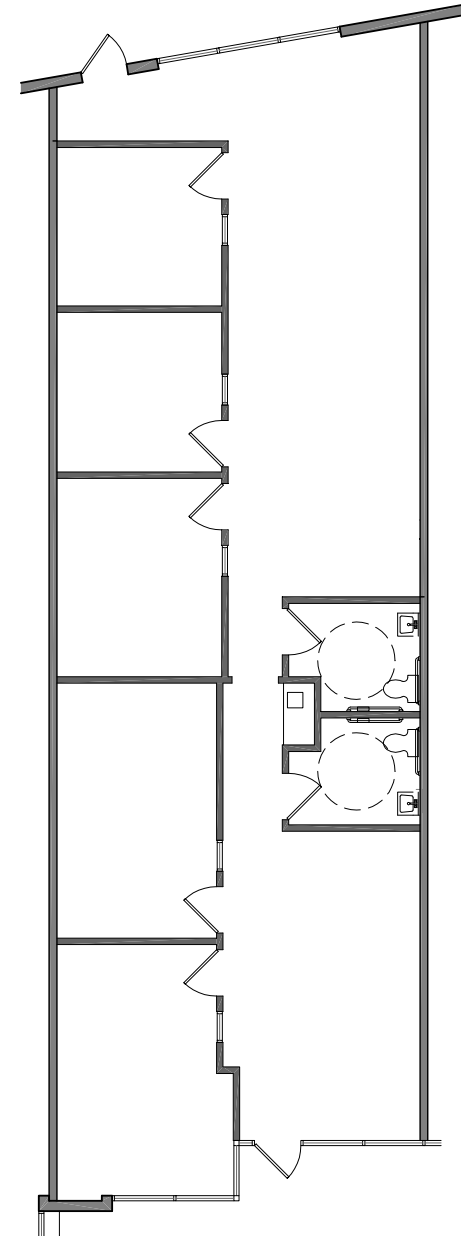


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3002 DOW AVENUE SUITE 314

Suite: 1,839 SF
Office: 1,839 SF
Warehouse: 0 SF

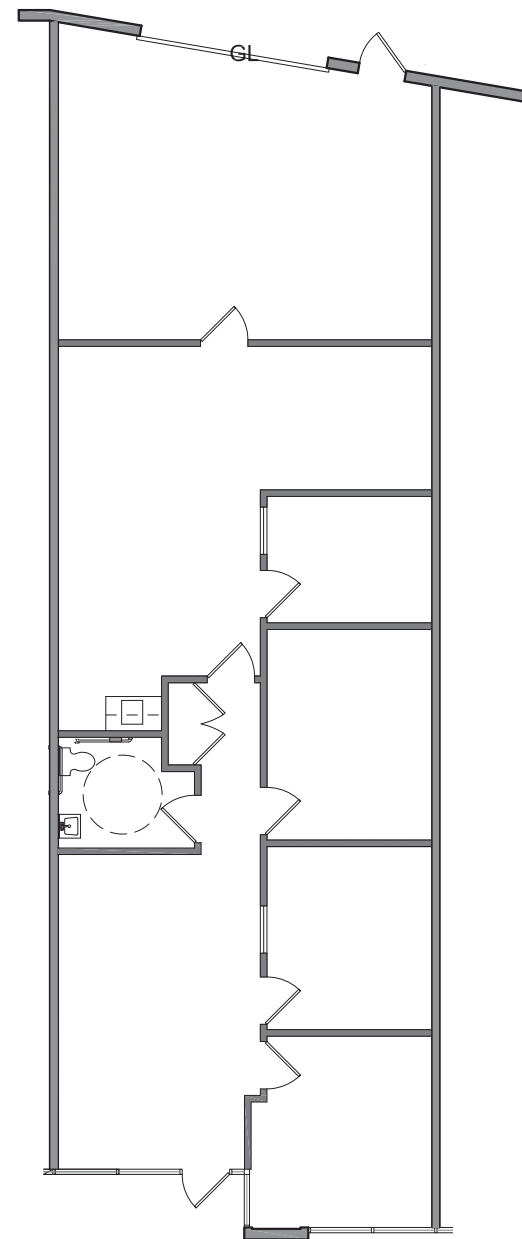




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3002 DOW AVENUE SUITE 408

Suite: 1,841 SF
Office: 1,377 SF
Warehouse: 464 SF



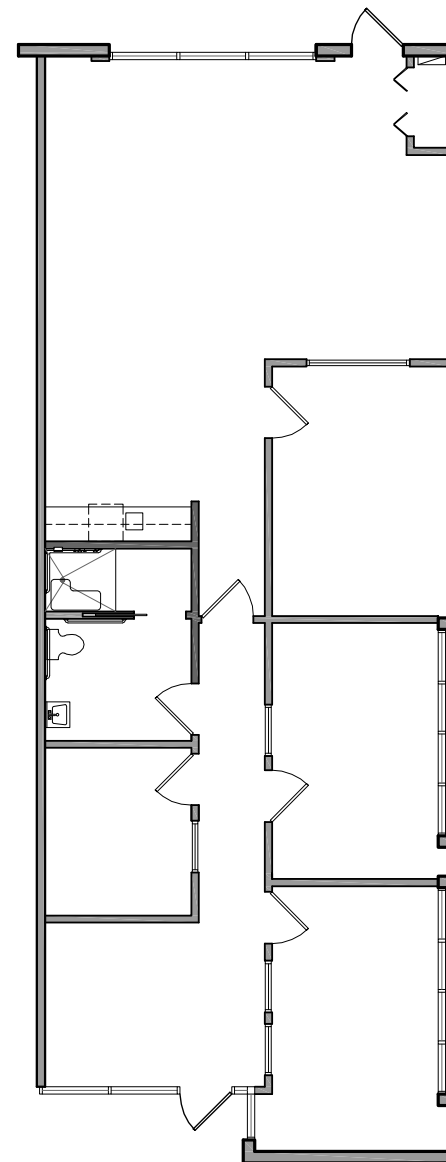
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Suite: 1,609 SF
