

DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA

3002 DOW AVENUE | TUSTIN, CA

For more information, please contact:

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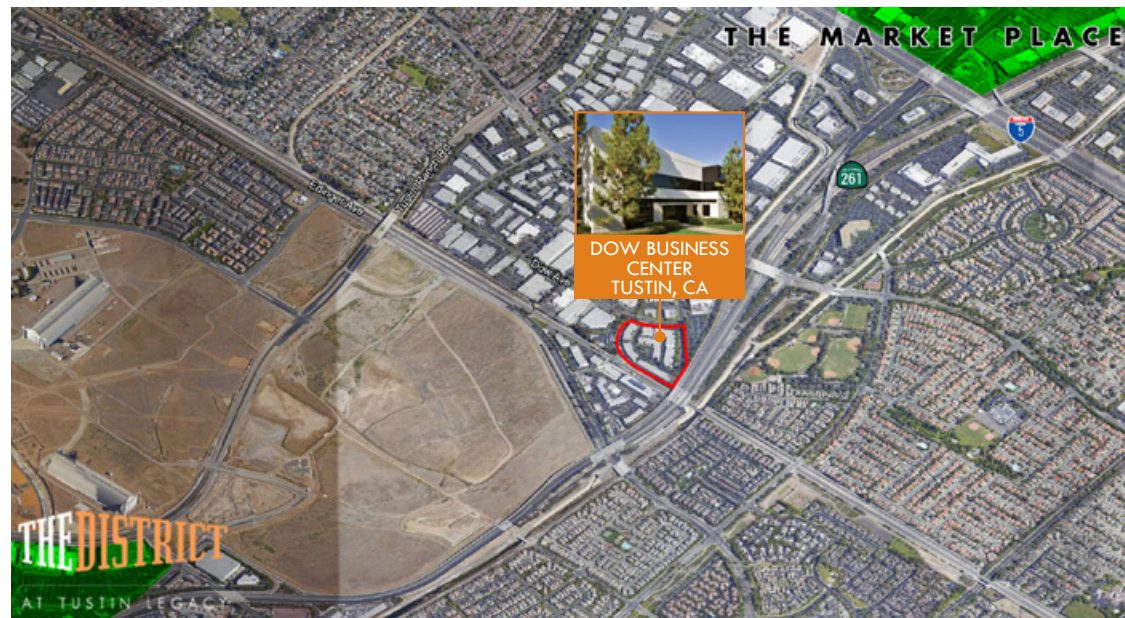
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PROPERTY DESCRIPTION

- A distinctive flex/office and light manufacturing business park centrally located in the Irvine Business Complex
- Turnkey units ready for immediate occupancy
- Convenient access to the 5, 55 and 405 freeways and the 261 toll road
- Newly installed electric vehicle charging stations
- 3.2 per 1,000 sf parking ratio
- Ground level loading
- Fire sprinklered throughout
- Close proximity to The District and The Market Place Shopping Centers
- Close Proximity to John Wayne Airport
- Owned and managed by a partnership of LBA Realty - www.LBArealty.com

