

FOR SUBLEASE



±2,200 SF INDUSTRIAL/R&D UNIT

3176 PULLMAN ST. SUITE 114, COSTA MESA, CA 92626

Voit

REAL ESTATE SERVICES



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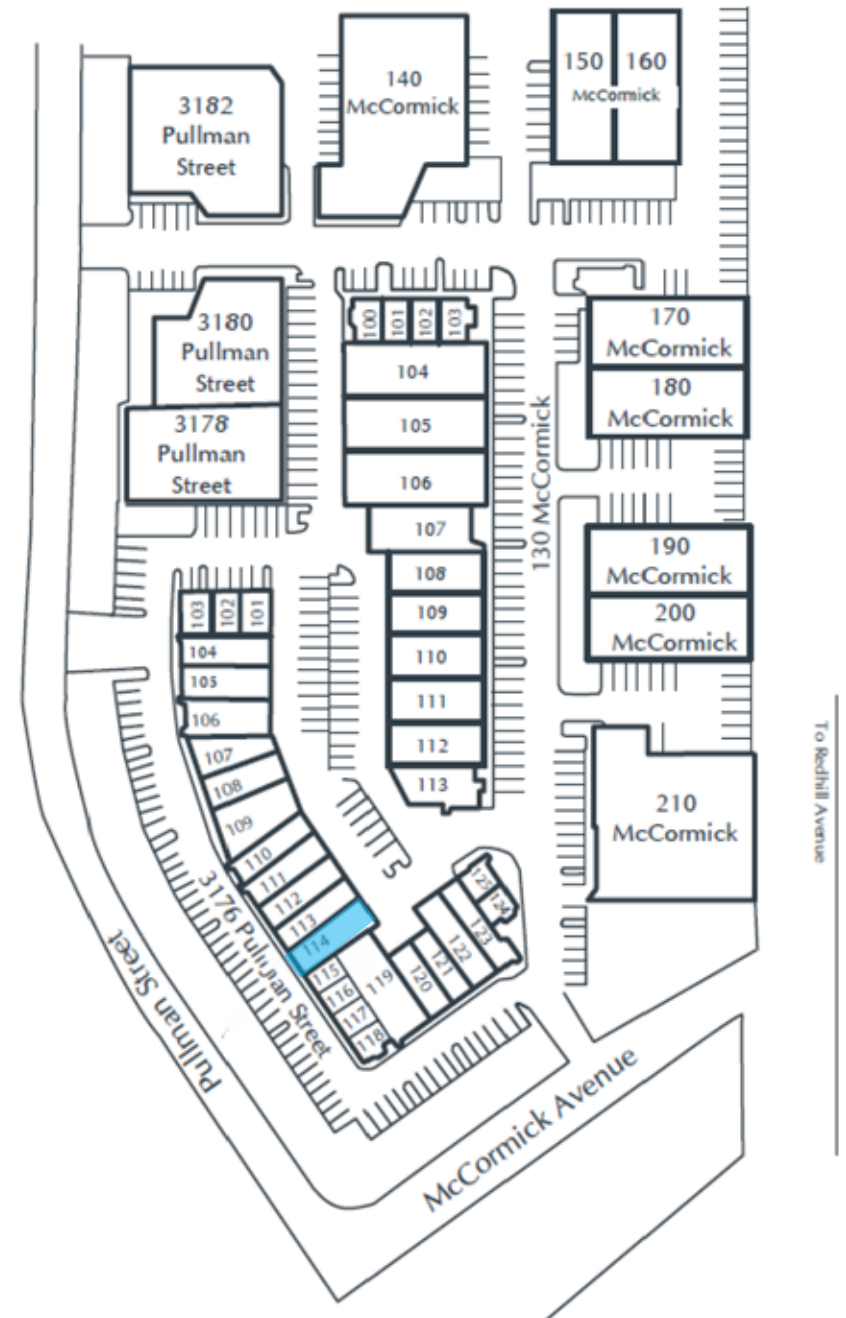
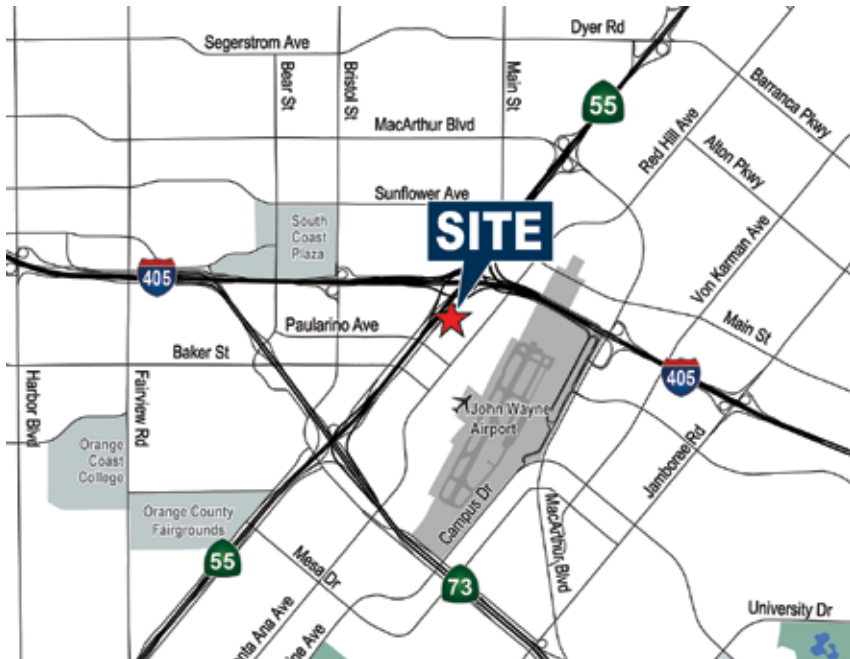
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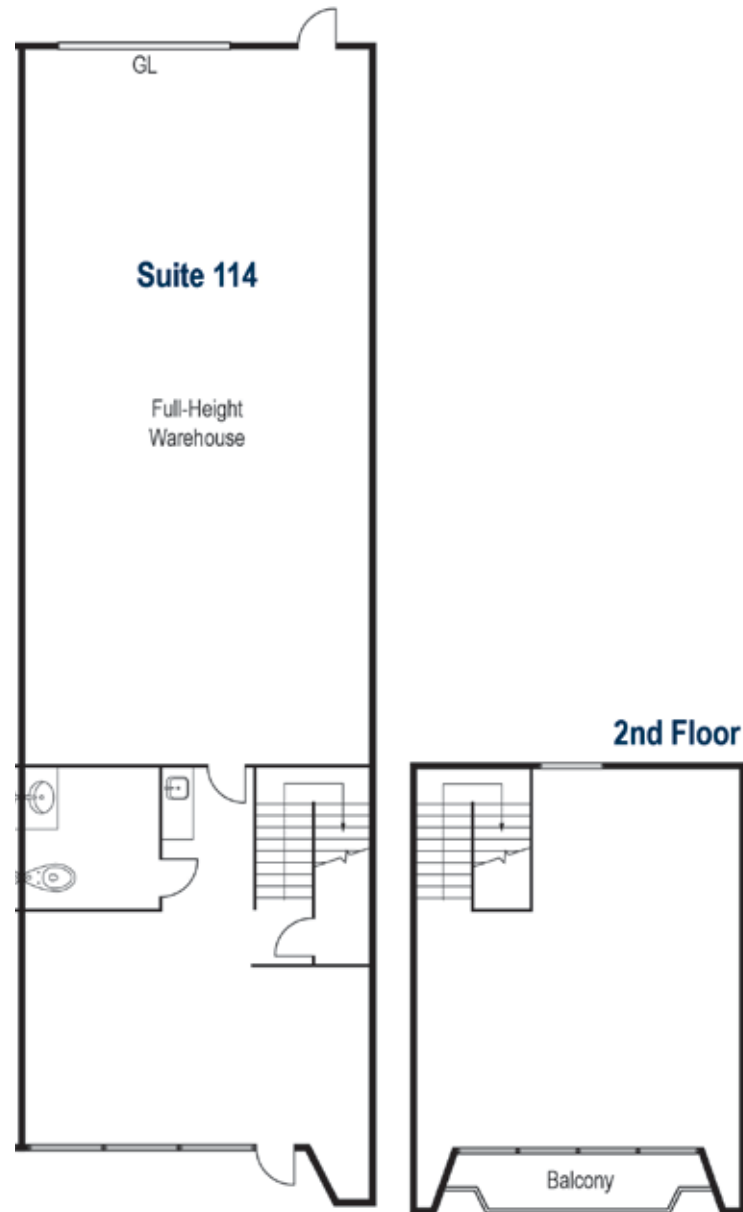
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PROPERTY FEATURES

