

FOR LEASE ± 2,144 - ± 4,360 SF

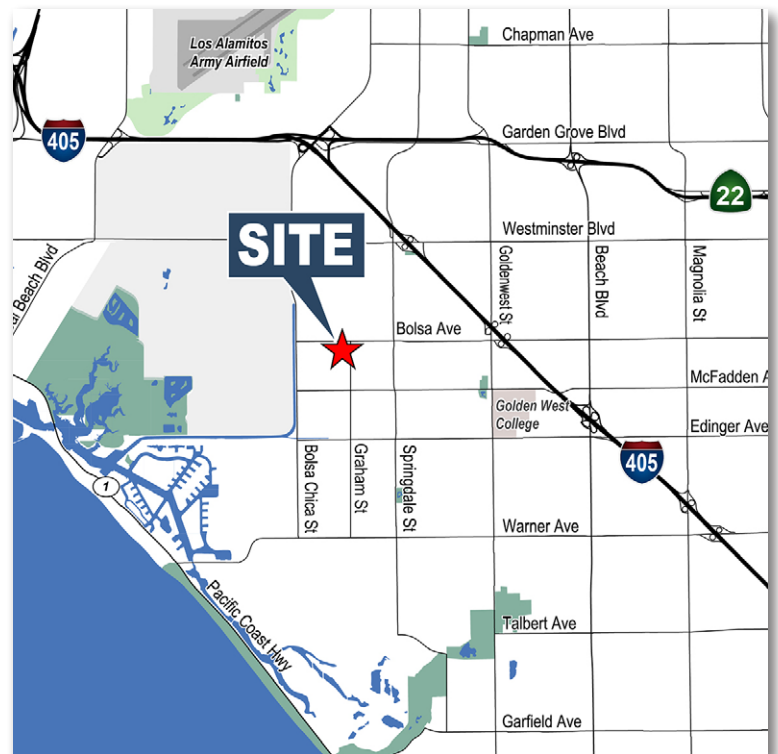
High-Image Building

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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REAL ESTATE SERVICES

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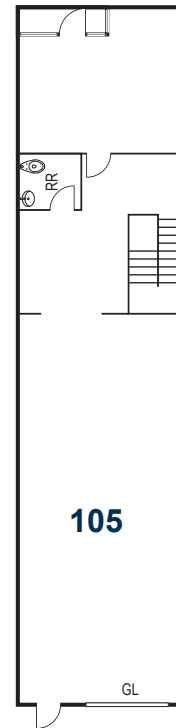
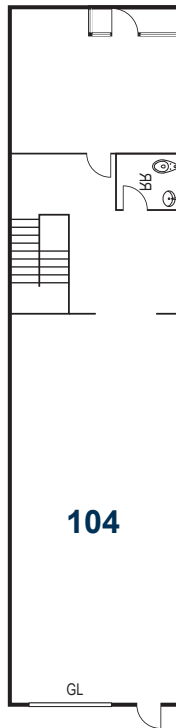
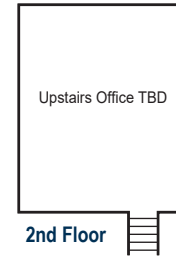
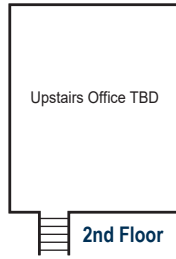
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SITE PLAN



CAN BE POTENTIALLY COMBINED

**Floorplan may not be accurate, Lessee must verify.*

15121 GRAMHAM ST					
Suite	Size SF	Office SF	Asking Rate/SF	Availability	Comments
104	± 2,144	± 878	\$1.50/SF + \$.25/SF NNN/CAM	June 1, 2026	20'ft clear (verify), High Image, Frontier Fios high speed internet, 2 story office, HVAC, Private Restroom, 1 Ground Level Door
105	± 2,216	± 878	\$1.50/SF + \$.25/SF NNN/CAM	April 1, 2026	20'ft clear (verify), High Image, Frontier Fios high speed internet, 2 story office, HVAC, Private Restroom, 1 Ground Level Door

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