Office: 1,609 SF
Warehouse: 0 SF



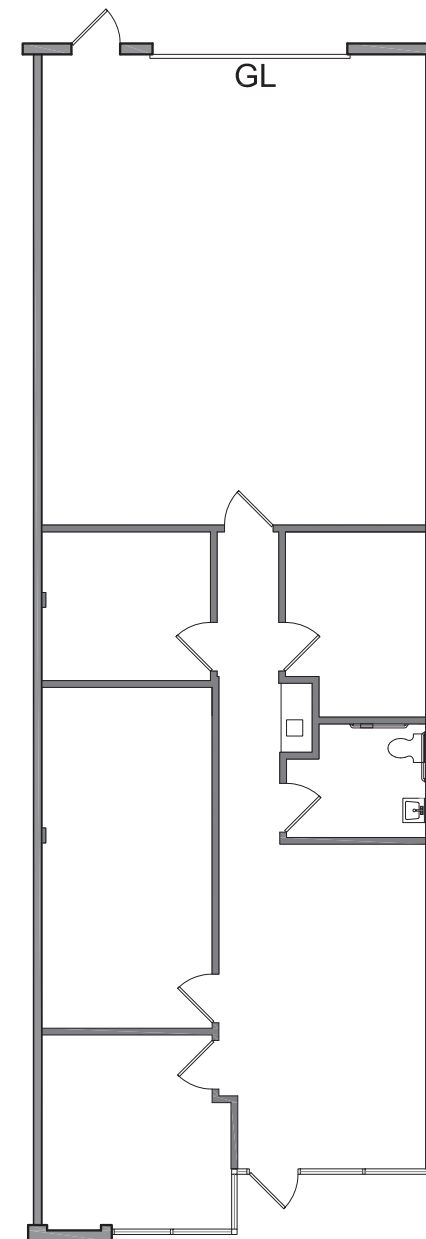
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3002 DOW AVENUE SUITE 524

Suite: 1,796 SF
Office: 1,093 SF
Warehouse: 703 SF



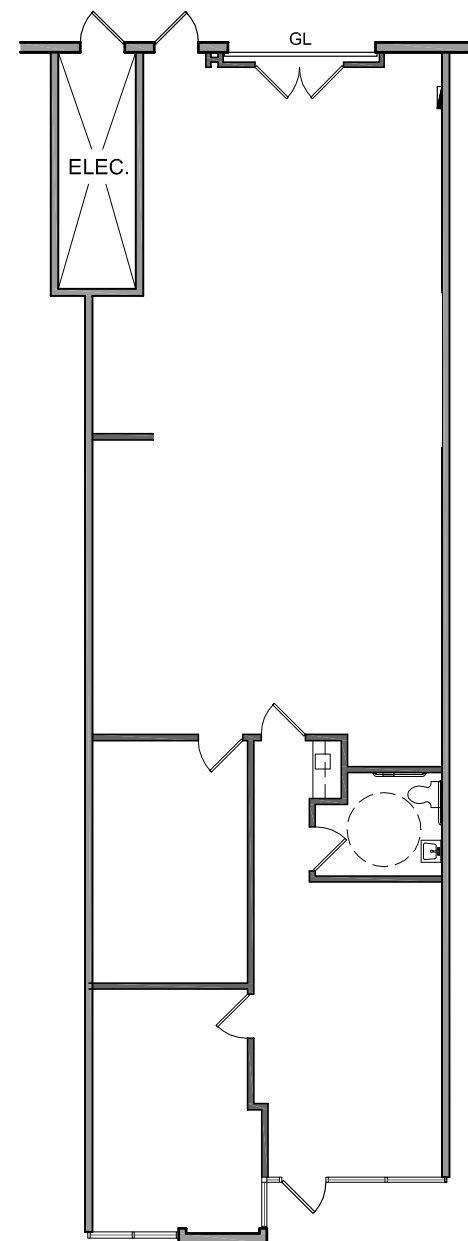
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3002 DOW AVENUE SUITE 528

Suite: 1,934 SF
Office: 1,934 SF
Warehouse: 0 SF



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