



# FOR LEASE

2745 E. Chapman Avenue  
Orange, CA 92869

**4,000 SF Office Space**

**\$1.44/SF Modified Gross**



## FEATURES

Available Square Footage	4,000
Office Square Footage	4,000
Parking	13 Striped Parking Stalls
Dimensions	See Attached Floor Plan
Year Built	1978
Class	B
Floors	2
Zoning	C-1 City of Orange

## ACCESSIBILITY

### MILES TO

Chapman Medical Center	0.1
Orange Metrolink	2.0
Westfield Main Place Shopping Center	4.0
John Wayne Airport	9.0
South Coast Plaza	9.5

### 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



### MATT GINOCCHIO

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**310.719.1585 // [www.lareminc.com](http://www.lareminc.com)**

**165 Savarona Way, Carson, California 90746**

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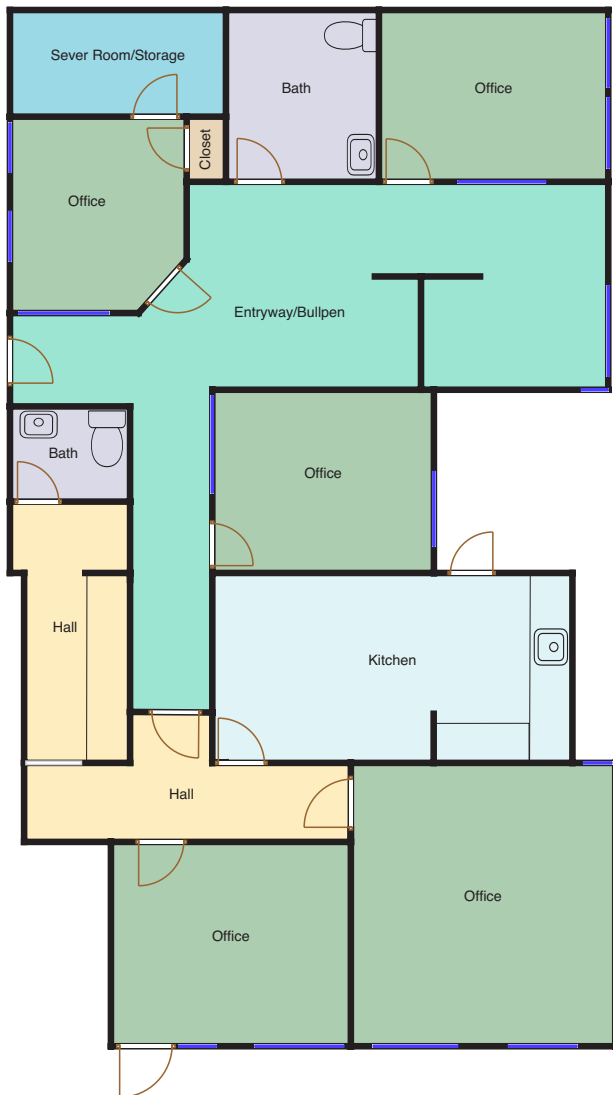
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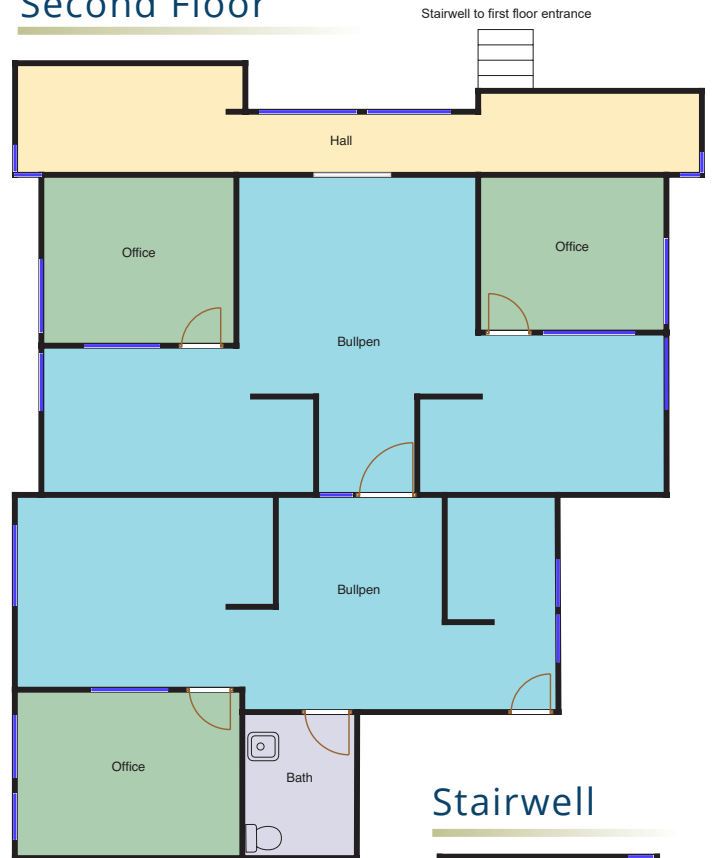
## Site Plan

E. Chapman Avenue

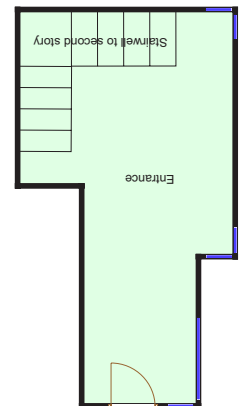
### First Floor



### Second Floor



### Stairwell



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