

FOUNTAIN VALLEY COMMERCE CENTER



17151-17233 NEWHOPE STREET // FOUNTAIN VALLEY CA // 92708



FOR MORE INFORMATION:

TOM TERRY

o. 714.935.2313
f. 714.276.0664
ttery@voitco.com
Lic. #02069424

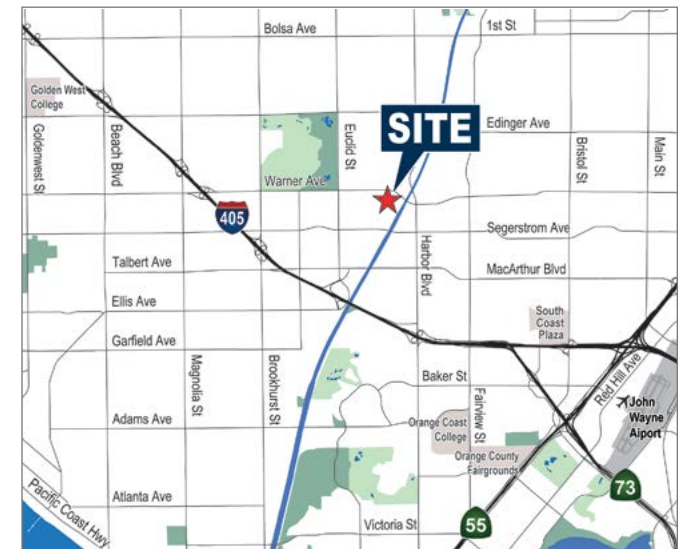
HAYDEN SOCCI, CCIM

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PROPERTY FEATURES

- » Suites Range from 425 to 6,569 Square Feet
- » Seven (7) Multi-Tenant Industrial / Office Buildings Totaling 118,007 Square Feet
- » High Image Business Park
- » Major Newhope Street Frontage and Identity
- » 16' Minimum Clearance for Warehouse Units
- » ±3:1 Parking Ratio (3 Spaces per 1,000 Sq. Ft.)
- » Ground Level Loading Doors
- » Professionally Managed Business Park



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Availability

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VOIT REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
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OFFICE SUITES

ADDRESS	TOTAL SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
17151 Newhope Street, Ste. 205	723 Sq. Ft.	\$1.48 PSF	\$1,070.00	Open area/reception, and one private office. (Can be combined with Suite 203).
17151 Newhope Street, Ste. 206	885 Sq. Ft.	\$1.48 PSF	\$1,310.00	Open area/reception, and one private office.
17151 Newhope Street, Ste. 109	899 Sq. Ft.	\$1.58 PSF	\$1,420.00	Open area/reception, private office, and restroom. First floor suite.
17151 Newhope Street, Ste. 201	1,062 Sq. Ft.	\$1.48 PSF	\$1,572.00	Large open area/reception, and three private offices (Can be combined with Suite 203).
17151 Newhope Street, Ste. 203	1,184 Sq. Ft.	\$1.48 PSF	\$1,752.00	Open area/reception, and four private offices. (Can be combined with Suite 201 & 205).

* There is an additional monthly CAM Fee (Common Area Maintenance). CAM includes electricity on second floor suites.

WAREHOUSE

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
17229 Newhope Street, Ste. C	984 Sq. Ft.	±100 Sq. Ft.	\$1.58 PSF	\$1,555.00	Private office, restroom, and warehouse with ground level loading door.

* There is an additional monthly CAM Fee (Common Area Maintenance).

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Site Plan



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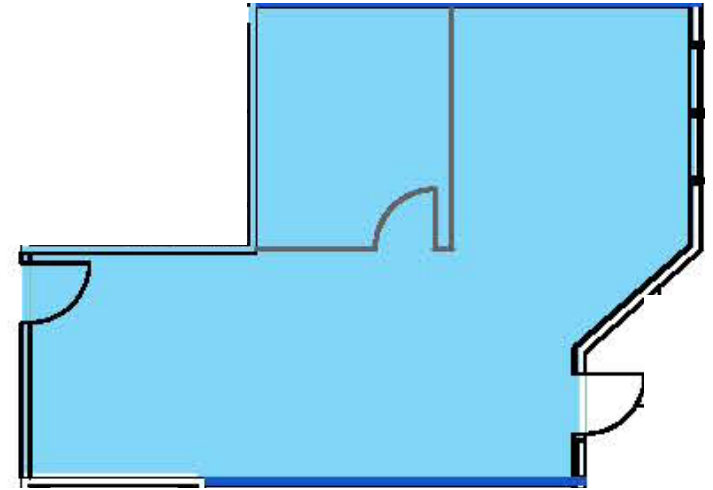
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SUITE FEATURES:

