

FOR LEASE ± 2,216 - 10,626 SF

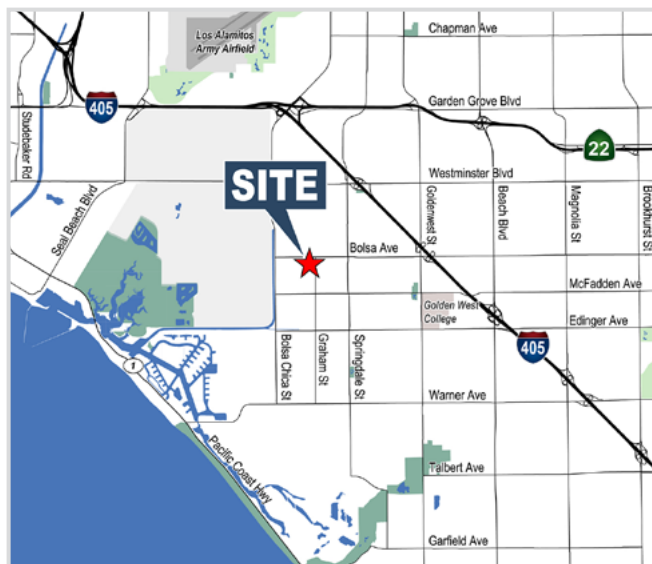
High-Image Building

5445 Oceanus Dr. & 15121 Graham St., Huntington Beach, CA



PROPERTY FEATURES

- High Image Multi-Tenant Building
- ± 20' Minimum Warehouse Clearance
- An Approximate 70,000 SF Business Park
- Renovated in 2008
- 2:1 Parking
- Fire Sprinklered
- T-5 Lighting
- Frontier Fios Internet
- Ground Level Loading
- Drive-Around Truck Access
- Rear Loading Units
- Excellent Access to 405 and 22 Freeways
- High Identity Location in Excellent Huntington Beach Area



