

# STADIUM PLAZA BUSINESS PARK

ANAHEIM, CALIFORNIA



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## TENANT ADVANTAGE

- Ownership makes moving easy!
- Vacant units are delivered in refurbished condition.
- Professional property management on-site.
- Business Park environment with sizes ranging from 1,200 SF to 42,323 SF to allow growth over time.

## PROPERTY HIGHLIGHTS

- Premier North Orange County Location
- A Distinctive Industrial/Office/Flex Business Park
- Excellent Access to 57, 5, 91 & 22 Freeways
- Walking distance to restaurants, banks, train station and many other retail amenities.
- Can accommodate office finishes from 10%-100%

## BUILDING PARK FEATURES

Parking Ratio	2.1 Stalls:1,000 SF
Clear Height	±14' - 16'
Ground Level Loading	Yes
Signage	Yes
On-Site Deli	Yes
Water	Yes
Anaheim City Power	Yes
Trash Removal	Yes
After Hours Security Patrol	Yes
Landscaping	Yes

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## SITE PLAN



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## AVAILABILITIES

Unit	Total SF	Office SF	Warehouse SF	GL Doors	Asking Base Rent	Comments
<b>1591 SOUTH SINCLAIR</b>						
Suite F	±2,025	±1,060	±965	1	\$1.75 PSF	Reception, 2 Offices, Open Area, 1 Restroom
<b>2125 EAST HOWELL</b>						
Suite A/C	±4,885	±1,788	±3,097	2	\$1.79 PSF	Reception, 3 Offices, Conference Room, Open Area, Break Room, 3 Restrooms
Suite D	±1,200	±86	±1,114	1	\$1.72 PSF	1 Office and 1 Restroom
<b>1571 SUNKIST</b>						
Suite F	±1,440	±770	±670	1	\$1.75 PSF	Reception, 2 Offices, Open Area, 1 Restroom
<b>1550 SUNKIST</b>						
Suite A-C	±6,075	±3,782	±2,293	3	\$1.72 PSF	Reception, 7 Offices, 1 Conference Room, 1 Break Room, 1 IT Room, Large Open Area, 3 Restrooms
Suite D	±2,025	±495	±1,530	1	\$1.72 PSF	Reception, 1 Office, 1 Restroom
Suite H	±2,025	±1,210	±815	1	\$1.75 PSF	Reception, 2 Offices, Large Open Area, Kitchenette, 2 Restrooms

*\*\$0.18 PSF Cam Fee in Addition to the Asking Base Rent*

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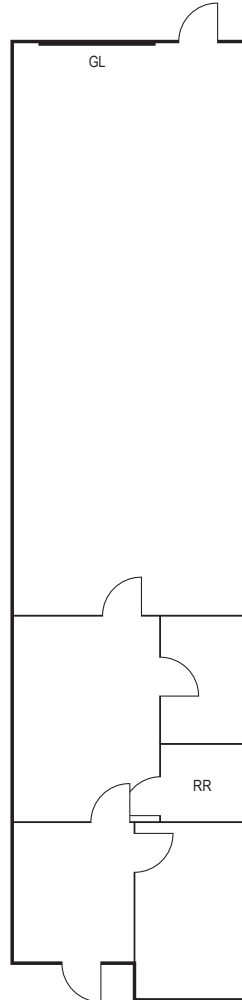
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1591 SOUTH SINCLAIR, SUITE F



