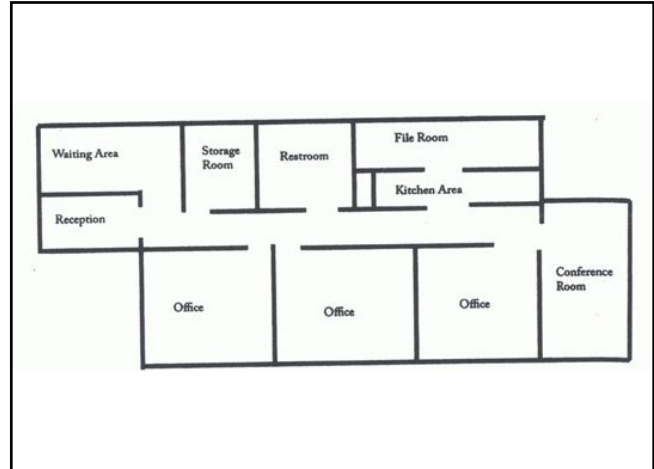


John Bergan

Bergan-Russell & Associates

(714) 973-1316

1. **For Sale / Lease 2,204 Square Feet**



940 W 17th St, Suite F • Santa Ana
17th St / Flower St • Thomas Guide: 829-D1 • Orange County

Wellington Square

Features

- Wellington Square
- Total Building Size: 5,000 Sq. Ft.
- Net Rentable Area: 5,000 Sq. Ft.
- Average Floor Size: 2,500Sq. Ft.
- Suite Size: 2,204 Square Feet
- Parking Ratio: 3 per 1,000 SF
- Building Class: B
- Year Built: 1980
- Passenger Elevators: None
- Freight Elevators: None
- Suite: F
- Vacancy Rate: 44%
- Vacant Square Feet: 2,204
- Rental Rate SF: \$0.75 MGross
- Monthly Rental Rate: \$1,653
- Sale Price SF: \$199.64
- Total Sale Price: \$440,000

Comments

- Office Condominium
- 3 Offices/Reception/Waiting Area
- Kitchen Area
- Surface Free Parking
- Conference / File / Storage Room
- Motivated/All Offers Considered
- Sublease: None
- When Available: Now
- How to Show: Call To Show

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Ref. #175900

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2. **For Lease 2,697 Square Feet**



No Floor Plan Available

801 N Tustin Av, Suite 403 • Santa Ana

Tustin Av / Irvine Blvd • Thomas Guide: 830-A2 • Orange County

Santa Ana-Tustin Medical Center

Features

- Santa Ana-Tustin Medical Center
- Total Building Size: 81,436 Sq. Ft.
- Net Rentable Area: 81,436 Sq. Ft.
- Average Floor Size: 11,634Sq. Ft.
- Suite Size: 2,697 Square Feet
- Parking Ratio: 5 per 1,000 SF
- Building Class: C
- Year Built: 1974
- Passenger Elevators: 2
- Freight Elevators: None
- Suite: 403
- Vacancy Rate: 10%
- Vacant Square Feet: 7,947
- Rental Rate SF: \$1.75 MGross
- Monthly Rental Rate: \$4,720
- Sale Price SF: None
- Total Sale Price: None

Comments

- 7 Story Medical Building
- Build-To-Suit Opportunity
- Adj To Western Medical Center
- Surface Free Parking
- Electricity & A/C Included
- Excellent 5 & 55 Fwy Access
- Sublease: None
- When Available: Now
- How to Show: Call To Show

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Ref. #147419 -