

STADIUM PLAZA BUSINESS PARK

ANAHEIM, CALIFORNIA



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Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92805 | 714.978-7880 • 714.978.9431 Fax

www.VoitCo.com

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STADIUM PLAZA BUSINESS PARK

ANAHEIM, CALIFORNIA



TENANT ADVANTAGE

- Ownership makes moving easy!
- Vacant units are delivered in refurbished condition.
- Professional property management on-site.
- Business Park environment with sizes ranging from 1,200 SF to 42,323 SF to allow growth over time.

PROPERTY HIGHLIGHTS

- Premier North Orange County Location
- A Distinctive Industrial/Office/Flex Business Park
- Excellent Access to 57, 5, 91 & 22 Freeways
- Walking distance to restaurants, banks, train station and many other retail amenities.
- Can accommodate office finishes from 10%-100%

BUILDING PARK FEATURES

| | |
|-----------------------------|---------------------|
| Parking Ratio | 2.1 Stalls:1,000 SF |
| Clear Height | ±14' - 16' |
| Ground Level Loading | Yes |
| Signage | Yes |
| On-Site Deli | Yes |
| Water | Yes |
| Anaheim City Power | Yes |
| Trash Removal | Yes |
| After Hours Security Patrol | Yes |
| Landscaping | Yes |



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STADIUM PLAZA BUSINESS PARK

SITE PLAN



- Multi-Tenant Buildings
- On-Site Management



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STADIUM PLAZA BUSINESS PARK

AVAILABILITIES

| Building Address | Unit SF | Office SF | Warehouse SF | GL Doors | Asking Base Rent | Comments |
|---------------------------|---------|-----------|--------------|----------|------------------|--|
| 1500 SOUTH SUNKIST | | | | | | |
| Suite F | ±2,025 | ±859 | ±1,166 | 1 | \$1.32 PSF | Reception, 2 Offices, Small Open Area, Kitchenette, 1 Restroom |
| 1550 SOUTH SUNKIST | | | | | | |
| Suite D | ±2,025 | ±495 | ±1,530 | 1 | \$1.32 PSF | Reception, 1 Office, 1 Restroom |
| Suite E | ±2,025 | ±825 | ±1,200 | 1 | \$1.32 PSF | Reception, 3 Offices, Open Area, 1 Restroom |
| 1571 SOUTH SUNKIST | | | | | | |
| Suite H | ±1,440 | ±430 | ±1,010 | 1 | \$1.32 PSF | Reception, 1 Restroom, Warehouse Sink |
| Suite I | ±1,440 | ±512 | ±928 | 1 | \$1.32 PSF | Reception, 2 Offices, 2 Restrooms |
| 1630 SOUTH SUNKIST | | | | | | |
| Suite K | ± 1,944 | ±978 | ±966 | 1 | \$1.35 PSF | Reception, 2 Offices, Small Open Area, Kitchenette, 1 Restroom |
| Suite M | ±1,944 | ±1,331 | ±613 | 1 | \$1.40 PSF | Reception, 3 Offices, Open Area, Kitchenette, 2 Restrooms |

**\$0.14 PSF Cam Fee in Addition to the Asking Base Rent*



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STADIUM PLAZA BUSINESS PARK

AVAILABILITIES

| Building Address | Unit SF | Office SF | Warehouse SF | GL Doors | Asking Base Rent | Comments |
|----------------------------|---------|-----------|--------------|----------|------------------|--|
| 1591 SOUTH SINCLAIR | | | | | | |
| Suite B | ±1,620 | ±810 | ±810 | 1 | \$1.35 PSF | Reception, 2 Offices, Large Open Area, 1 Restroom |
| 1601 SOUTH SINCLAIR | | | | | | |
| Suite C | ±1,740 | ±612 | ±1,128 | 1 | \$1.32 PSF | Reception, 2 Offices, 2 Restrooms |
| Suite F | ±1,740 | ±612 | ±1,128 | 1 | \$1.32 PSF | Reception, 1 Office, Small Open Area, 2 Restrooms |
| Suite I | ±2,175 | ±1,740 | ±435 | 1 | \$1.40 PSF | Reception, 1 Office, 2 Large Open Areas, 2 Restrooms |
| 2125 HOWELL AVENUE | | | | | | |
| Suite D | ±1,200 | ±125 | ±1,079 | 1 | \$1.20 PSF | 1 Office, 1 Restroom |

