

±8,000 SF CREATIVE / FLEX BUILDING

1040 West 17th Street, Costa Mesa, CA

AVAILABLE FOR LEASE



100% HVAC / LARGE FENCED YARD

Property Features

- ±8,000 Square Foot Creative / Flex Space
- ±4,000 SF Office / Meeting Rooms
- 100% HVAC Throughout
- Future Expansion Opportunity (12,312 SF Total)
- Large Private Fenced Yard
- Fully Sprinklered
- 400 AMPS of Power
- Minimum 14' Warehouse Clearance
- 3.8/1000 Parking Ratio
- Great Access to Newport Blvd., 55 Freeway and PCH



MORGAN HILL

Vice President / Partner

949-263-5324

Lic. #01877356

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax

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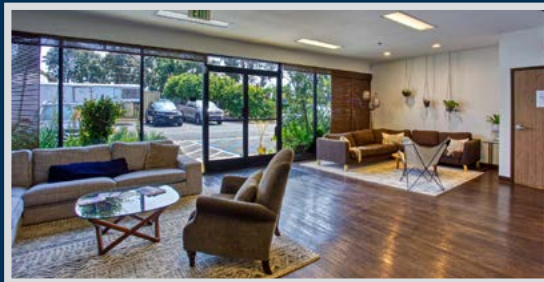
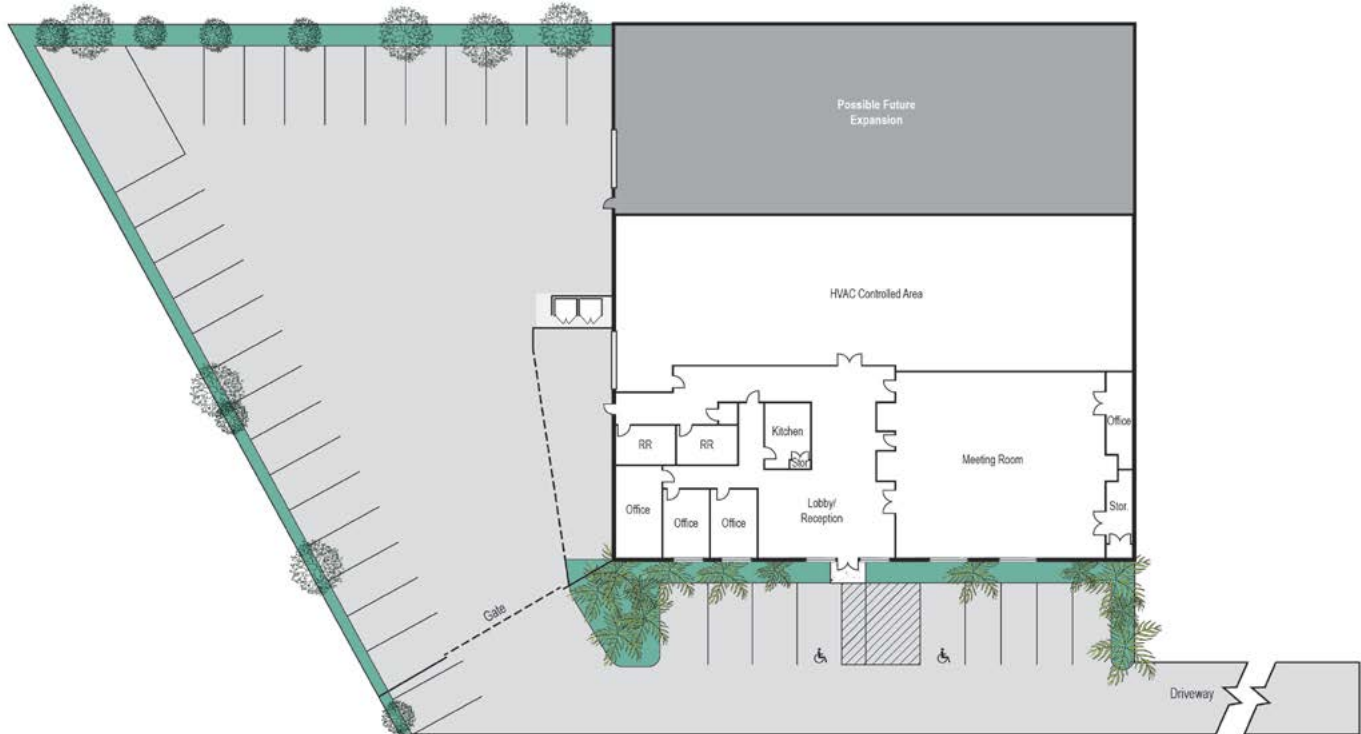
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SITE PLAN



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