- » Available: ±723 Sq. Ft.
- » Second Floor Office Space
- » Can Be Combined With Suite 203
- » Reception Area
- » 1 Private Office
- » \$1.48 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft.(Includes Electricity)

FLOOR PLAN:



SITE KEY PLAN:

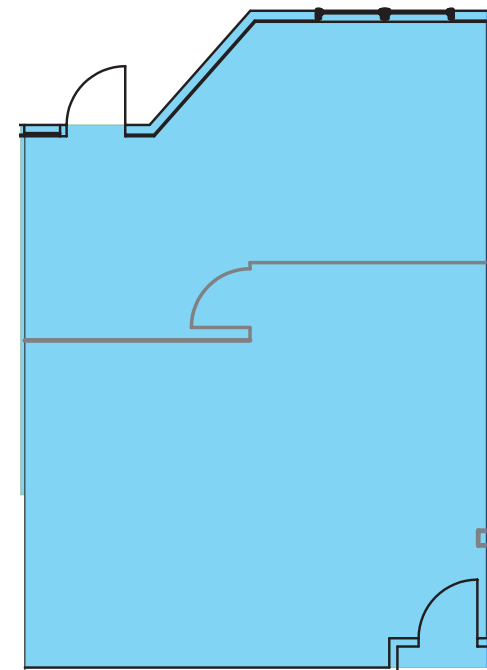


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SUITE FEATURES:

- » Available: ±885 Sq. Ft.
- » Second Floor Office Space
- » Reception Area
- » 1 Private Office
- » \$1.48 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft.(Includes Electricity)

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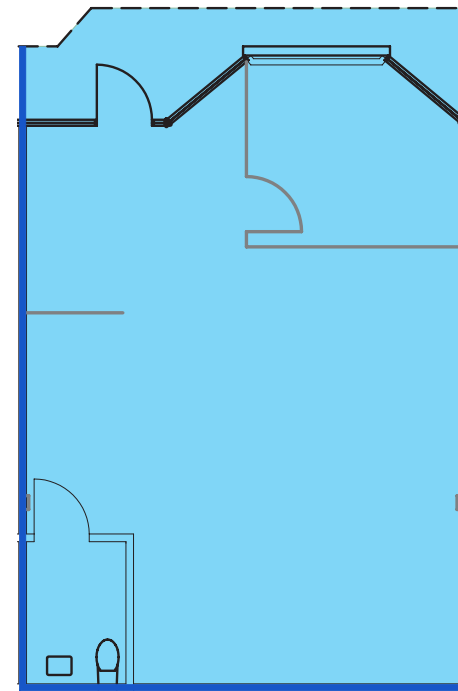
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SUITE FEATURES:

- » Available: ±899 Sq. Ft.
- » First Floor Office Space
- » Reception Area
- » 1 Private Office
- » \$1.58 PSF, MG
- » CAM Fee of \$0.16 Per Sq. Ft.

FLOOR PLAN:



SITE KEY PLAN:



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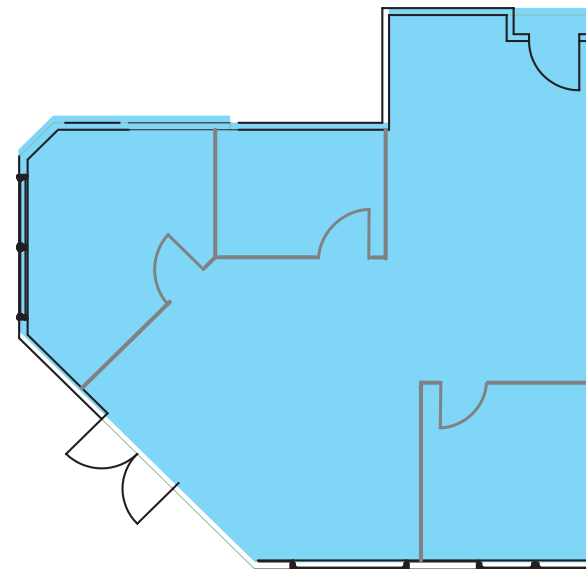