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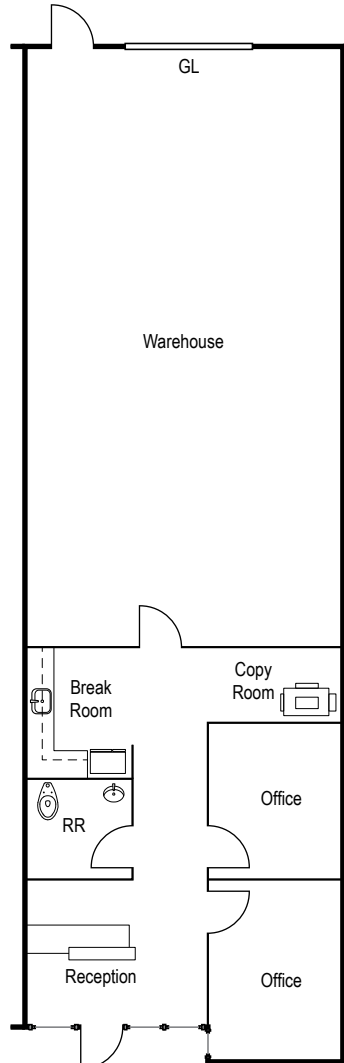
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STADIUM PLAZA BUSINESS PARK

1500 SOUTH SUNKIST SUITE F



±2,025 SF
Office : ±859 SF
Warehouse: ±1,166 SF

**Floorplans Not to Scale*

-  Multi-Tenant Buildings
-  On-Site Management



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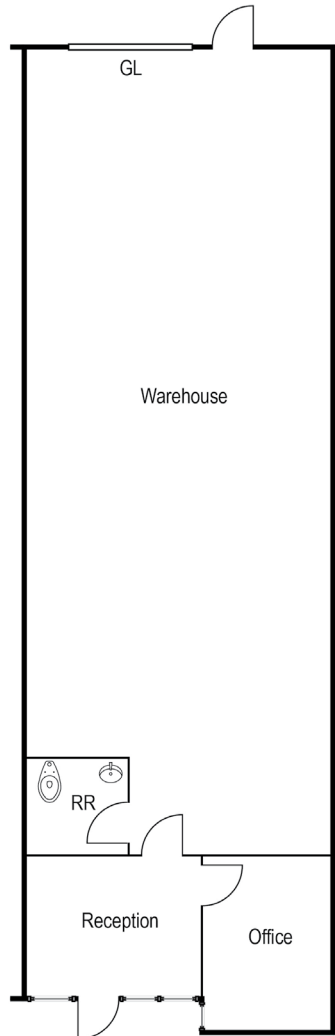
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STADIUM PLAZA BUSINESS PARK

1550 SOUTH SUNKIST SUITE D



±2,025 SF
 Office : ±495 SF
 Warehouse: ±1,530 SF

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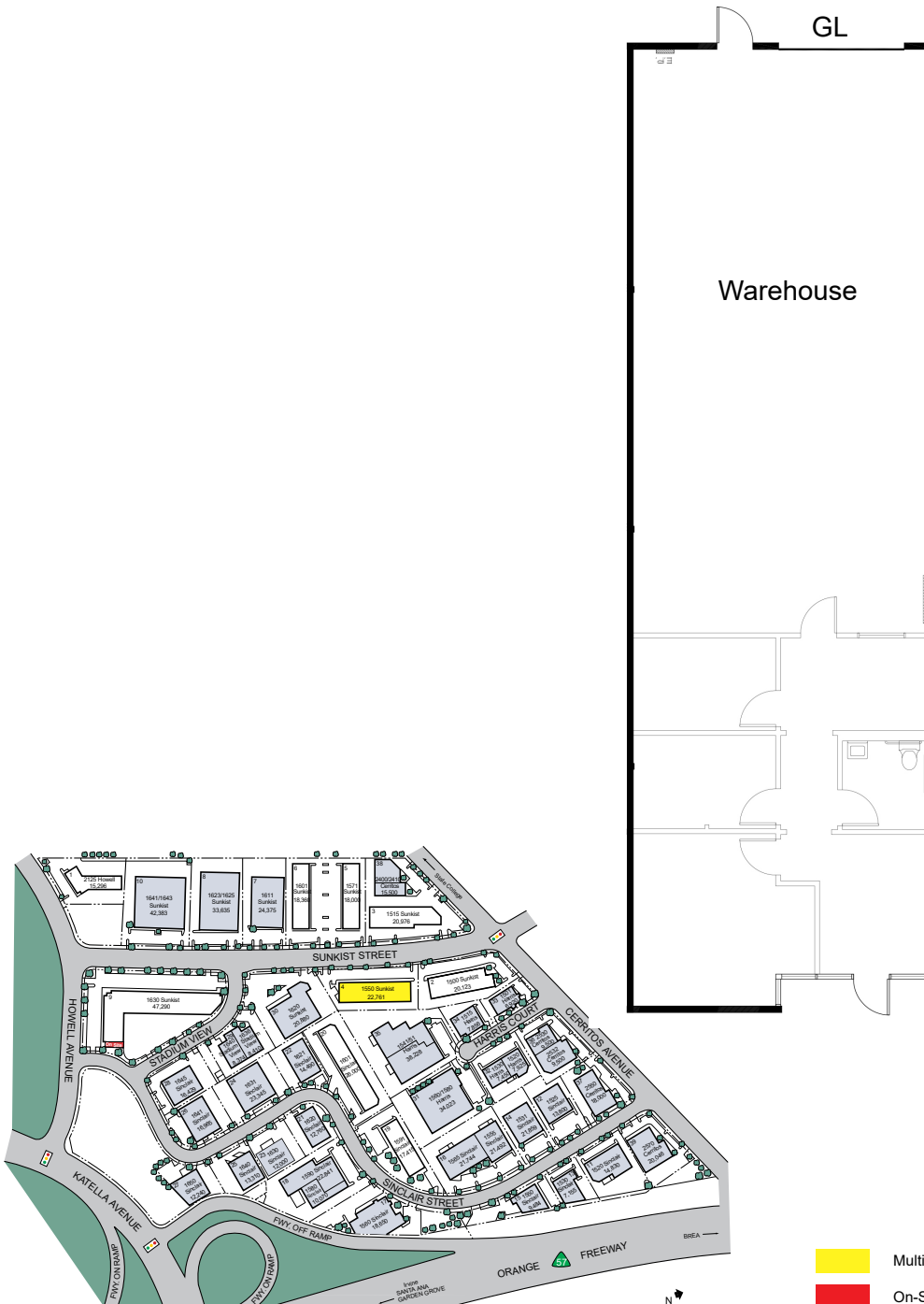
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STADIUM PLAZA BUSINESS PARK