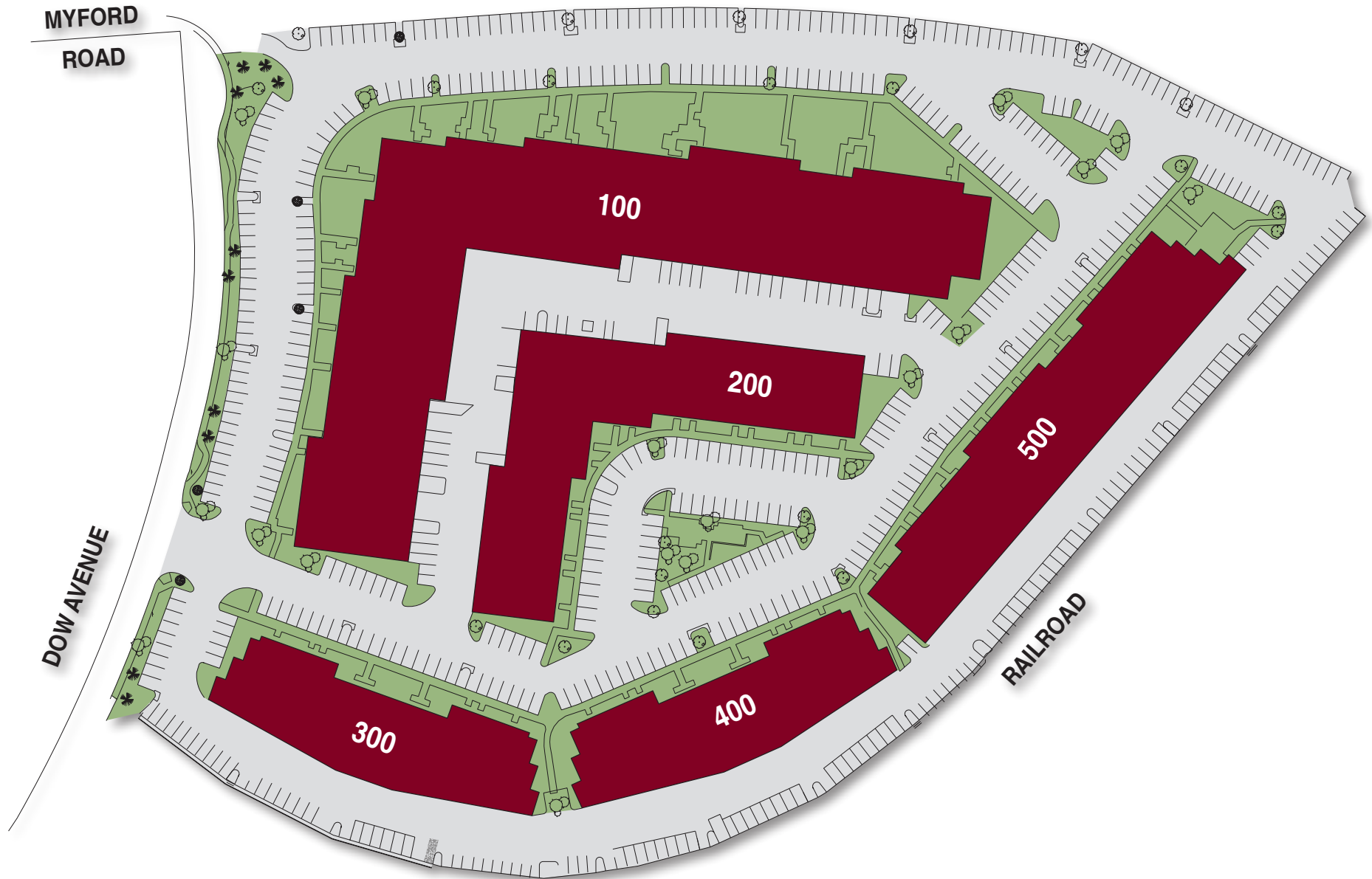
LOCATION OVERVIEW



DOW BUSINESS CENTER

TUSTIN, CALIFORNIA

PROPERTY SITE PLAN



AVAILABLE UNITS

UPDATED MAY 2021

Building Address	Total SF	Office	Warehouse	Profile	Availability	New Lease Rate
<u>Building 100</u>						
<u>Building 200</u>						
<u>Building 300</u>						
<u>Building 400</u>						
Unit 412	1,778	1,436	342	Office/Industrial	August 1, 2021	\$1.45 NNN
Unit 416	2,031	1,131	900	Office/Industrial	June 1, 2021	\$1.45 NNN
<u>Building 500</u>						
Unit 506B	765	0	765	Warehouse	Now Available	\$1.45 NNN
Unit 526	1,988	1,988	0	Office	September 1, 2021	\$1.45 NNN
Unit 528	1,934	1,934	0	Office	Now Available	\$1.45 NNN

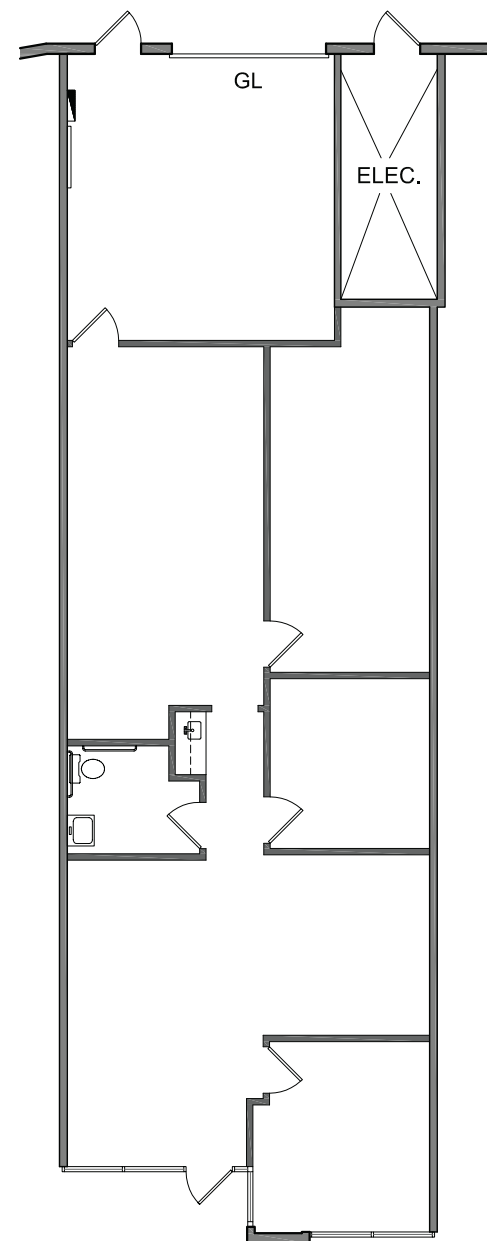
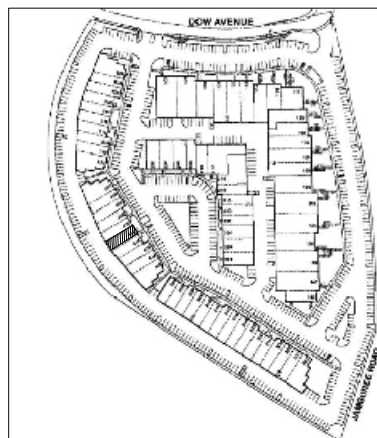
ESTIMATED NET CHARGES = \$0.46 PSF/MO.



