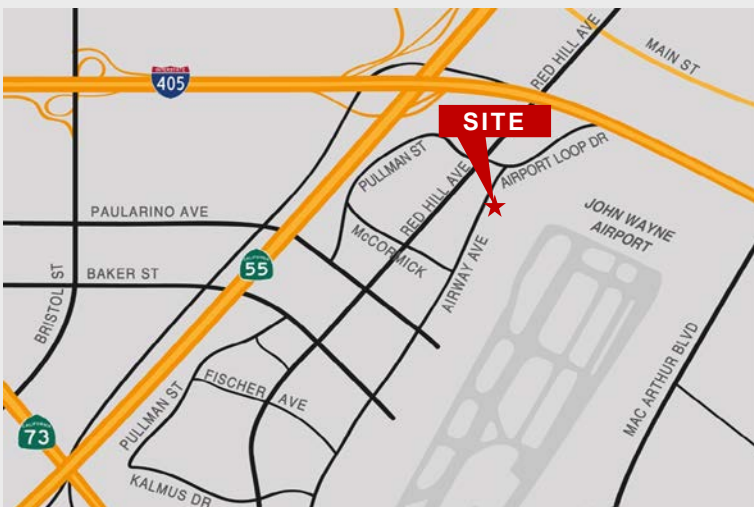


# FOR SALE LEASED INVESTMENT

## AIRWAY COMMERCE CENTER

3188-L Airway Avenue, Costa Mesa, CA



### Property Highlights:

- 100% Leased Investment
- Creative office space with upgraded improvements
- Creative design-oriented work environment
- Functional layout with private offices and open areas
- Desirable Airport location near Irvine and Newport Beach
- Excellent access to 405, 55, and 73 freeways
- Close proximity to major retail and restaurants



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# FOR SALE LEASED INVESTMENT

## AIRWAY COMMERCE CENTER

3188-L Airway Avenue, Costa Mesa, CA

### Property Features

Available Size: ± 4,150 sf

Building Size: ± 4,150 sf

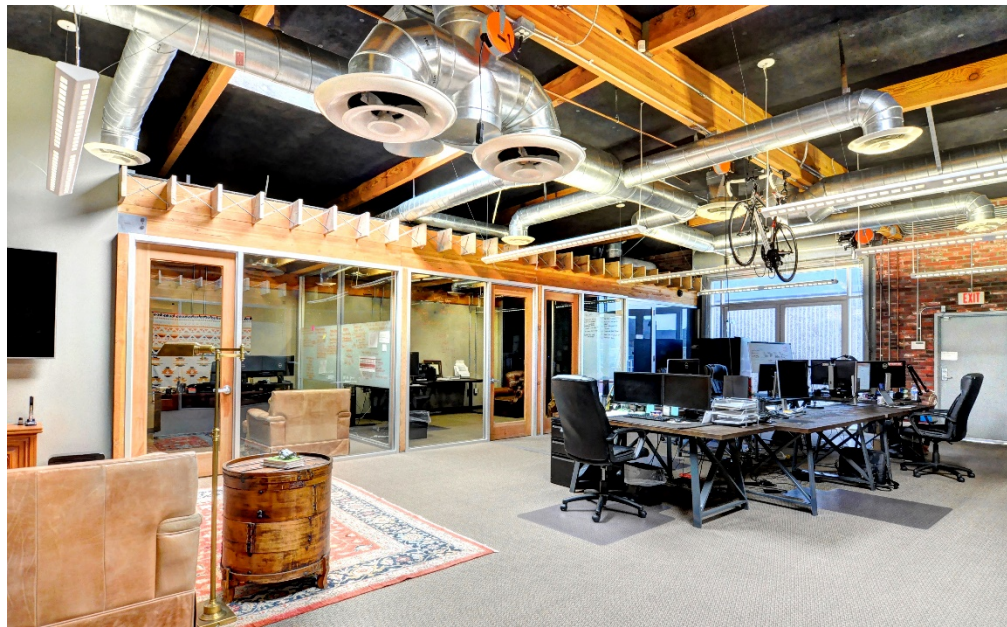
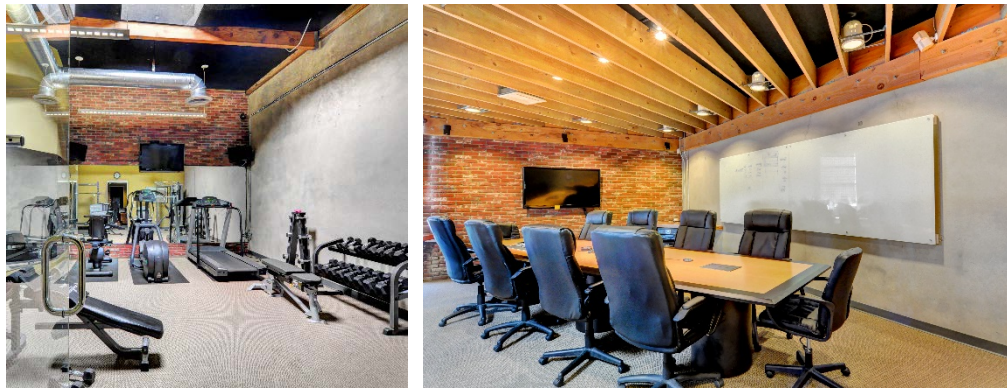
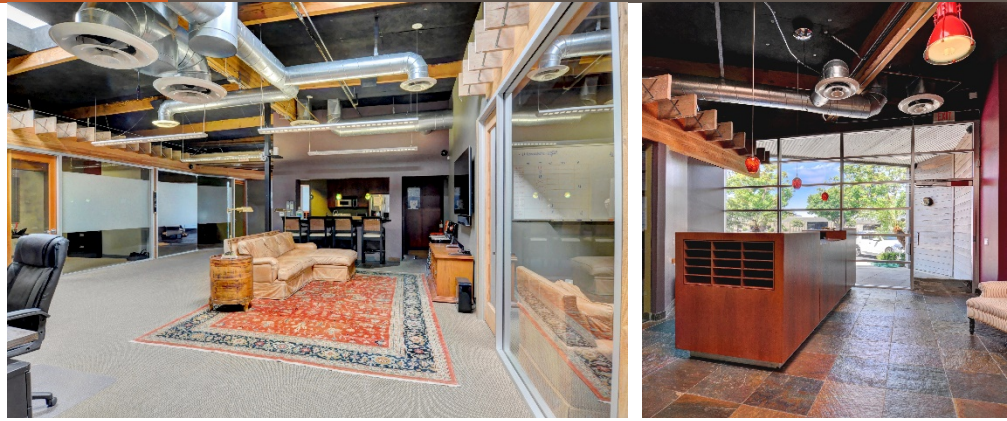
Building Type: Creative Office

