

FOR LEASE

14351 Myford Street Tustin, CA 92780

2 STORY OFFICE BUILDING WITH ELEVATOR
EXCELLENT BUILD-TO-SUIT OPPORTUNITY

For more information or to
arrange a tour, please contact:

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Premises

82,000 SF Rentable Building Area
41,000 SF Available
156,816 SF of Land

Building Type

2-Story Office with Elevator

Lease Rate

\$1.90/SF Full Service Gross

Parking

4 /1,000 SF

Available Space Breakdown

- 5,900 SF: Ground Floor Space off Entry Lobby, Plug and Play
- 25,000 SF: Currently Occupied Ground Floor Space with Private Entry, Lobby, Paint and Carpet
- 35,000 SF: Entire Second Floor can be broken down to 10,000 SF (\$25/SF In Tenant Improvements)

Amenities

- ✓ On Site Management
- ✓ High Capacity HVAC (4-50 Ton AC Units on Roof)
- ✓ High Capacity Electrical 2500 Amps
- ✓ Possible Lab or R/D Use
- ✓ Suitable For Standard Office Use
- ✓ Also Perfect Build-to-Suit Opportunity for Lab/R&D Company because of Increased HVAC and Electrical Capacity



The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

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