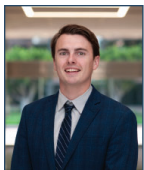


# BALL ROAD BUSINESS PARK

ANAHEIM, CALIFORNIA



FOR FURTHER INFORMATION, PLEASE CONTACT:

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE.  
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AVAILABILITIES

**701 EAST BALL ROAD**

SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
<b>Suite 200</b>	±1,712	±1,712 RSF	\$1.35 G	All Office Space, Deliverable Now
<b>Suite 201</b>	±1,712	±1,712 RSF	\$1.35 G	All Office Space, Deliverable Now

**721 EAST BALL ROAD**

SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
<b>Suite 101</b>	±4,947	±4,947 RSF	\$1.35 G	All Office Space, Ground Floor Unit, Deliverable 9/2022
<b>Suite 102</b>	±5,673	±5,673 RSF	\$1.35 G	All Office Space, Ground Floor Unit
<b>Suite 101, 200 &amp; 210</b>	±11,839	±11,839 RSF	\$1.35 G	All Office Space, Deliverable 9/2022

**731 EAST BALL ROAD**

SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
<b>Suite 200-203</b>	±7,755	±7,755 RSF	\$1.35 G	All Office Space, Deliverable Now
<b>Suite 204</b>	±2,012	±2,012 RSF	\$1.35 G	All Office Space, Deliverable Now

**741 EAST BALL ROAD**

SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
<b>Suite 100</b>	±1,872	±1,497 RSF	\$1.35 G	Ground Floor Unit Deliverable Now
<b>Suite 200</b>	±3,998	±3,998 RSF	\$1.35 G	All Office Space, Deliverable Now
<b>Suite 202</b>	±1,970	±1,970 RSF	\$1.35 G	All Office Space, 5/2022

Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.

# BALL ROAD BUSINESS PARK

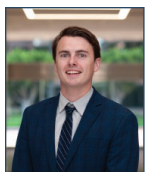
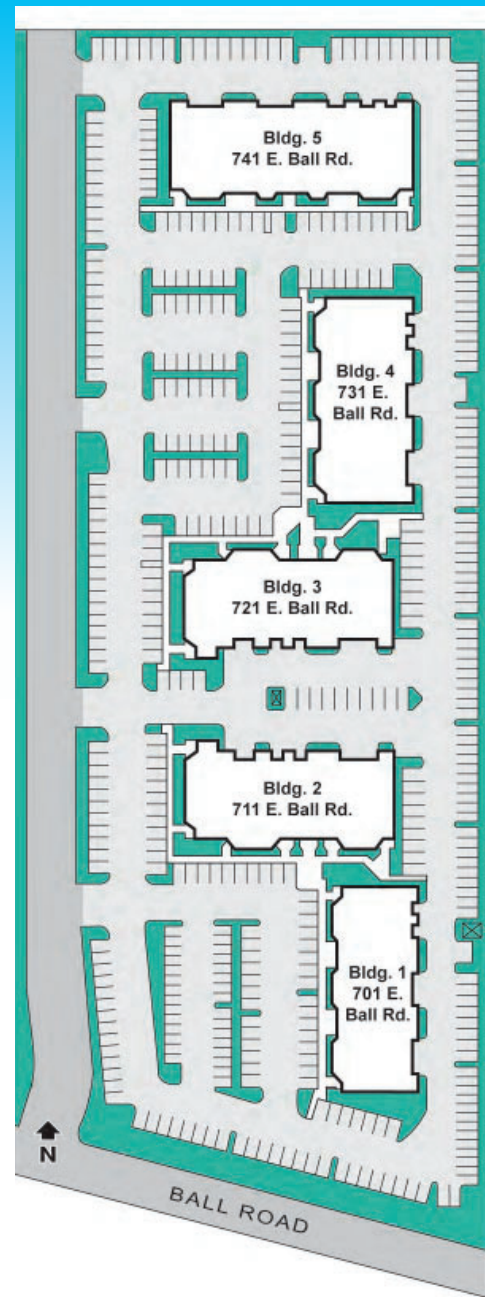
ANAHEIM, CALIFORNIA

## PROPERTY HIGHLIGHTS

- Premier North Orange County location
- 5-Two Story Industrial/Office/Flex Business Park
- Excellent Access to 57, 5, 91 & 22 Freeways
- Close to restaurants, banks, train station and many other retail amenities
- Post Office on Site
- 3.72 : 1,000 Parking