Parking Ratio: 3:1000

HVAC: 100% office area

Height: 12 feet – exposed ceilings

Lease Type: Triple Net (NNN)



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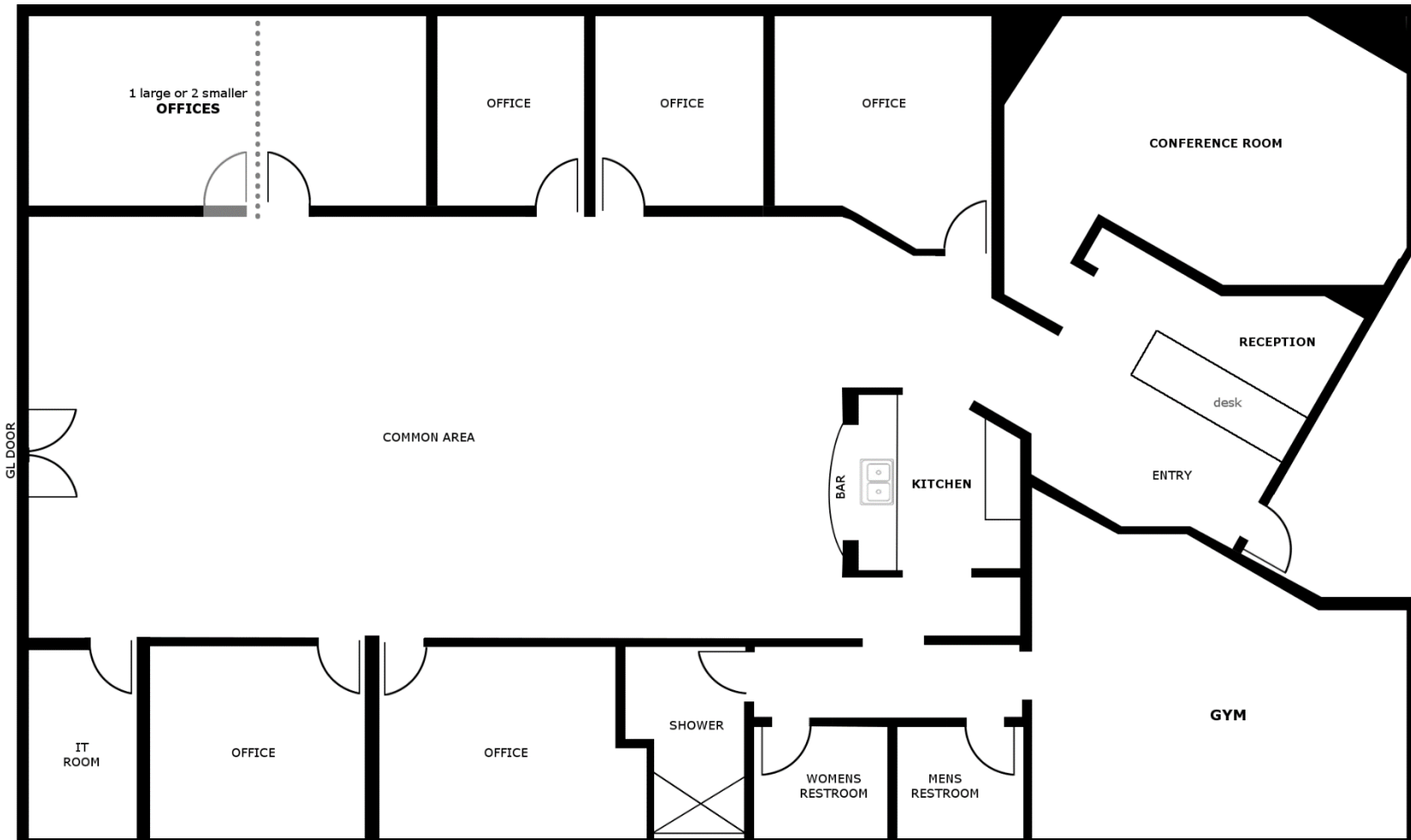
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# FOR SALE LEASED INVESTMENT

## AIRWAY COMMERCE CENTER

3188-L Airway Avenue, Costa Mesa, CA



## FLOOR PLAN

- Dramatic walk-up entry and reception area
- Large glass conference room with custom table
- Kitchen & bar with stainless steel appliances
- Exercise room with bathroom & shower
- High image glass, exposed ceilings & brick façade throughout
- Furniture included (plug-n-play possible)
- High-Speed Internet and back-up power generator



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