1550 SOUTH SUNKIST SUITE E



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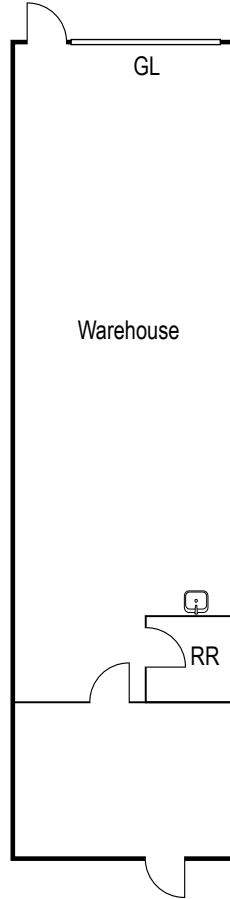
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STADIUM PLAZA BUSINESS PARK

1571 SOUTH SUNKIST, SUITE H



±1,440 SF
Office : ±430 SF
Warehouse: ±1,010 SF
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STADIUM PLAZA BUSINESS PARK

1571 SOUTH SUNKIST, SUITE I



±1,440 SF
Office : ±512 SF
Warehouse: ±928 SF
**Floorplans Not to Scale*

 Multi-Tenant Buildings
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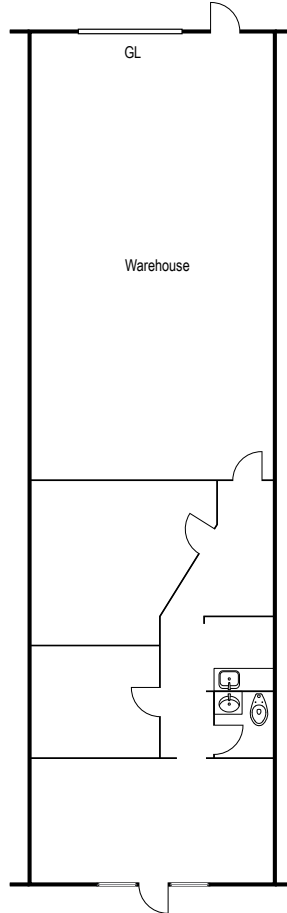
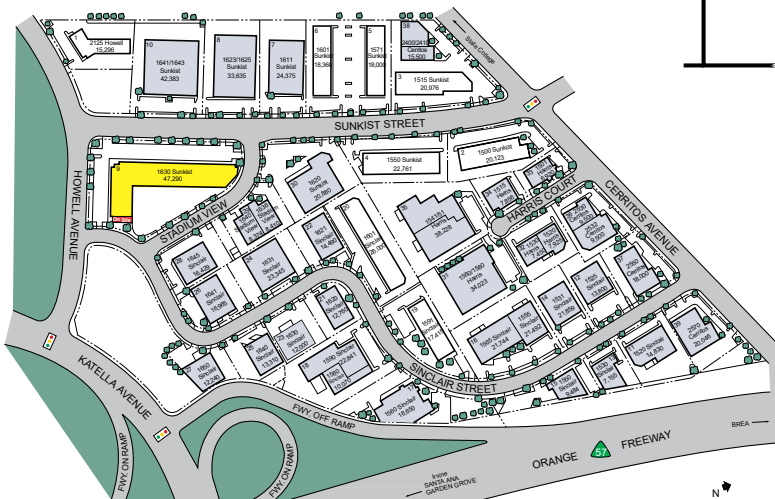
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STADIUM PLAZA BUSINESS PARK