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SUITE FEATURES:

- » Available: ±1,062 Sq. Ft.
- » Second Floor Office Space
- » Can Be Combined With Suite 203
- » Reception Area
- » 3 Private Office
- » \$1.48 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft. (Includes Electricity)

FLOOR PLAN:



SITE KEY PLAN:



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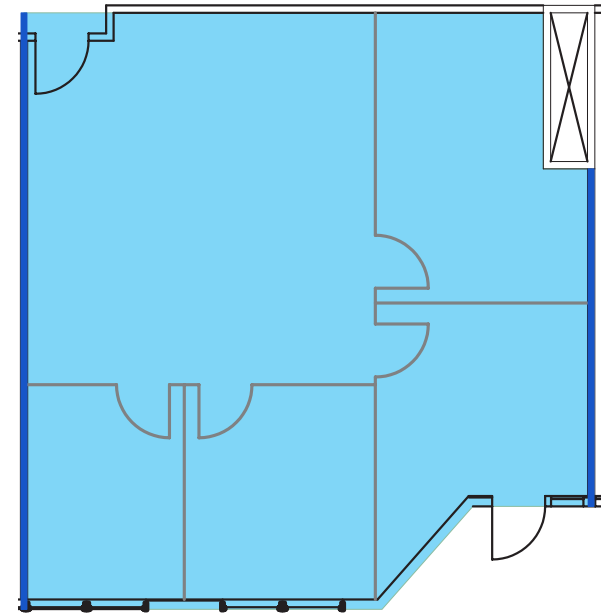
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SUITE FEATURES:

- » Available: ±1,184 Sq. Ft.
- » Second Floor Office Space
- » Can Be Combined With Suite 203 & 205
- » Reception Area
- » 4 Private Offices
- » \$1.48 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft. (Includes Electricity)

FLOOR PLAN:



SITE KEY PLAN:

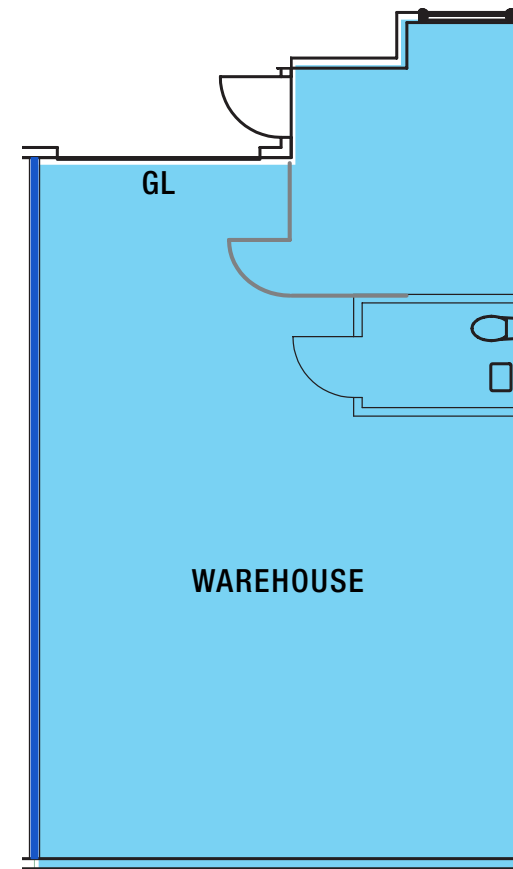


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SUITE FEATURES:

- » Available: ±984 Sq. Ft.
- » Private Office
- » One (1) Restroom
- » Ground Level Loading Door
- » ±15' Warehouse Clearance
- » \$1.58 PSF, MG
- » CAM Fee of \$0.16 Per Sq. Ft.