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3002 DOW AVENUE UNIT 412

Suite: 1,778 SF
Office: 1,436 SF
Warehouse: 342 SF



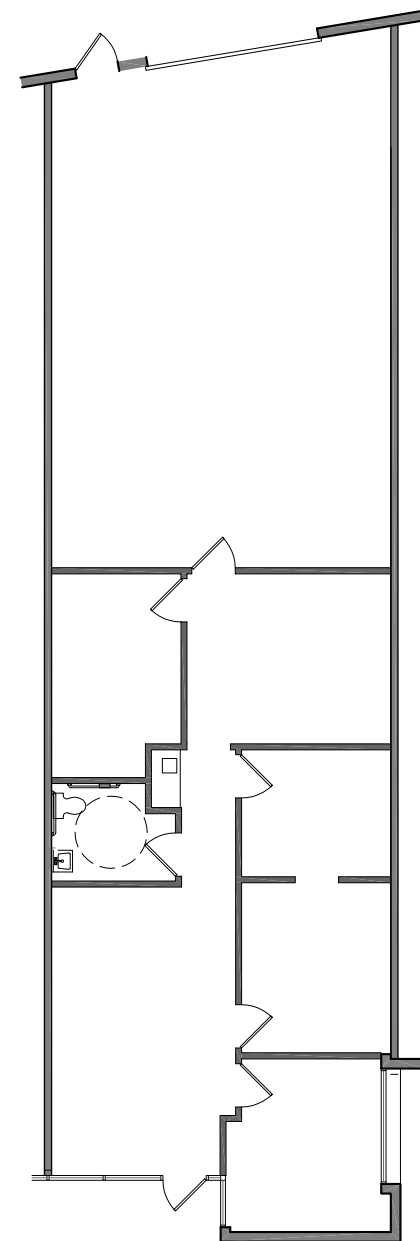
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3002 DOW AVENUE UNIT 416

Suite: 2,031 SF
Office: 1,131 SF
Warehouse: 900 SF



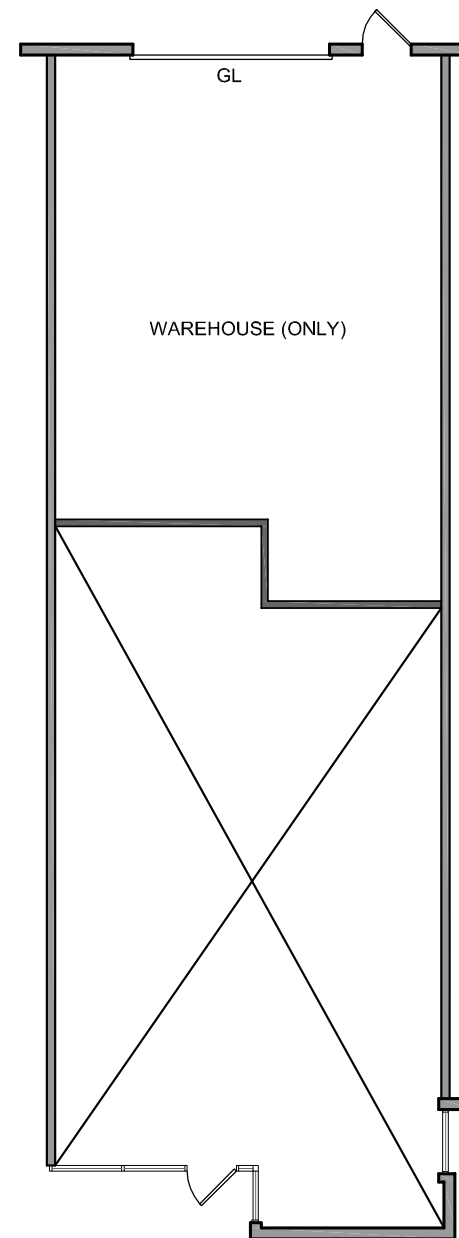
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3002 DOW AVENUE
UNIT 506B

