

# FOR LEASE

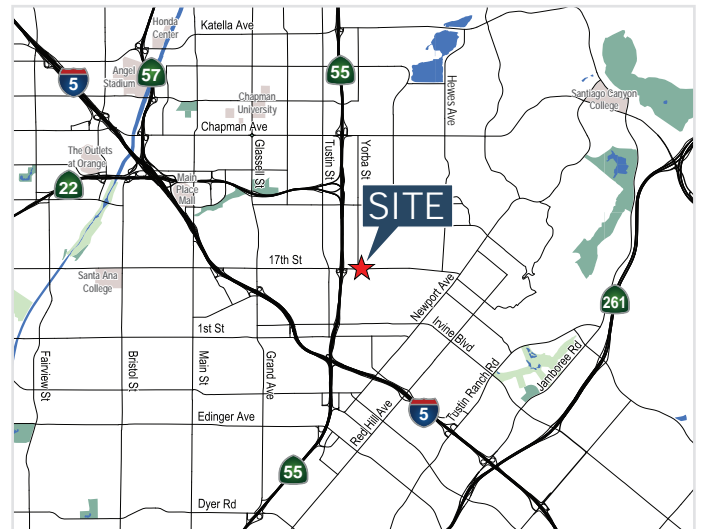
## ±143 - 3,420 SQUARE FEET OFFICE SPACE

17541 17th Street, Tustin, CA



### PROPERTY FEATURES

- Corporate Image Office
- Class "A" Office Interior
- New Tenant Improvements
- Elevator Served
- Major Street Frontage on 17th Street
- Numerous Retail Amenities Nearby
- Excellent Freeway Access to 55 57 and 22 Freeways
- LED Light Fixtures
- Extensive Interior Glass
- Server Room with HVAC
- High Speed Internet Available\*
- Shared break room on 2nd Floor with dishwasher and water filtration system



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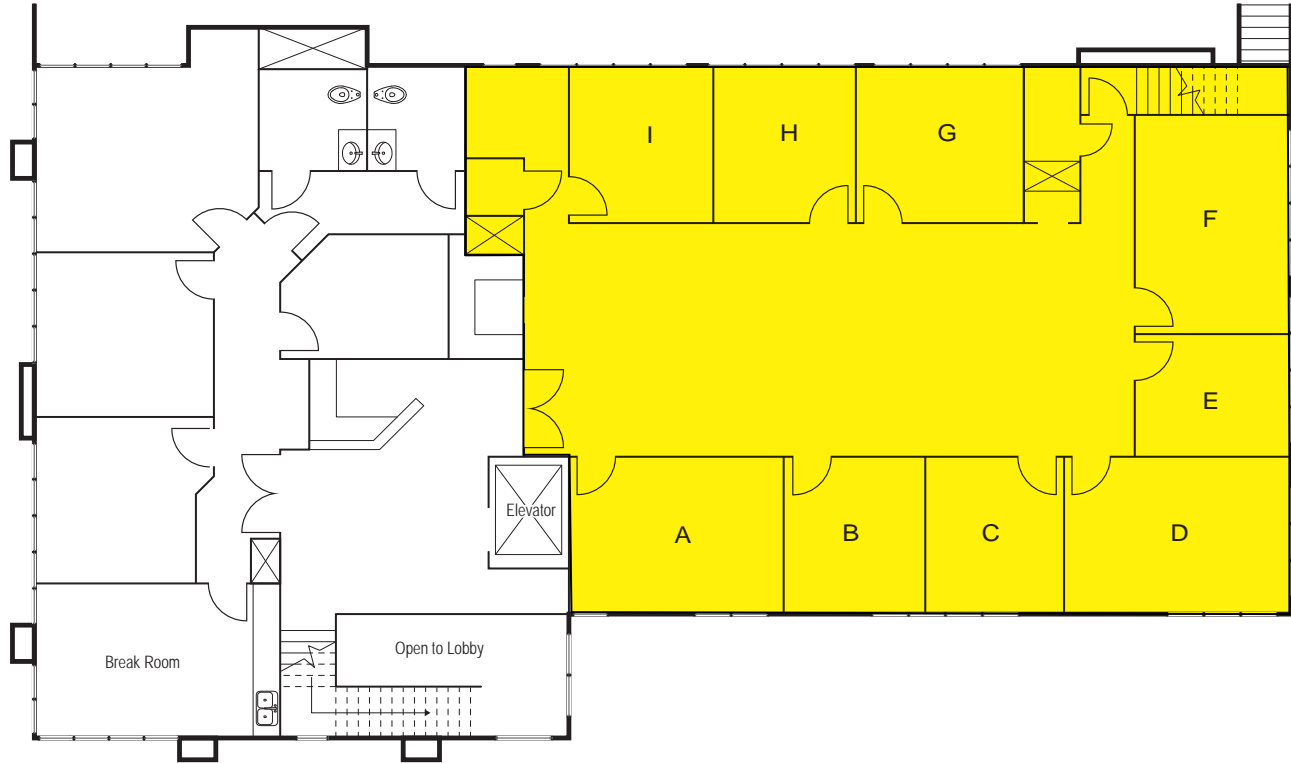
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### 2<sup>nd</sup> FLOOR