**± 2,025 SF**  
Office: ± 1,060 SF  
Warehouse: ± 965 SF

*\*Floorplans Not to Scale*

-  Multi-Tenant Buildings
-  On-Site Management

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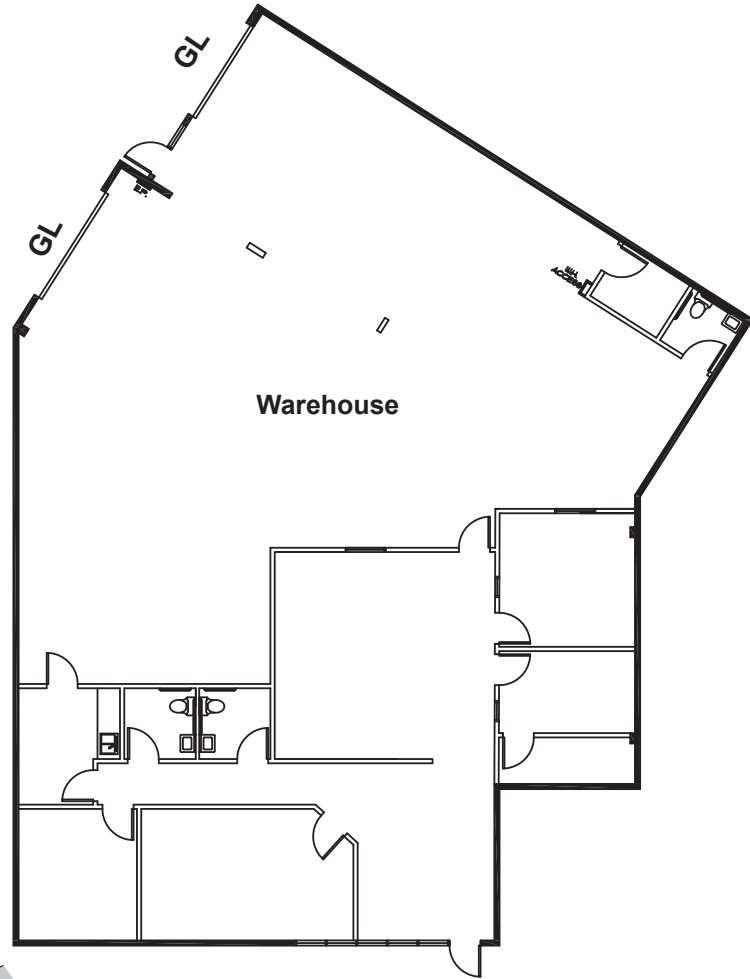
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2125 E. HOWELL AVENUE, SUITE A/C



**± 4,885 SF**  
Office: ± 1,788 SF  
Warehouse: ± 3,097 SF

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2125 E. HOWELL AVENUE, SUITE D



**± 1,200 SF**  
Office: ± 86 SF  
Warehouse: ± 1,114 SF

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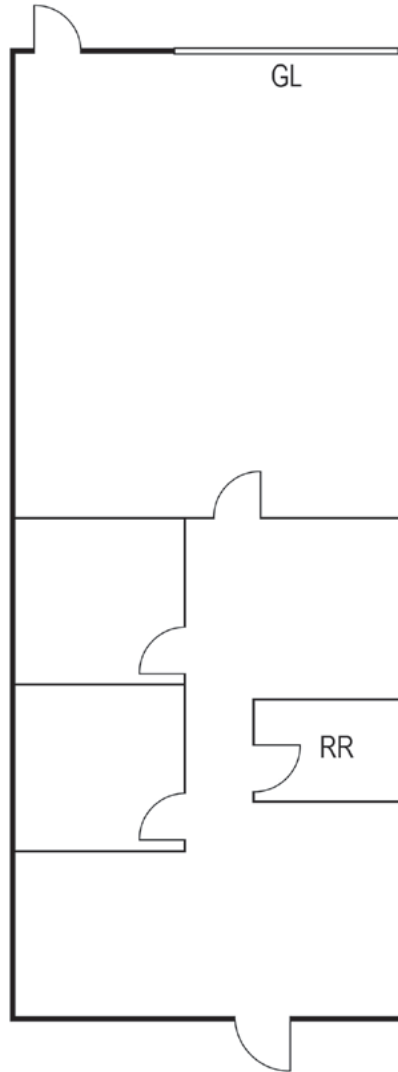
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# STADIUM PLAZA BUSINESS PARK