Suite: 765 SF
Office: 0 SF
Warehouse: 765 SF



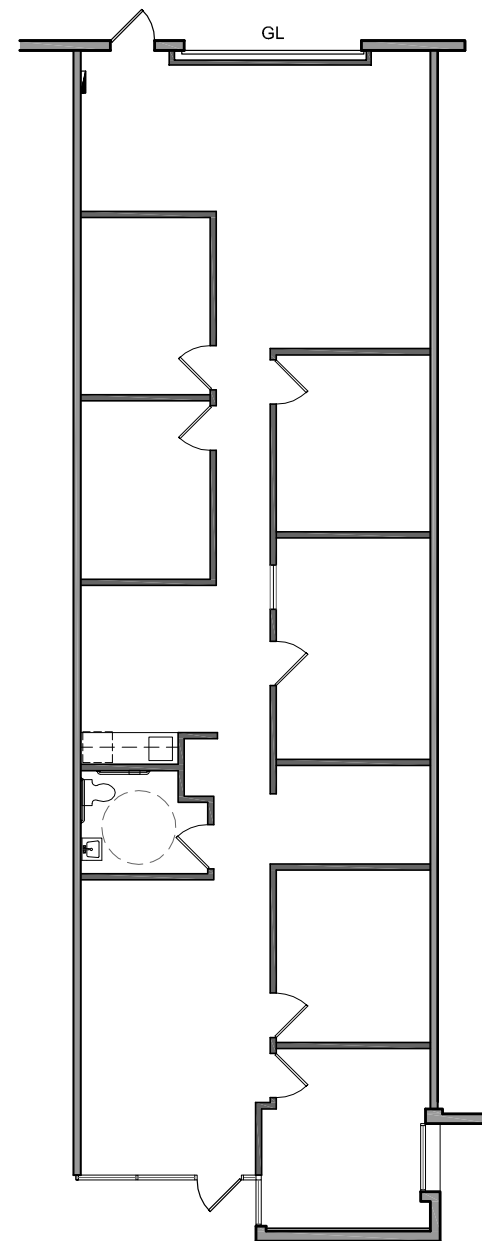
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3002 DOW AVENUE
UNIT 526

Suite: 1,988 SF
Office: 1,988 SF
Warehouse: 0 SF



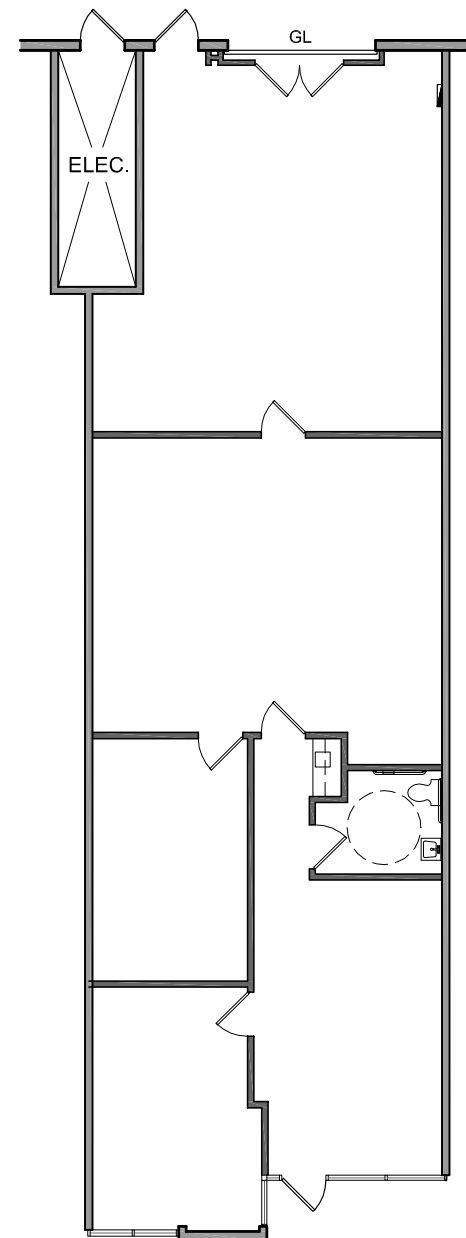
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3002 DOW AVENUE
UNIT 528

Suite: 1,934 SF
Office: 1,934 SF
Warehouse: 0 SF



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