



GUTHRIE BATAVIA

ORANGE | CALIFORNIA

OFFICE UNITS FOR SALE: 800- 6,500 SF



Voit

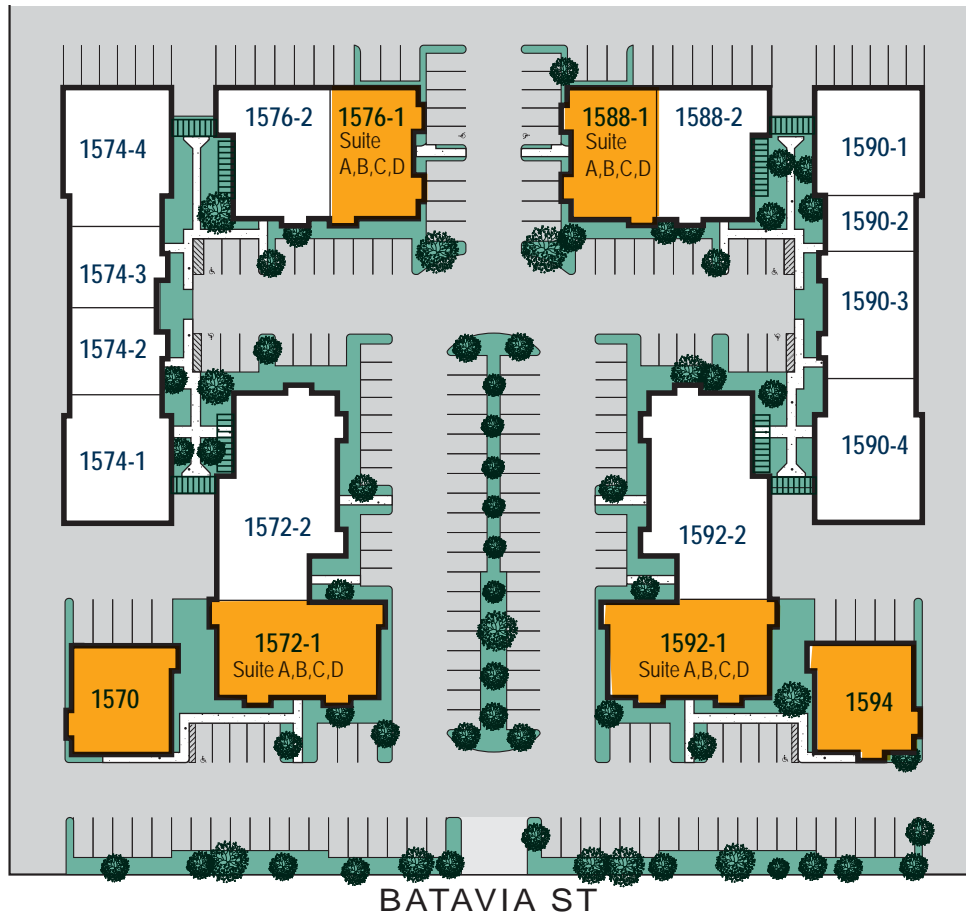
REAL ESTATE SERVICES

OWN YOUR BUILDING- WHY PAY RENT?

UNITS FROM 800 - 6,500 SF

- **10% DOWN - SBA FINANCING**
- Immediate Access to Orange (57), Garden Grove (22), Riverside (91), Costa Mesa (55), and Santa Ana (5) Freeways
- Business Park Environment
- Close to Anaheim Stadium and Honda Center

