

# Flex Building For Lease

3189 Airway Avenue Unit F, Costa Mesa, California



## Property Highlights:

- ± 4,150 square foot single-story building
- High identity with Red Hill street frontage and signage
- Creative design-oriented work environment
- Functional office layout with private and open offices
- ± 1,050 square foot warehouse with 1 GL door
- Desirable Airport Area location close to Newport Beach
- Excellent access to 405, 55 and 73 freeways
- Close proximity to major retail and restaurants



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## Property Features

- Available Size: ± 4,150 sf
- Building Size: ± 4,150 sf
- Office Size: ± 3,100 sf
- Warehouse Size: ± 1,050 sf
- Building Type: Flex / Industrial
- Parking Ratio: 3:1000 – surface free
- HVAC: 75%
- Signage: Eyebrow
- Floors: 1-story
- Loading: 1 GL door
- Height: 11 feet
- Park Name: Airway Commerce Center
- Year Built: 1974



MAP



PHOTOS



**Troy A. Wooton**

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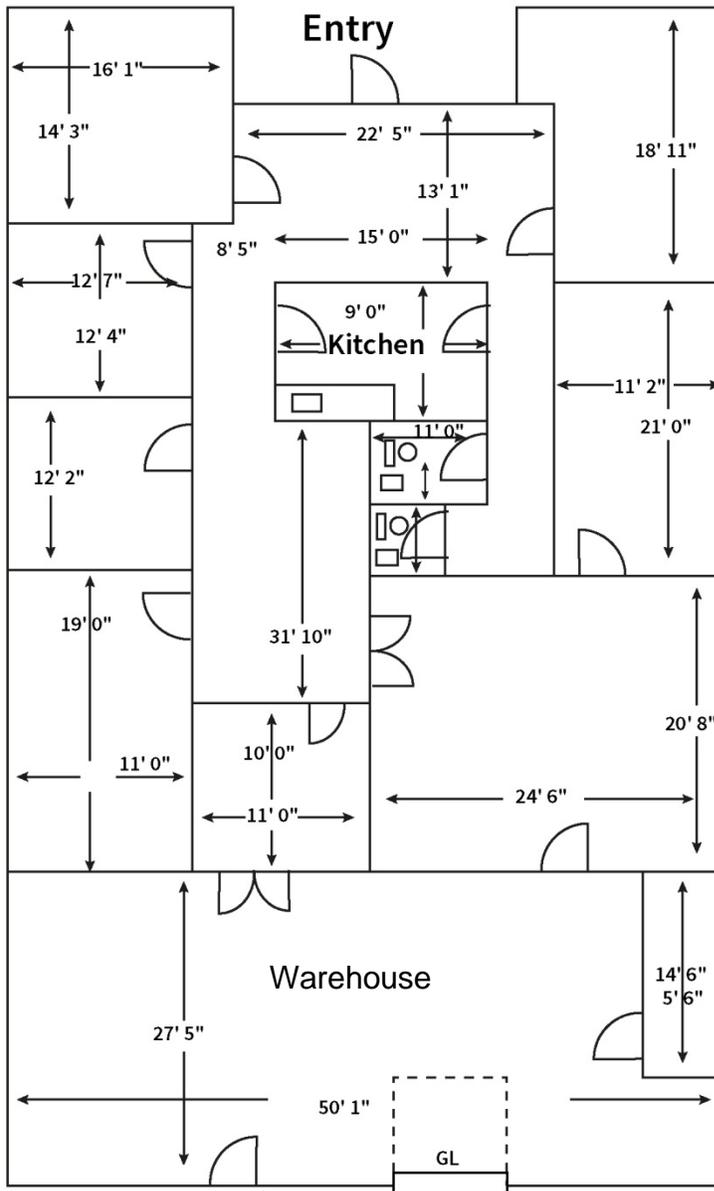
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LOADING - 1 GL DOOR



## Shopping & Restaurants Nearby

South Coast Plaza

The LAB

The Camp

Metro Point

The Triangle

The District

Mariner's Mile

Diamond Jamboree

## AREA AMENITIES

## FLOOR PLAN



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