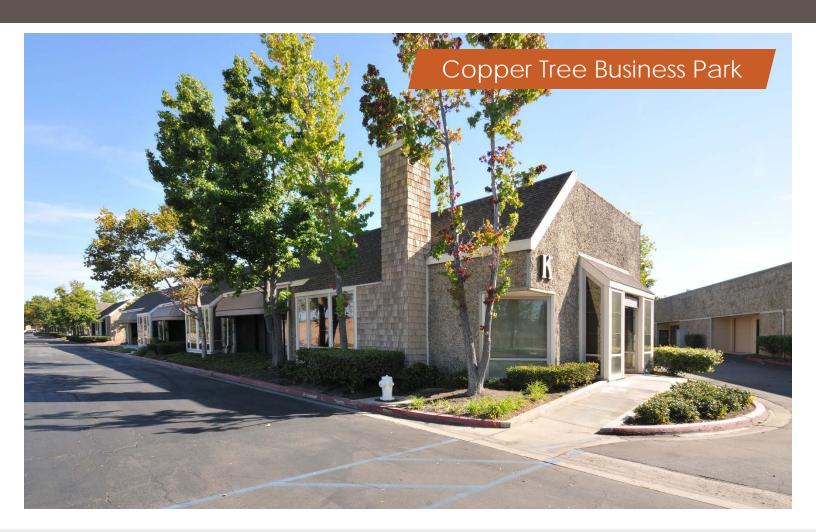
FOR SALE

± 5,227 SQUARE FOOT FLEX CONDOMINIUM



151 Kalmus, Unit K-3 Costa Mesa

- ±5,227 square foot flex condominium
- Functional office lay out
- 100% HVAC
- Reception area, kitchen, conference room
- Multiple offices and bullpen area with cubicles
- Abundant 3:1,000 parking ratio
- Easy access to 55, 405 & 73 Freeways
- Located in the Copper Tree Business Park
- Monthly association / CAM Fees: ±\$0.15 PSF



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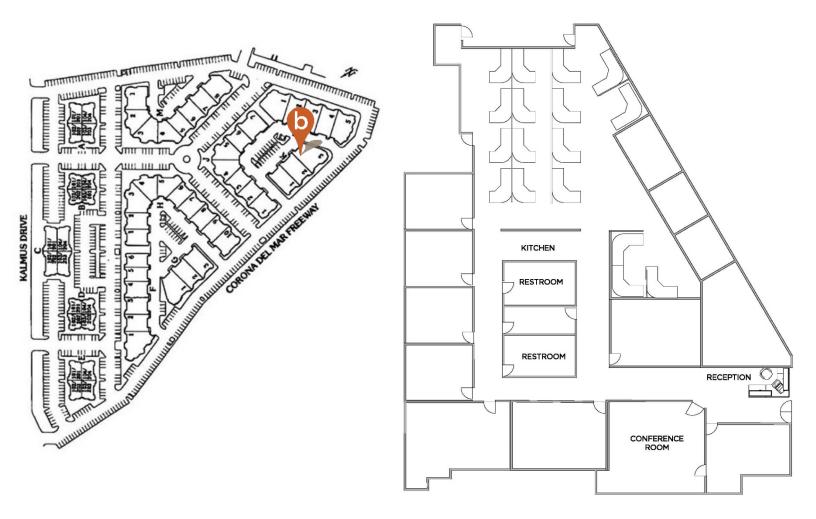
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SITE PLAN & FLOOR PLAN



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cleeper@broadstreetre.com Broker License # 01921208 (949) 242-5210 x3

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zfielder@broadstreetre.com Broker License # 01989549 (949) 242-5210 x2

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