

FOR SUBLEASE



±2,200-4,400 SF INDUSTRIAL/FLEX CONDO

3176 PULLMAN ST. SUITE 113 & 114, COSTA MESA, CA 92626

Voit

REAL ESTATE SERVICES



ALTON BURGESS
SENIOR VICE PRESIDENT
949.263.5397
aburgess@voitco.com
Lic. #01717094



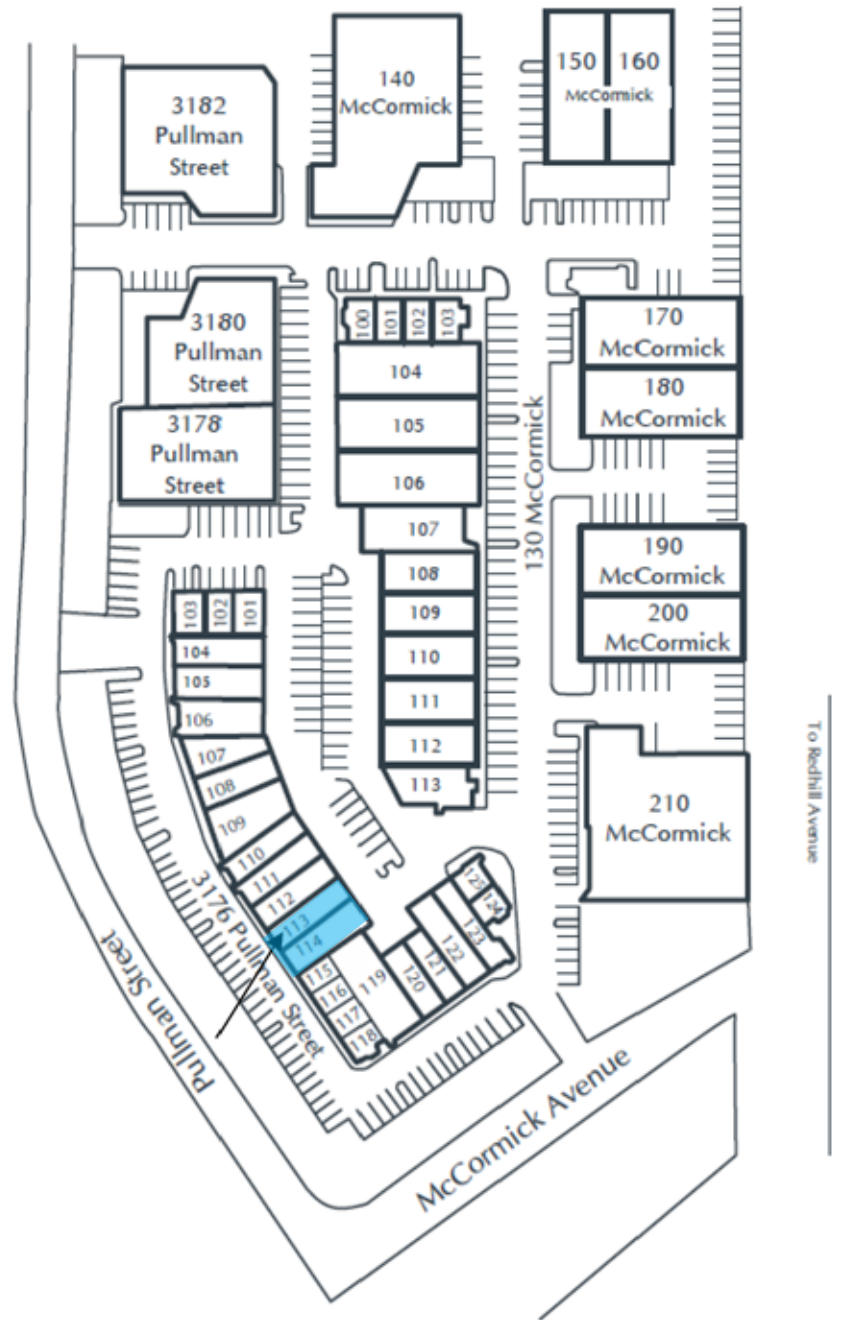
APRIL FOSTER
SENIOR CLIENT COORDINATOR
949.263.5311
afoster@voitco.com