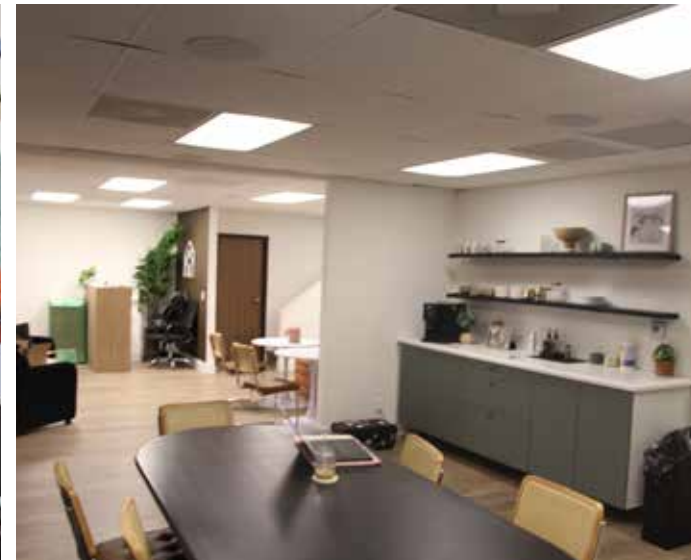
- ±2,200 SF INDUSTRIAL/R&D UNIT
- BRAND NEW MODERN OFFICE IMPROVEMENTS
 - **HARDWOOD FLOORING THROUGHOUT**
 - **WOOD PANEL ACCENT WALLS**
 - **BUILT-IN FURNITURE/LOUNGE**
 - **MODERN KITCHENETTE**
- UPSTAIRS OPEN OFFICE WITH BALCONY
- GROUND LEVEL LOADING DOOR
- ±24' CLEAR WAREHOUSE
- PART OF A PROFESSIONALLY MANAGED BUSINESS PARK
- **SUBLEASE THROUGH 9/30/26 | AVAILABLE BY JULY 2025**
- SHORT DRIVE TO JOHN WAYNE AIRPORT, SOUTH COAST PLAZA, THE CAMP

