

# FOR LEASE ± 2,161 - 2,594 SF

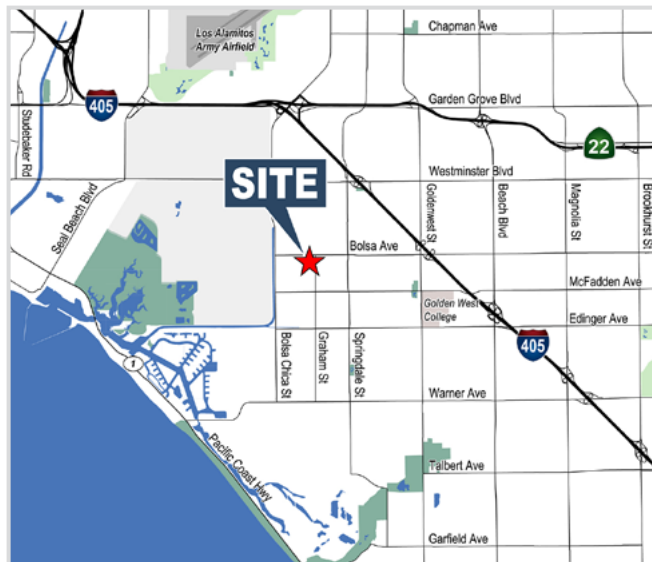
## High-Image Building

5445 Oceanus Dr. & 15121 Graham St., Huntington Beach, CA



### PROPERTY FEATURES

- High Image Multi-Tenant Building
- ± 20' Minimum Warehouse Clearance (Verify)
- An Approximate 70,000 SF Business Park
- Renovated in 2008
- 2:1 Parking
- Fire Sprinklered
- T-5 Lighting
- Frontier Fios Internet
- Ground Level Loading
- Drive-Around Truck Access
- Rear Loading Units
- Excellent Access to 405 and 22 Freeways
- High Identity Location in Excellent Huntington Beach Area



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**Voit**  
REAL ESTATE SERVICES

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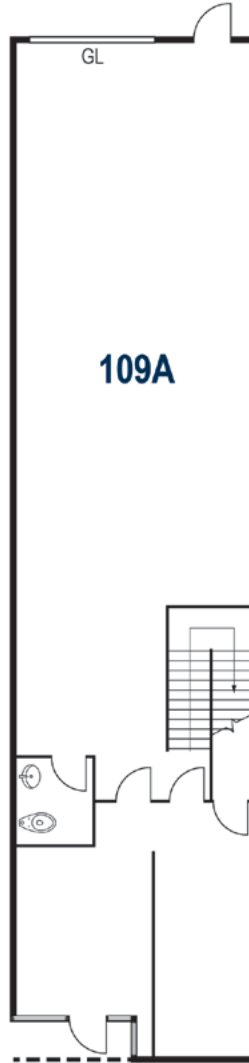
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### SITE PLAN



#### 5445 OCEANUS DRIVE

Suite	Size SF	Office SF	Asking Rate/SF	Availability	Comments
109	± 2,161	± 833	\$1.60/SF + \$.25/SF NNN/ CAM	November 1, 2025	20' ft. Clear (Verify), High Image, Frontier Fios High Speed, HVAC Office, Private Restroom, 1 Ground Level Door

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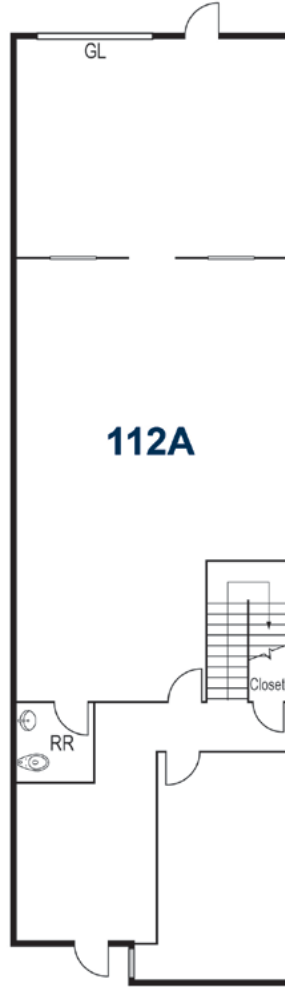
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### SITE PLAN



#### 5445 OCEANUS DRIVE

Suite	Size SF	Office SF	Asking Rate/SF	Availability	Comments
112	± 2,594	± 1,070	\$1.60/SF + \$.25/SF NNN/ CAM	December 1, 2025	20' ft. Clear (Verify), High Image, Frontier Fios High Speed, HVAC Office, Private Restroom, 1 Ground Level Door

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