[Property Touring Guidelines](#) >

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Voit
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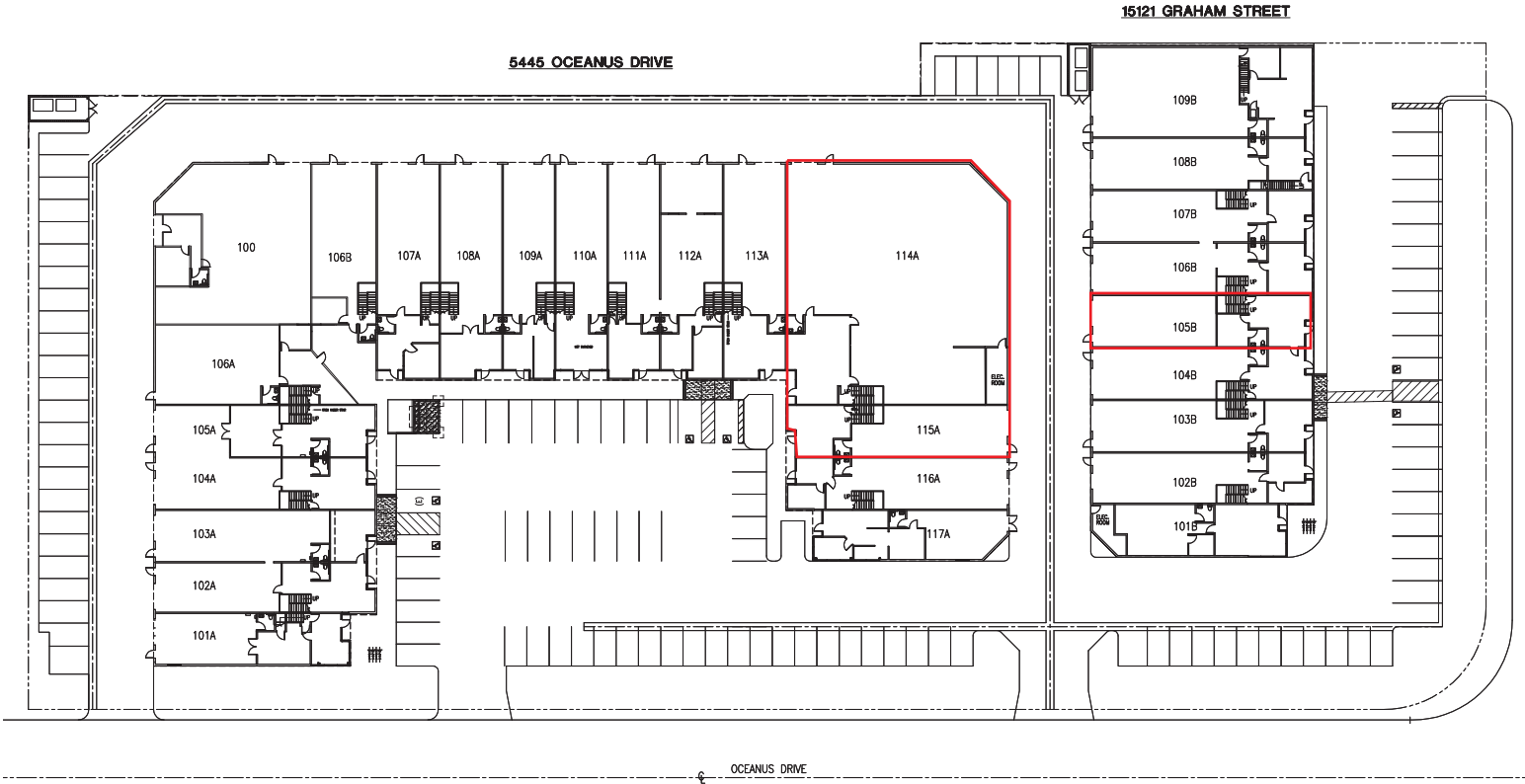
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SITE PLAN



= Available

5445 OCEANUS DRIVE

Suite	Size SF	Office SF	Asking Rate/SF	Comments
114/115A	± 10,626	± 5,313	\$0.89/SF + \$.237 CAM/NNN	*Sublease* through 1/15/25, direct deal possible, 1 GL door, 20' clearance, 100% HVAC, Frontier Fios, 2-story office. Ideal for lab, gym, apparel, commercial kitchen, warehousing