1630 SOUTH SUNKIST, SUITE K



±1,944 SF
 Office : ±978 SF
 Warehouse: ±966 SF

**Floorplans Not to Scale*

- Multi-Tenant Buildings
- On-Site Management



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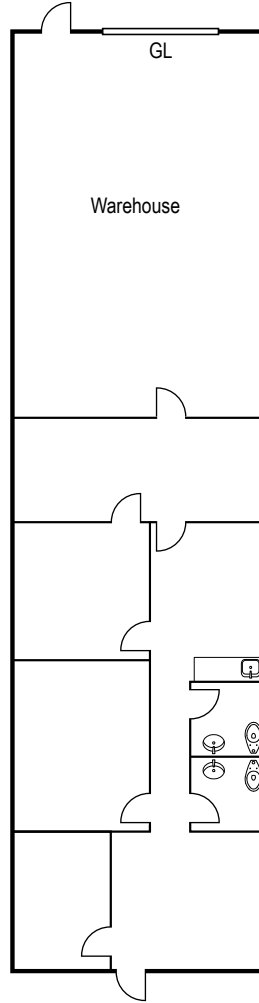
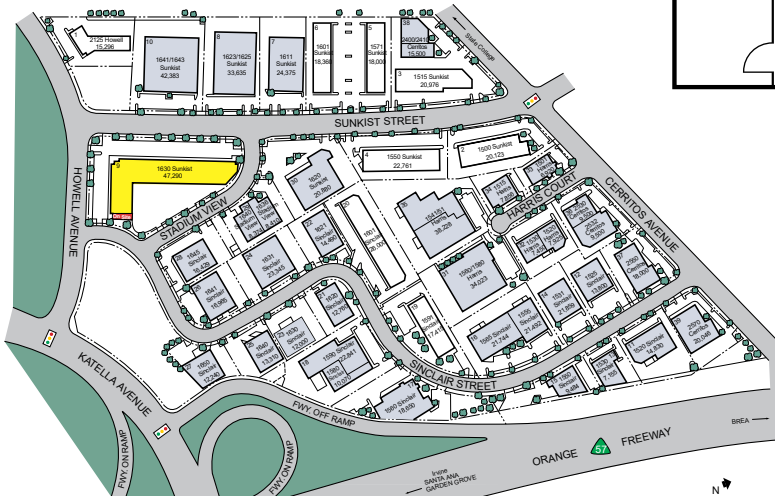
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STADIUM PLAZA BUSINESS PARK

1630 SOUTH SUNKIST, SUITE M



±1,944 SF
Office : ±1,331 SF
Warehouse: ±613 SF

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-  On-Site Management



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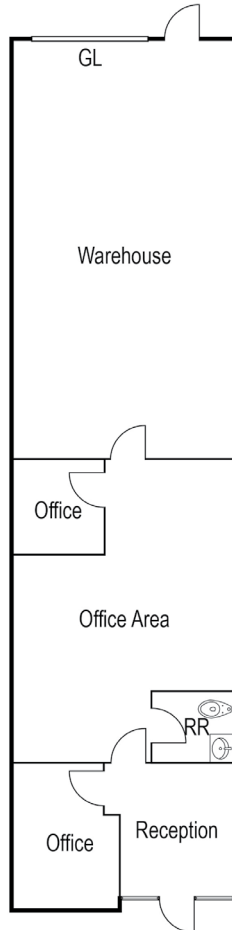
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STADIUM PLAZA BUSINESS PARK

1591 SOUTH SINCLAIR, SUITE B



±1,620 SF
 Office : ± 810 SF
 Warehouse: ± 810 SF
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- Multi-Tenant Buildings
- On-Site Management