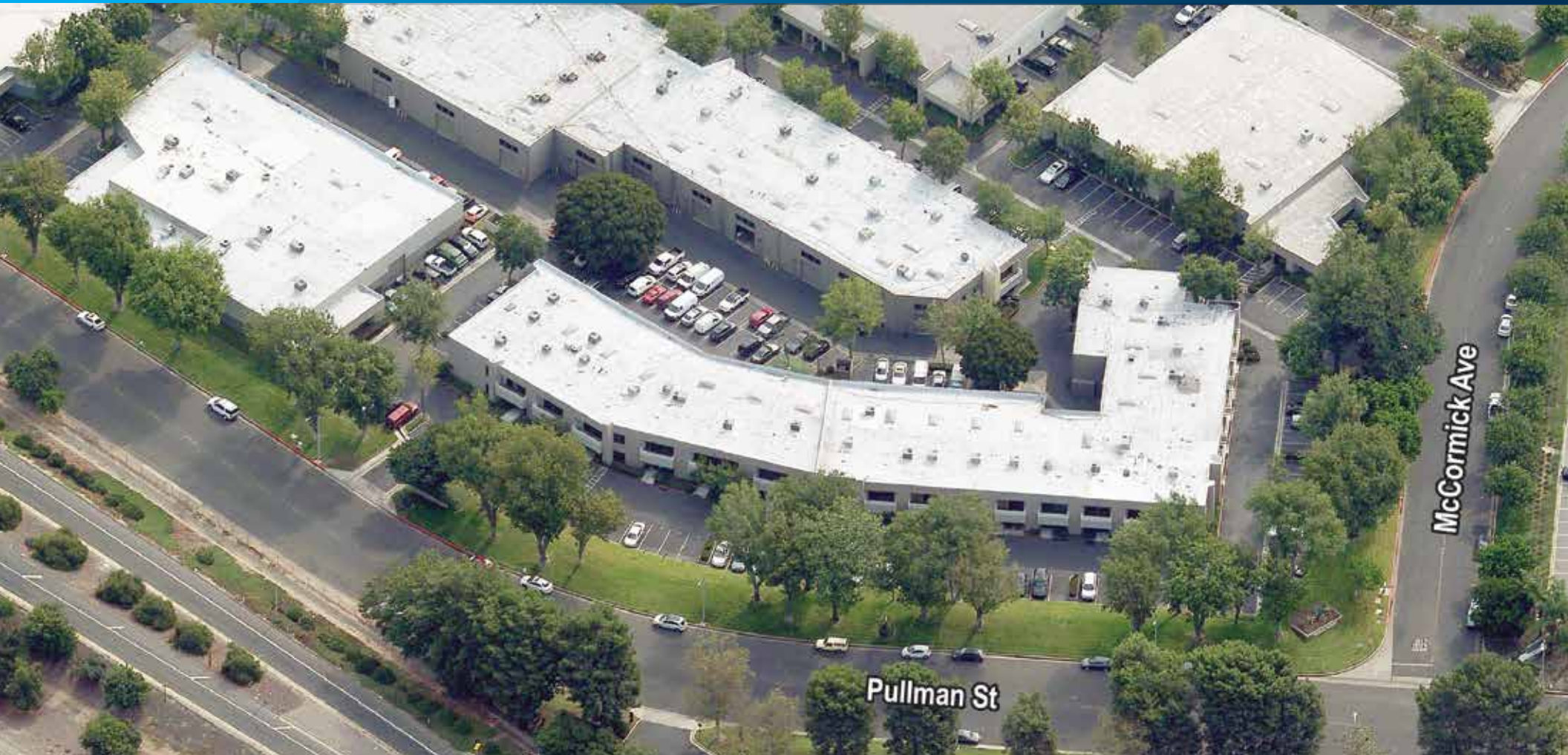


- **SUITE 114 - ±2,200 SF**



INTERIOR





±2,200 SF INDUSTRIAL/R&D UNIT

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