15121 GRAHAM STREET

105B	± 2,216	± 878	\$1.05/SF + \$.237 CAM/NNN	Graham St. frontage, 1 GL door, 20' clearance, private bathroom, sprinklered, 2nd story office, available 12/1/20
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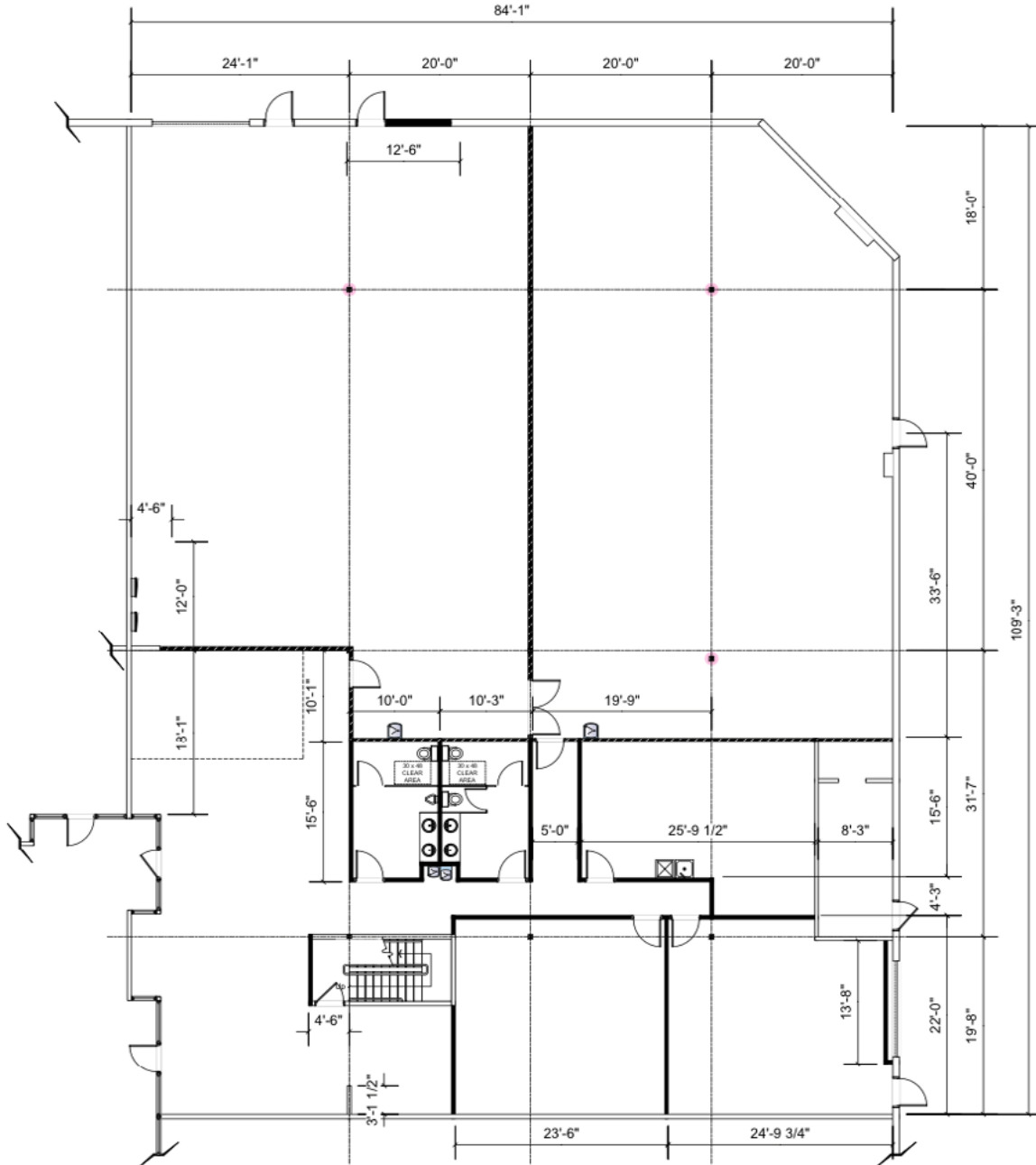
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SUITE 114/115A



*Floor plan is not verified and not to scale.

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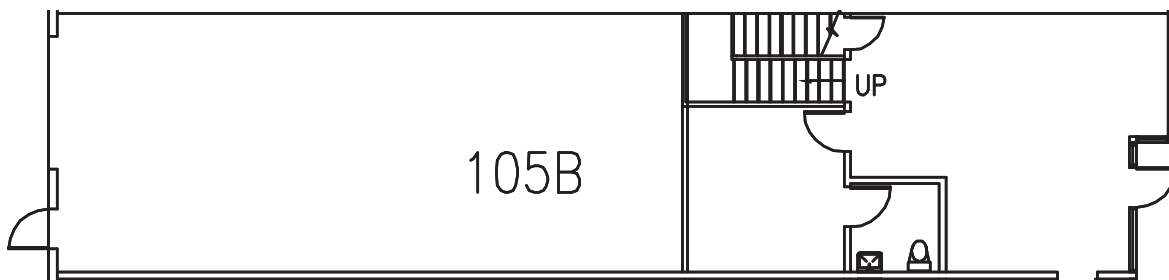
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SUITE 105B



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