- New Roof - 2020
- New Paint - 2020
- New Paving / Parking Lot - 2023



OFFICE UNITS

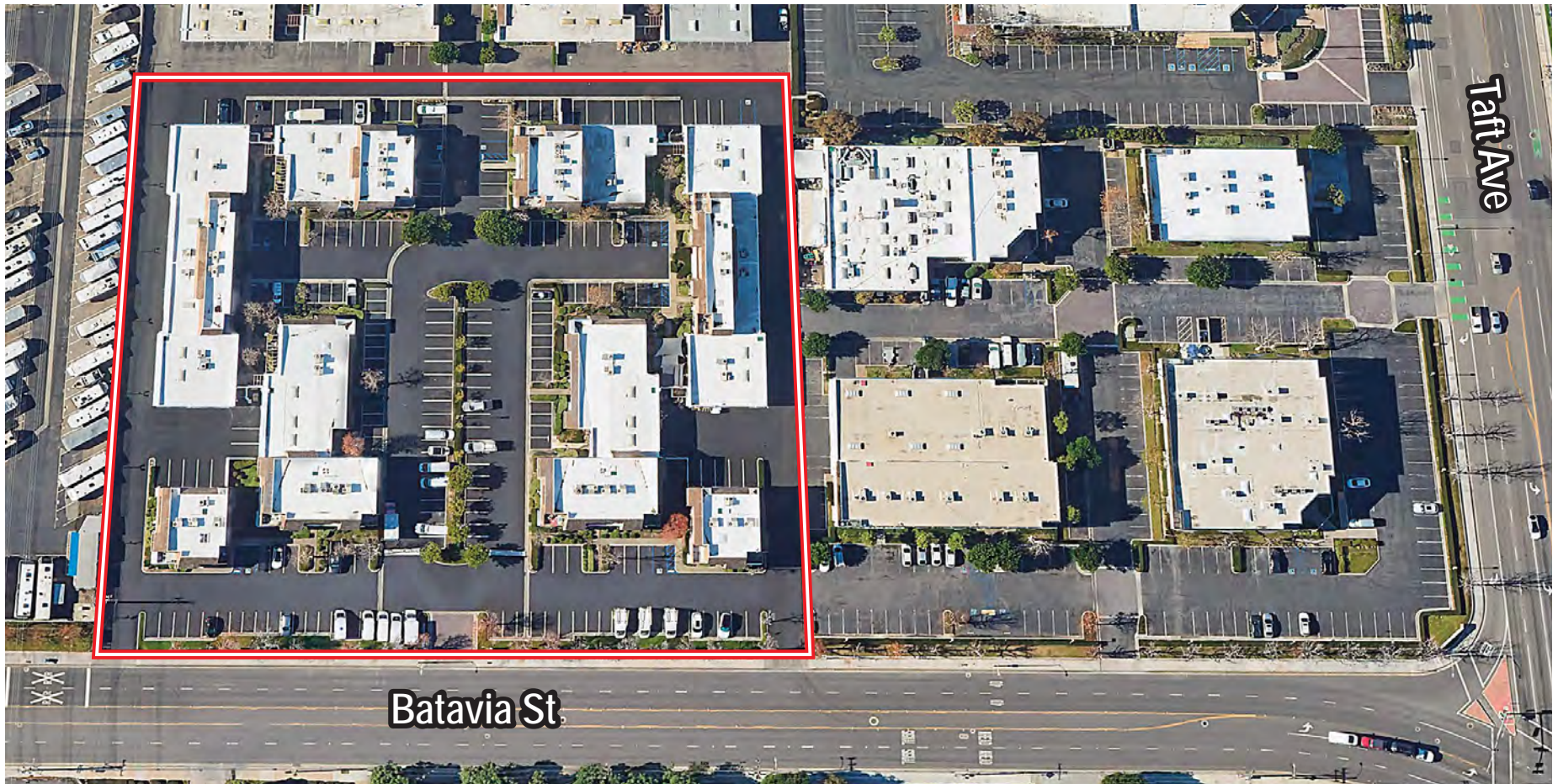
Address	Unit Size	Price	PSF
1570	4,156	\$1,870,074	\$450.00
1576 - 1C	1,228	\$607,939	\$495.00
1576 - 1D	1,495	\$739,807	\$495.00
1576 - 1CD*	2,723	\$1,293,292	\$475.00
1588 - 1A	1,031	\$510,291	\$495.00
1588 - 1B	976	\$483,194	\$495.00
1588 - 1C	1,232	\$609,791	\$495.00
1588 - 1D	1,446	\$715,681	\$495.00
1588 - 1AB*	2,007	\$953,344	\$475.00
1588 - 1CD*	2,678	\$1,271,917	\$475.00
1588 - 1 (Full Bldg.)	4,685	\$2,108,142	\$450.00

OFFICE UNITS

*(Units can be combined)

PROPERTY LOCATION

Guthrie Batavia located in the city of Orange is bordered by four freeways, the Orange (57) freeway to the West, Riverside (91) Freeway to the North, the Garden Grove (22) Freeway to the South and extends East of the Costa Mesa (55) Freeway to the Cleveland National Forest. The cityscape of Orange is rich in its historic buildings. Old Towne - Orange Historic District, a one square-mile around the original plaza, contains many of the original structures built in the period after the city's incorporation. Orange is home to Chapman University and Santiago Canyon College. The Orange Transportation Center's platform is situated adjacent to the former Santa Fe depot in the downtown Historic District, which is also home to an Orange County Transportation Authority (OCTA) bus station, is the second busiest station of the entire Metrolink train system due to its position serving as a transfer station for the Orange County and the IEOC Metrolink lines.



DRONE VIDEO LINK

AMENITIES AERIAL



- Minutes to Honda Center
- Minutes to New "OC Vibe" Entertainment Hub
- Minutes to ARTIC Train Station
- Minutes to Anaheim Stadium
- Minutes to Numerous Retail Amenities/Restaurants
- Park Directly in Front of Your Building
- Pride of Ownership/Business Park Community
- Minutes to the Orange (57), Garden Grove (22), Santa Ana (5), Costa Mesa (55) and Riverside (91) Freeways
- Highly Desirable Business Location to High Net Worth Cities; Anaheim Hills, Villa Park, Orange Park Acres, North Tustin, Lemon/Cowan Heights

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