

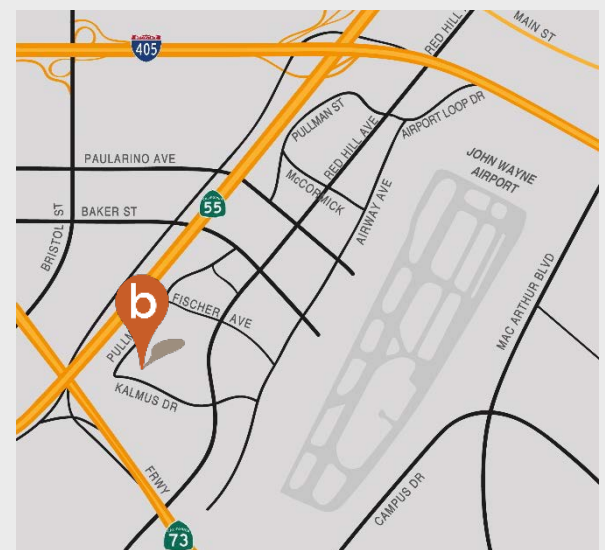
# FOR SALE

## ± 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



**BroadStreet**  
REAL ESTATE GROUP

**TROY A. WOOTON**

twooton@broadstreetre.com  
Broker License # 01377431  
(949) 242-5210 x1

**CHAS W. LEEPER**

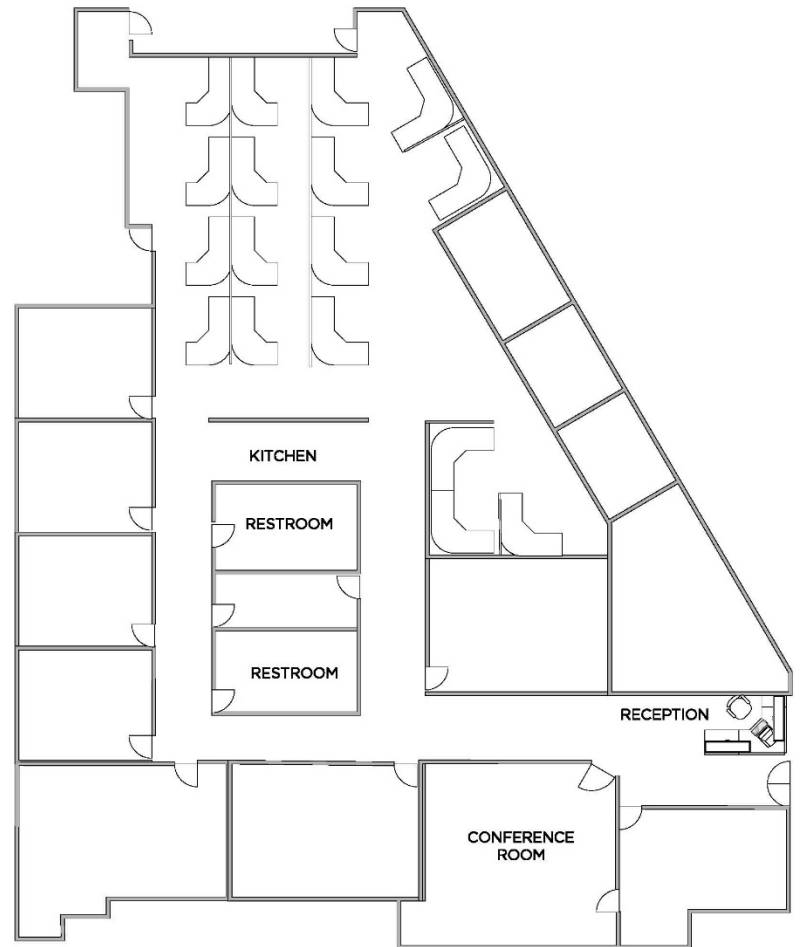
cleeper@broadstreetre.com  
Broker License # 01921208  
(949) 242-5210 x3

**ZAC D. FIELDER**

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

# FOR SALE

# ± 5,227 SQUARE FOOT FLEX CONDOMINIUM



## SITE PLAN & FLOOR PLAN



**BroadStreet**  
REAL ESTATE GROUP

**TROY A. WOOTON**

twooton@broadstreetre.com  
Broker License # 01377431  
(949) 242-5210 x1

**CHAS W. LEEPER**

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

**ZAC D. FIELDER**

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