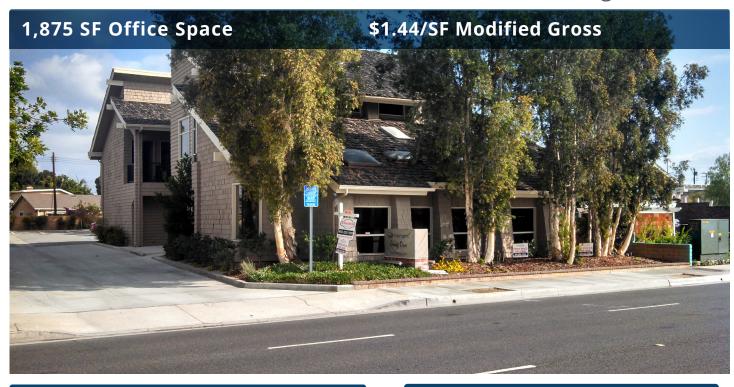


# FOR LEASE

**2745 E. Chapman Avenue, Unit B** Orange, CA 92869



## **FEATURES**

Available Square Footage 1,875 Office Square Footage 1,875

Parking6 Striped Parking StallsDimensionsSee Attached Floor Plan

Year Built 1978
Class B
Floors 2

**Zoning** C-1 City of Orange

# **ACCESSIBILITY**

#### **MILES TO**

Chapman Medical Center0.1Orange Metrolink2.0Westfield Main Place Shopping Center4.0John Wayne Airport9.0South Coast Plaza9.5

# IMMEDIATE ACCESS TO

55, 22, and 5 Freeways

### **HIGHLIGHTS**

Free Standing Office Building

Private Parking Lot

Executive Offices, Conference Room, Lunch Room, and Patio

Tenant Pays for Janitorial Services

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



MATT GINOCCHIO

Cal DRE Lic# 01777208

310.436.6483



#### COLIN LANCASTER

Cal DRE Lic# 02197733

310.436.6488

□ clancaster@lareminc.com

310.719.1585 // www.lareminc.com 165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993



# FOR LEASE

2745 E. Chapman Avenue, Orange, CA 92869

Unit B | 1,875 SF Office Space

Site Plan

## E. Chapman Avenue





The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // www.lareminc.com 165 Savarona Way, Carson, California 90746