

AVAILABLE FOR SALE

CAMBRIDGE BUSINESS PARK

3505 Cadillac Avenue, Unit A
Costa Mesa, CA

± 5,788 SF WAREHOUSE BUILDING



BroadStreet
REAL ESTATE GROUP

TROY WOOTON

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

CHAS LEEPER

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

ZAC FIELDER

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

www.broadstreetre.com

AVAILABLE FOR SALE

CAMBRIDGE BUSINESS PARK

3505 Cadillac Avenue, Unit A
Costa Mesa, CA

FEATURES

Building Size:	± 5,788 sf
Office Size:	± 4,431 sf
R & D Size:	± 675 sf
Warehouse Size:	± 682 sf
Building Type:	Flex
Parking Ratio:	3.1:1000
Loading:	1 grade level door
Height:	± 16 feet
Power:	400 AMPS (verify)



PROPERTY HIGHLIGHTS

- **Located within the Measure X designated area**
- ± 5,788 SF free standing flex building
- Located in the Cambridge Business Park
- Bonus mezzanine storage
- Functional office layout with perimeter windows offices, conference room and large open bullpen areas
- Walking distance to SOCO shops and restaurants
- Excellent access to 405, 55, and 73 freeways



BroadStreet
REAL ESTATE GROUP

TROY WOOTON

949-242-5210 x1
twoon@broadstreetre.com
License # 01377431

CHAS LEEPER

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

ZAC FIELDER

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

AVAILABLE FOR SALE

CAMBRIDGE BUSINESS PARK

3505 Cadillac Avenue, Unit A
Costa Mesa, CA

AERIAL IMAGE



BroadStreet
REAL ESTATE GROUP

TROY WOOTON

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

CHAS LEEPER

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

ZAC FIELDER

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

AVAILABLE FOR SALE

CAMBRIDGE BUSINESS PARK

3505 Cadillac Avenue, Unit A
Costa Mesa, CA

AERIAL MAP



BroadStreet
REAL ESTATE GROUP

TROY WOOTON

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

CHAS LEEPER

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

ZAC FIELDER

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