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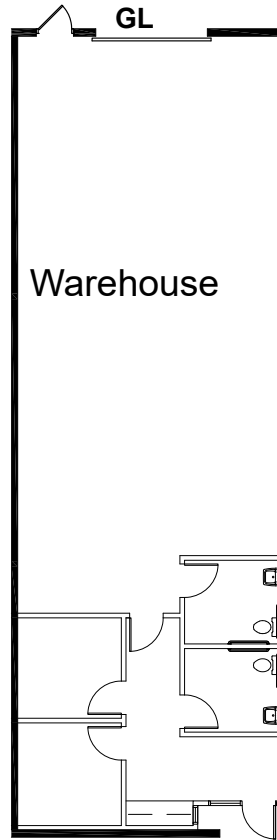
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STADIUM PLAZA BUSINESS PARK

1601 SOUTH SINCLAIR, SUITE C



-  Multi-Tenant Buildings
-  On-Site Management

±1,740 SF
Office : ± 612 SF
Warehouse: ± 1,128 SF
**Floorplans Not to Scale*



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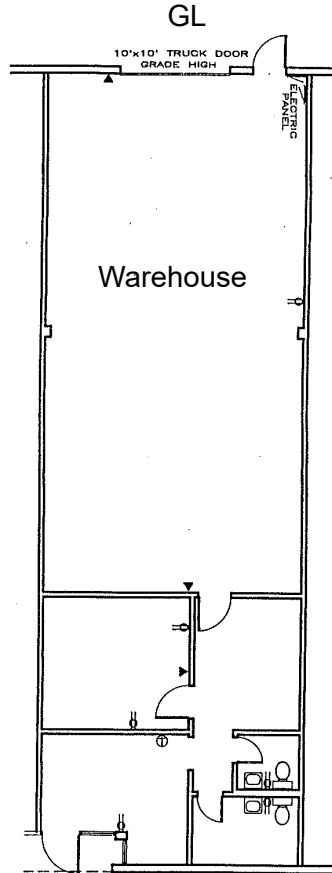
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STADIUM PLAZA BUSINESS PARK

1601 SOUTH SINCLAIR, SUITE F



±1,740 SF
 Office : ± 612 SF
 Warehouse: ± 1,128 SF
**Floorplans Not to Scale*

- Multi-Tenant Buildings
- On-Site Management



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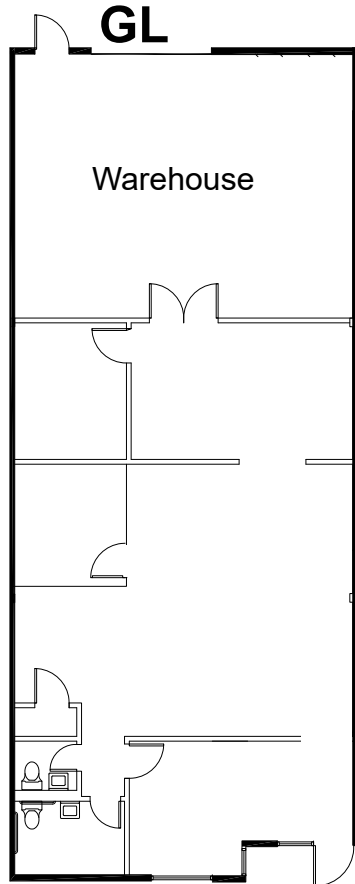
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STADIUM PLAZA BUSINESS PARK

1601 SOUTH SINCLAIR, SUITE I



±2,175 SF
 Office : ±1,740 SF
 Warehouse: ±435 SF

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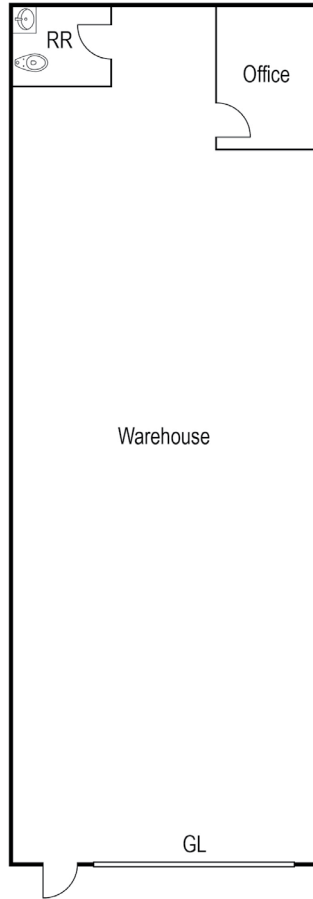
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STADIUM PLAZA BUSINESS PARK

2125 HOWELL AVENUE, SUITE D



±1,200 SF
Office : ±121 SF
Warehouse: ±1,079 SF
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