AVAILABLE FOR SALE

CAMBRIDGE BUSINESS PARK

3505 Cadillac Avenue, Unit A Costa Mesa, CA







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

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FEATURES

Building Size: ± 5,788 sf

Office Size: $\pm 4,431 \text{ sf}$

R & D Size: ± 675 sf

Warehouse Size: ±682 sf

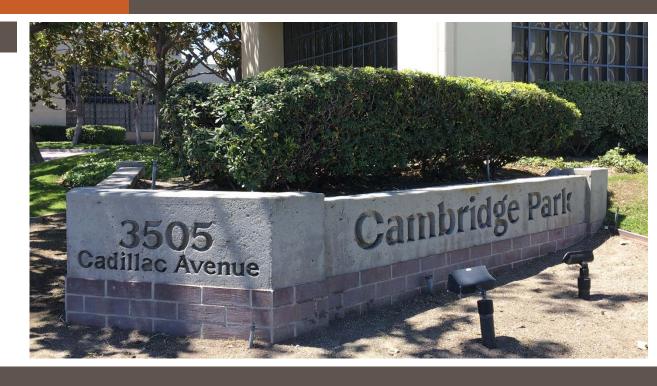
Building Type: Flex

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



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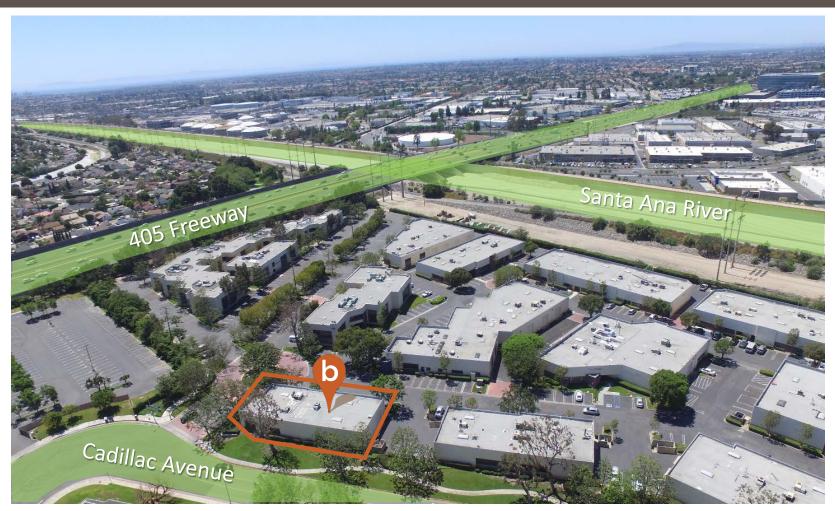
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AERIAL IMAGE







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AERIAL MAP





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