### AVAILABLE SUITES

Floor	Suite	Rentable Area (SF)	Lease Rate PSF	Lease Rate Monthly	Comments
2nd	205	± 3,420	\$1.00 FSG*	\$3,420.00	Full Suite, 9 PVT Offices
2nd	Suite A	± 285	\$2.50 FSG	\$712.50	Executive Office
2nd	Suite B	± 181	\$2.50 FSG	\$452.50	Executive Office
2nd	Suite C	± 180	\$2.50 FSG	\$450.00	Executive Office
2nd	Suite D	±292	\$2.50 FSG	\$730.00	Executive Office
2nd	Suite E	± 143	\$2.50 FSG	\$357.50	Executive Office
2nd	Suite F	± 265	\$2.50 FSG	\$662.50	Executive Office
2nd	Suite G	± 211	\$2.50 FSG	\$527.50	Executive Office
2nd	Suite H	± 175	\$2.50 FSG	\$437.50	Executive Office
2nd	Suite I	± 175	\$2.50 FSG	\$437.50	Executive Office

\*\$1 PSF/Month FSG Teaser Rate Offered for First 6 Months on Qualified Deals  
 \*Asking Rate After 6-Month Teaser Rate is \$1.95 PSF/Month FSG

\*Includes Electric and Janitorial

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### PHOTOS



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REAL ESTATE SERVICES

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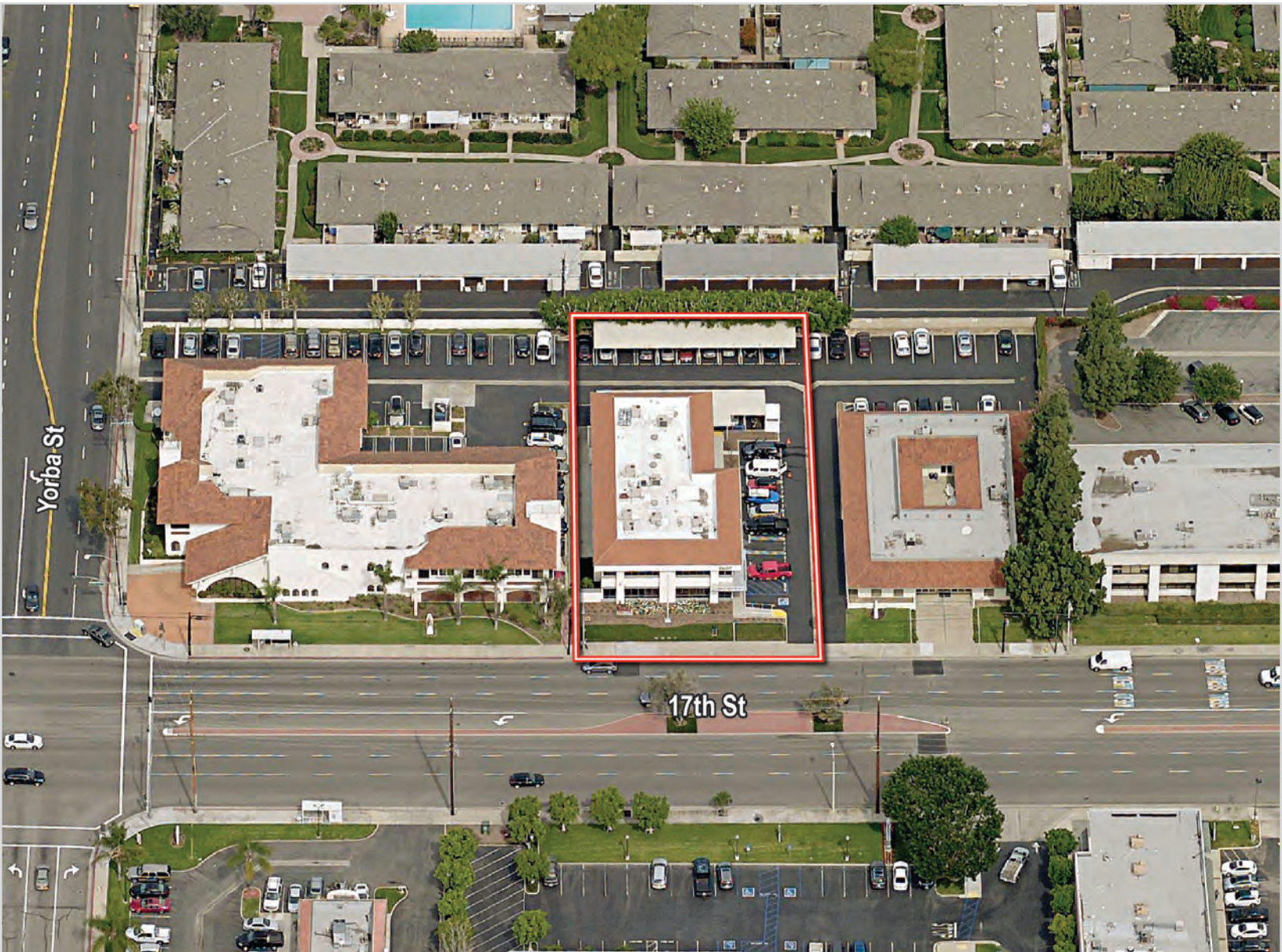
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### AERIAL