1571 SUNKIST STREET, SUITE F



**± 1,440 SF**  
Office: ± 770 SF  
Warehouse: ± 670 SF

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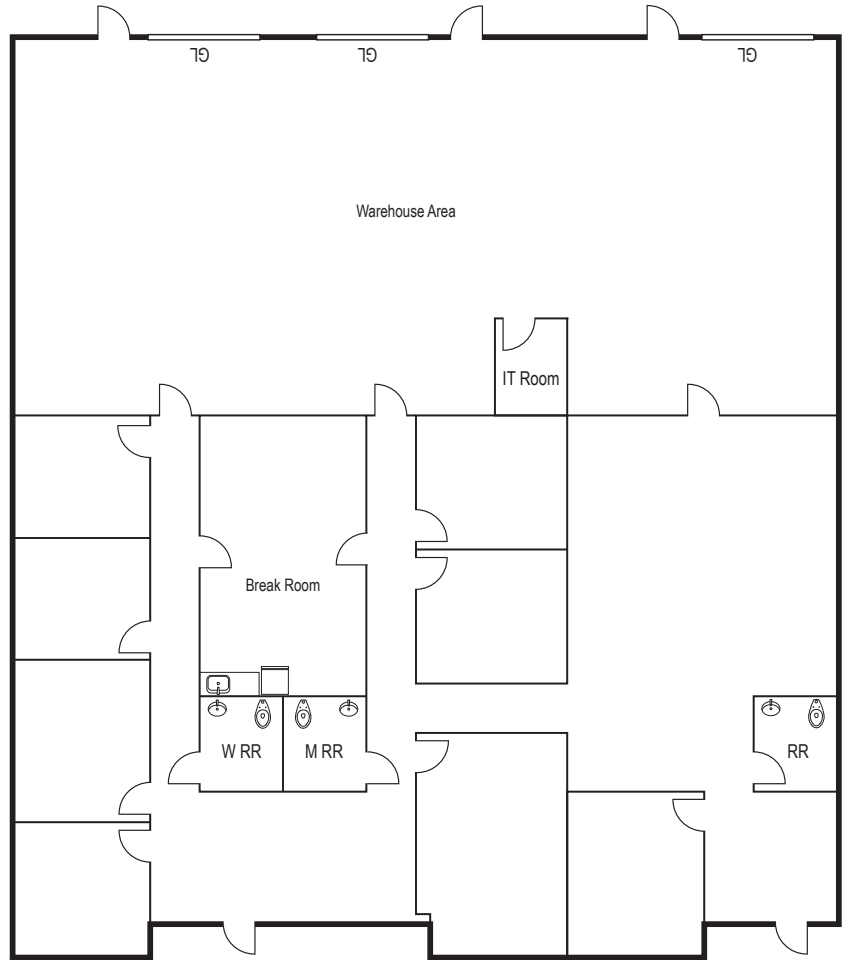
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# STADIUM PLAZA BUSINESS PARK

1550 SUNKIST STREET, SUITE A-C



**± 6,075 SF**  
**Office: ± 3,782 SF**  
**Warehouse: ± 2,293 SF**

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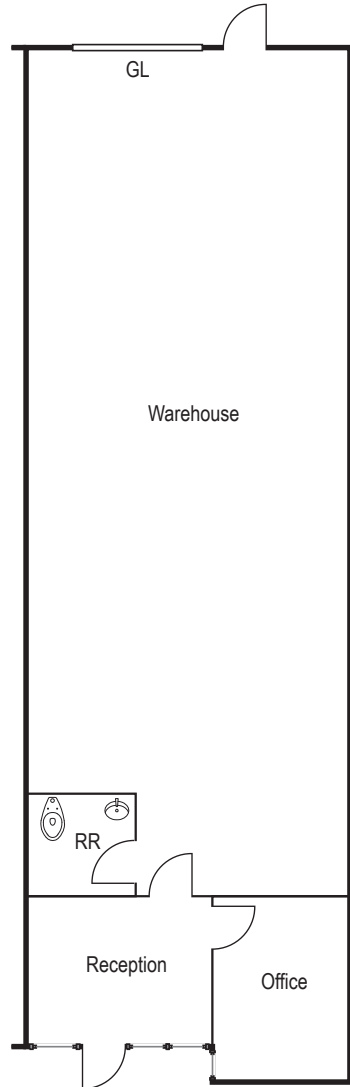
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## 1550 SUNKIST STREET, SUITE D



**± 2,025 SF**  
Office: ± 495 SF  
Warehouse: ± 1,530 SF

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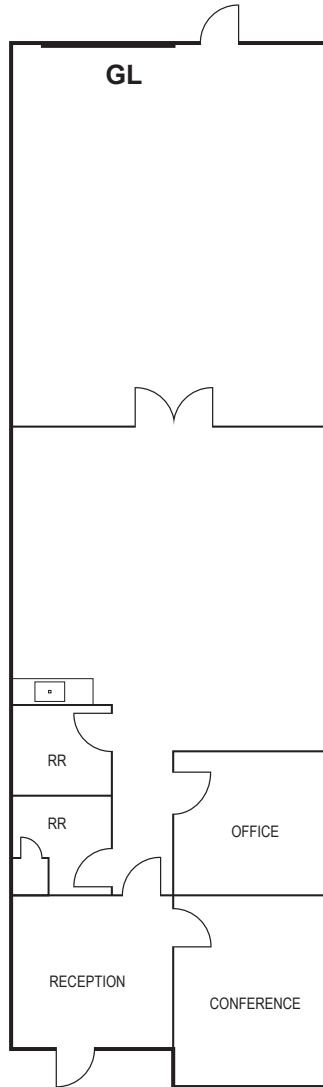
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1550 SUNKIST STREET, SUITE H



**± 2,025 SF**  
 Office: ± 1,210 SF  
 Warehouse: ± 815 SF

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