



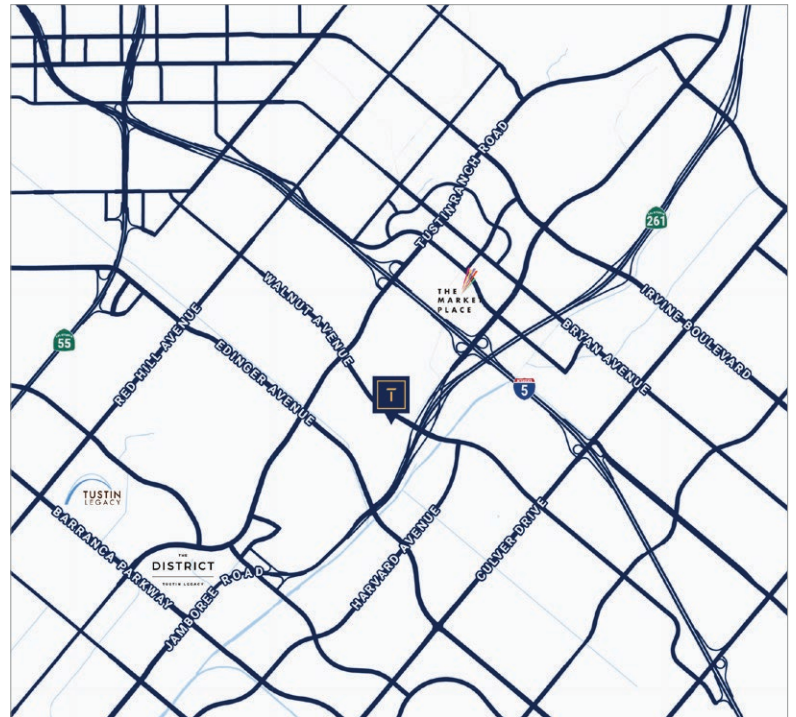
# FOR SALE/LEASE - ±4,806 SF

2842 WALNUT AVENUE, SUITE A | TUSTIN, CA



## PROPERTY FEATURES:

- » Park Irvine Business Center
- » 4,806 SF Industrial Flex/Office Condominium
  - » 1st Floor: 3,200 SF
  - » 2nd Floor 1,603 SF
- » High-End Office Space with Modern Finishes and Open Floor Plan
- » Eight (8) Private Offices & One (1) Conference Room
- » 16' Clear Height (verify)
- » One (1) Ground Level Door Possible
- » Ample Parking In Common
- » End Unit Facing Walnut Avenue
- » Quick Access to the Santa Ana (5) Freeway and (261) Toll Road
- » PC-IND, Tustin Zoning



**ASKING LEASE RATE: \$1.58 NNN PSF**  
**ASKING SALE PRICE: \$2,162,700.00 or \$450 PSF**

## CONTACT US:

# TIDEMARK

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**BROKERAGE | INVESTMENTS  
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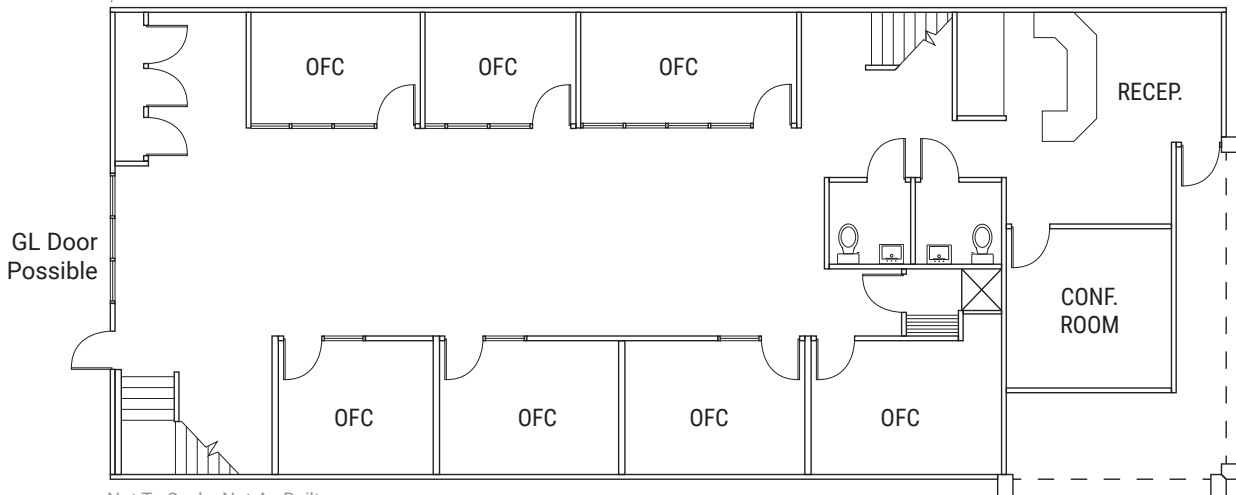
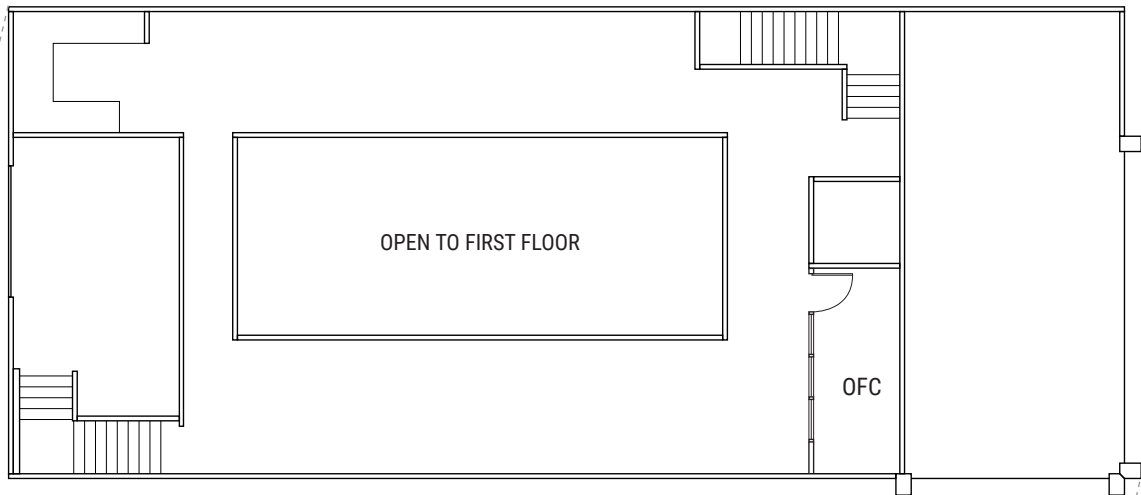
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Not To Scale. Not As Built.