2020 Main Street, Ste. 100, Irvine, California 92614
949.851.5100 | 949.261.9092 Fax www.VoitCo.com

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PROPERTY FEATURES

- ±2,200-4,400 SF INDUSTRIAL/FLEX CONDOMINIUM UNITS
- TWO UNITS WITHIN THE NEWPORT FREEWAY BUSINESS PARK
- RECEPTION, OPEN OFFICE AREA UPSTAIRS AND DOWNSTAIRS, RESTROOM, BALCONY
- GROUND-LEVEL TRUCK DOOR
- FULL-HEIGHT WAREHOUSE
- PART OF A PROFESSIONALLY MANAGED BUSINESS PARK
- **SUBLEASE THROUGH 9/30/26 | AVAILABLE BY JULY 2025**
- SHORT DRIVE TO JOHN WAYNE AIRPORT, SOUTH COAST PLAZA, THE CAMP
- EASY ACCESS TO 55, 405 FREEWAYS AND 73 TOLL ROAD

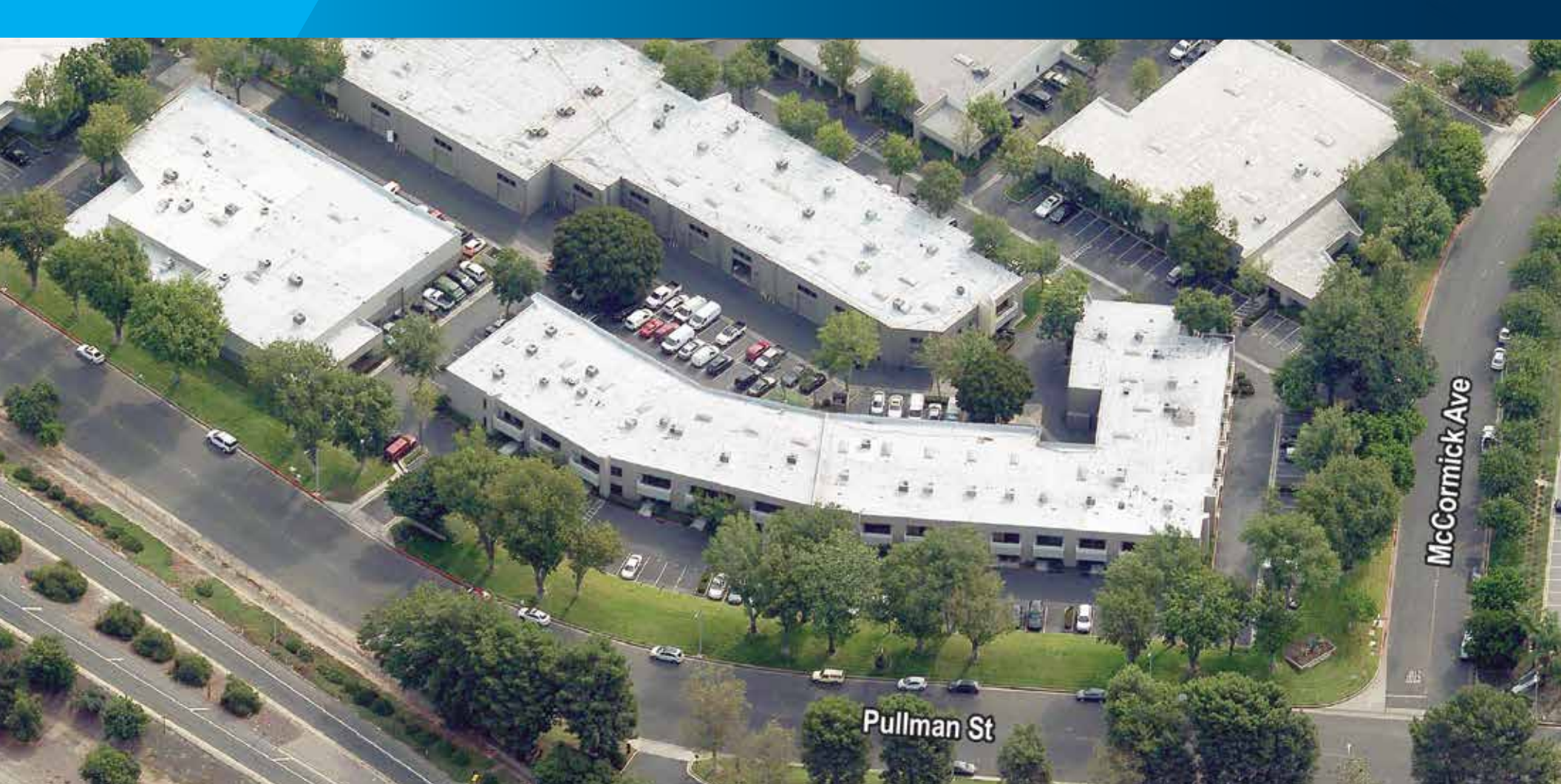


FLOOR PLAN



INTERIOR





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