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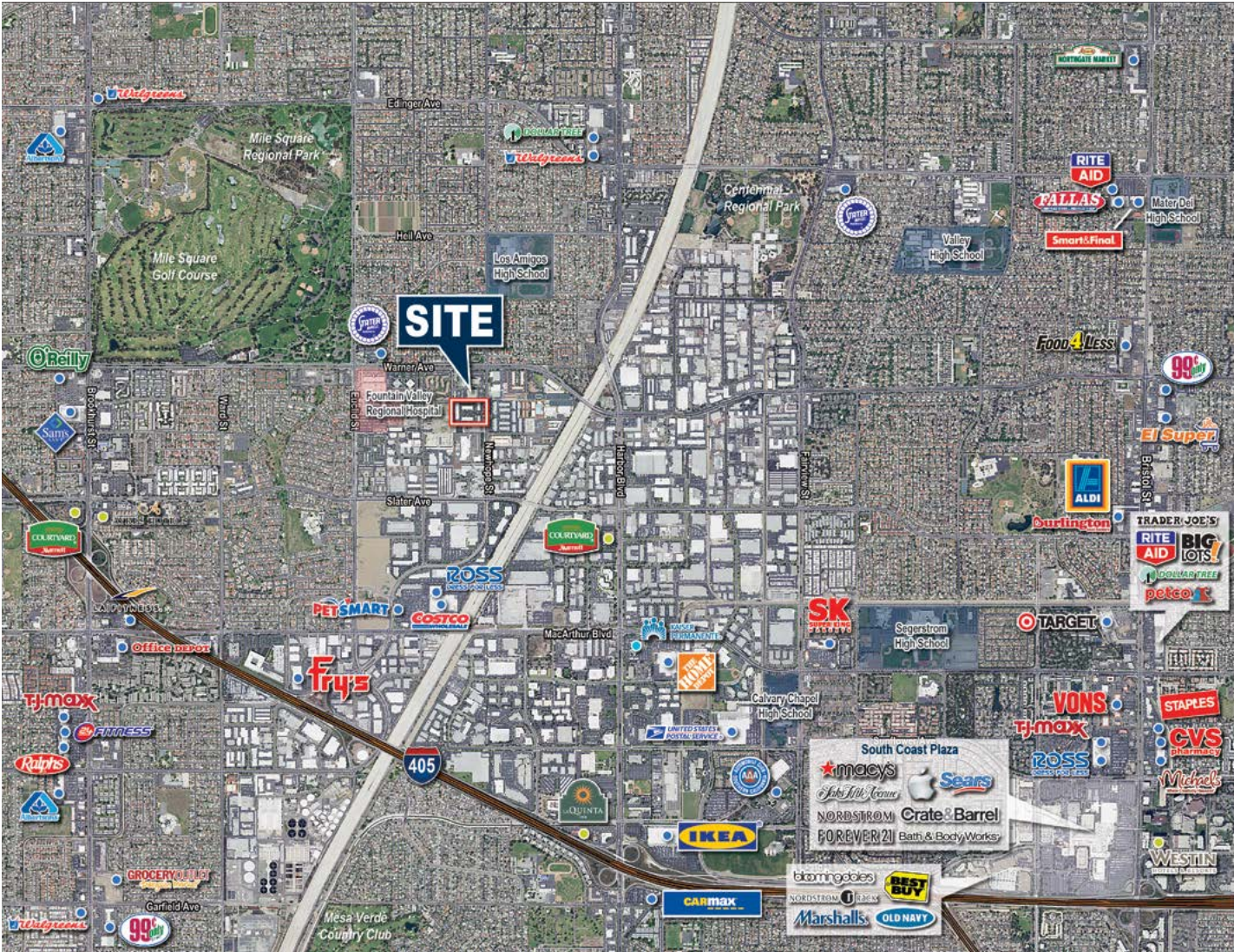
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SITE KEY PLAN:



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Nearby Amenities



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NEARBY AMENITIES

- » South Coast Plaza
- » Costco
- » IKEA
- » Home Depot
- » 24 Hour Fitness
- » Stater Bros.
- » Mile Square Park and Golf Course
- » Courtyard Marriott
- » Fry's Electronics

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Property Photos



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