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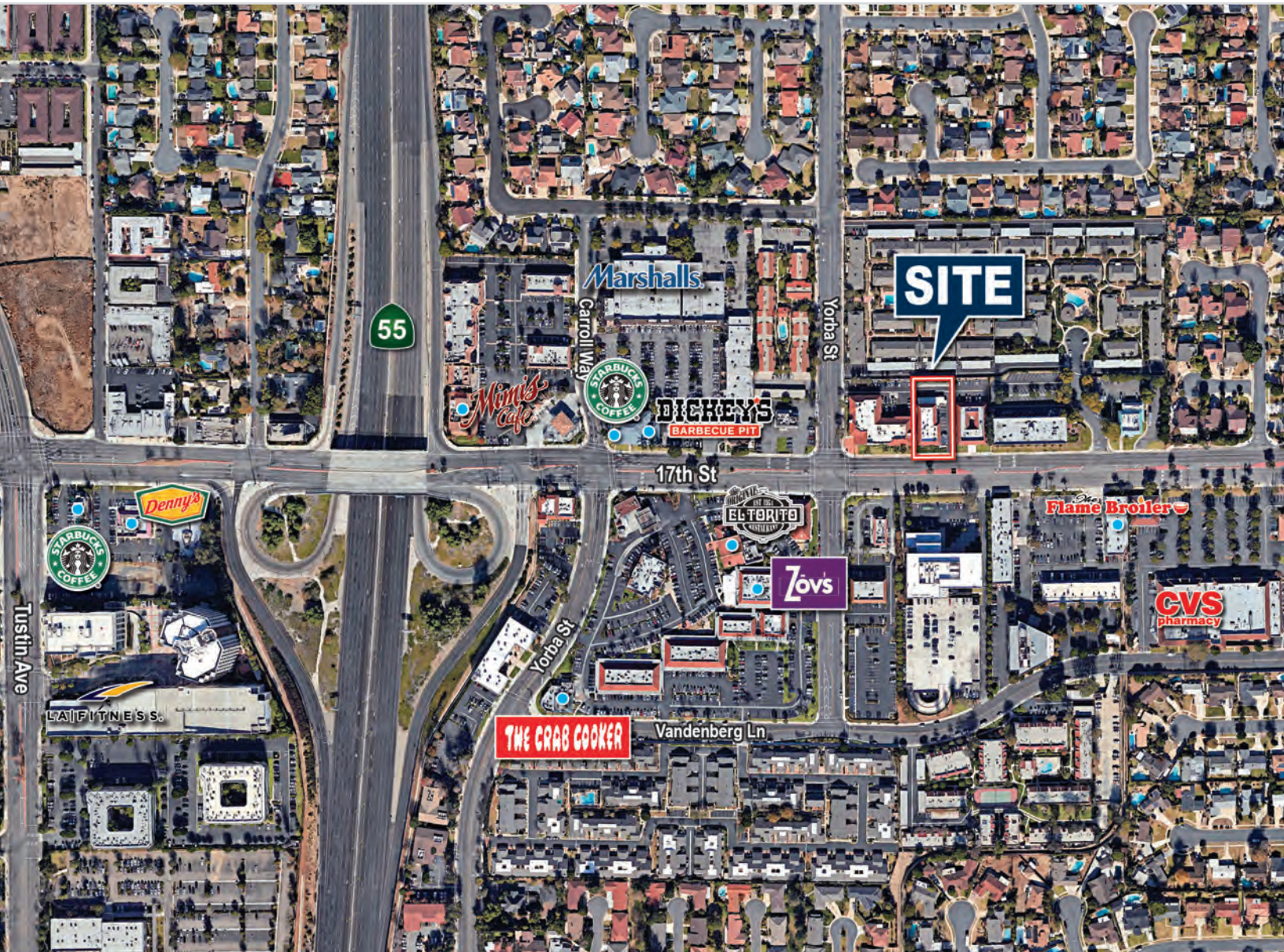
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### AMENITIES



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