

FOR SALE or FOR LEASE

13,337 SF (DIVISIBLE TO 1,928 SF)

TIDEMARK
Orange County, CA



11555 COLEY RIVER CIRCLE
FOUNTAIN VALLEY

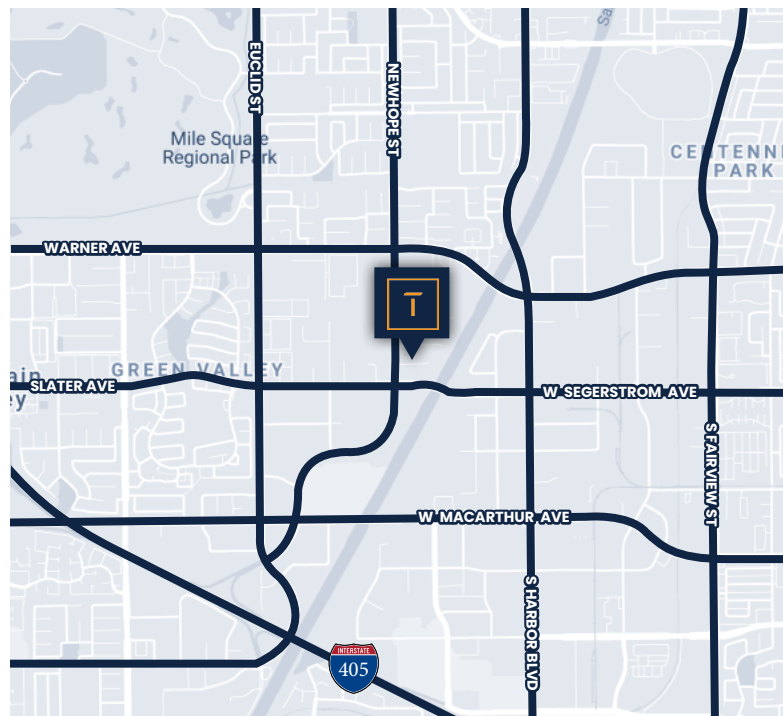
PROPERTY FEATURES:

- ◆ 13,337 SF Freestanding Building
- ◆ Approx. 8,442 Sq. Ft. of Deluxe Turn-Key Office (can be reduced)
- ◆ The Property is Divisible as follows:

Unit	Size	Office SF
A-D	8,307	6,651
A&B	5,222	3,566
E-G	5,030	2,882
F-G	3,510	1,700
G	1,928	800

- ◆ 2.7:1 Car Parking
- ◆ Ground Level Loading Doors
- ◆ 14' Warehouse Clearance
- ◆ Ideal for Office, R&D and Manufacturing Uses
- ◆ Located in Close Proximity to Costco Plaza, Southpark Development and the 405 Freeway.

ASKING LEASE RATE: **TBD**
OFFERING PRICE: **\$299.92 PSF**



CONTACT US:

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