## BUILDING PARK FEATURES

▪ Parking Ratio	▪ 3.72 : 1,000 SF
▪ Clear Height	▪ ±9'
▪ Total Building Size	▪ 115,003 SF
▪ Year Built	▪ 1987
▪ Water & Sewer	▪ Anaheim Public Utilities
▪ Gas Service	▪ Southern California Edison
▪ Electric Service	▪ Anaheim Public Utilities
▪ Telephone	▪ SBC
▪ Number of Buildings	▪ 5
▪ Number of Units	▪ 39
▪ Loading	▪ Ground level in the rear
▪ Fire Prevention	▪ Wet pipe fire sprinkler system
▪ Electrical	▪ 1200-1600 amp main switchgear with 120/240 volt, 3 phase, 4 wire service



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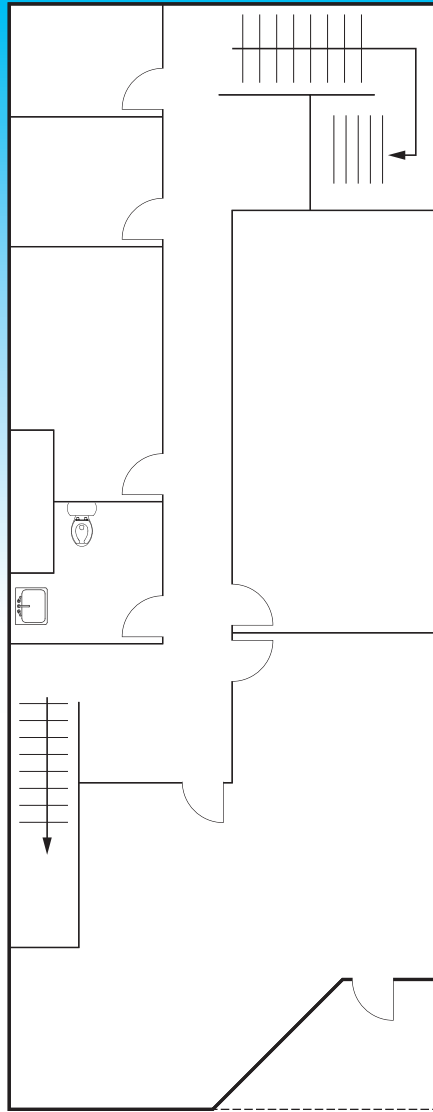


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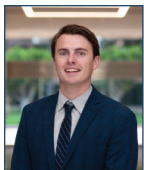


701 EAST BALL ROAD

\*FLOORPLAN IS FOR REFERENCE ONLY AND MAY NOT BE ACTUAL CONFIGURATION

SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
Suite 200	±1,712	±1,712 RSF	\$1.35 G	All Office Space, Deliverable Now

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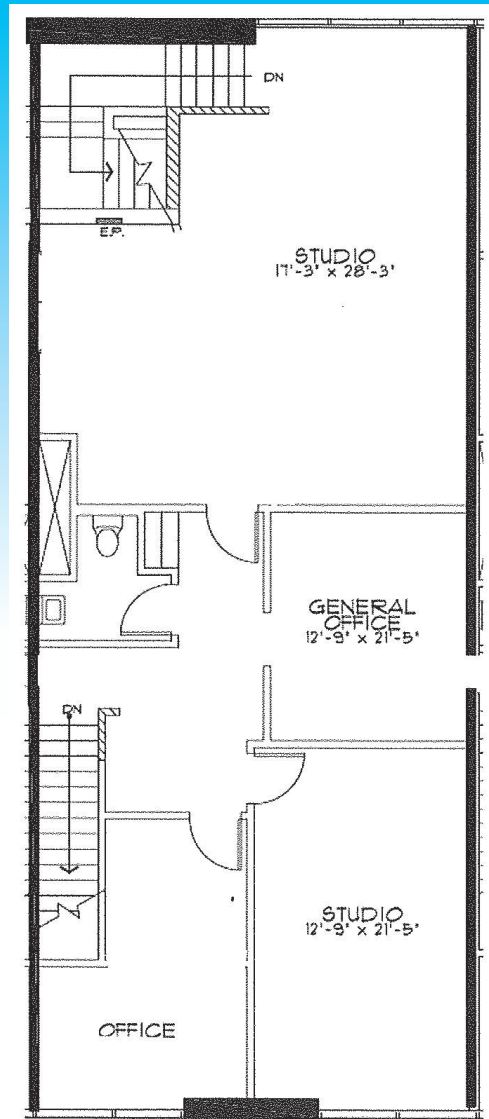


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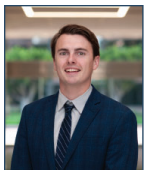


701 EAST BALL ROAD

\*FLOORPLAN IS FOR REFERENCE ONLY AND MAY NOT BE ACTUAL CONFIGURATION

SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
<b>Suite 201</b>	±1,712	±1,712 RSF	\$1.35 G	All Office Space, Deliverable Now

Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.



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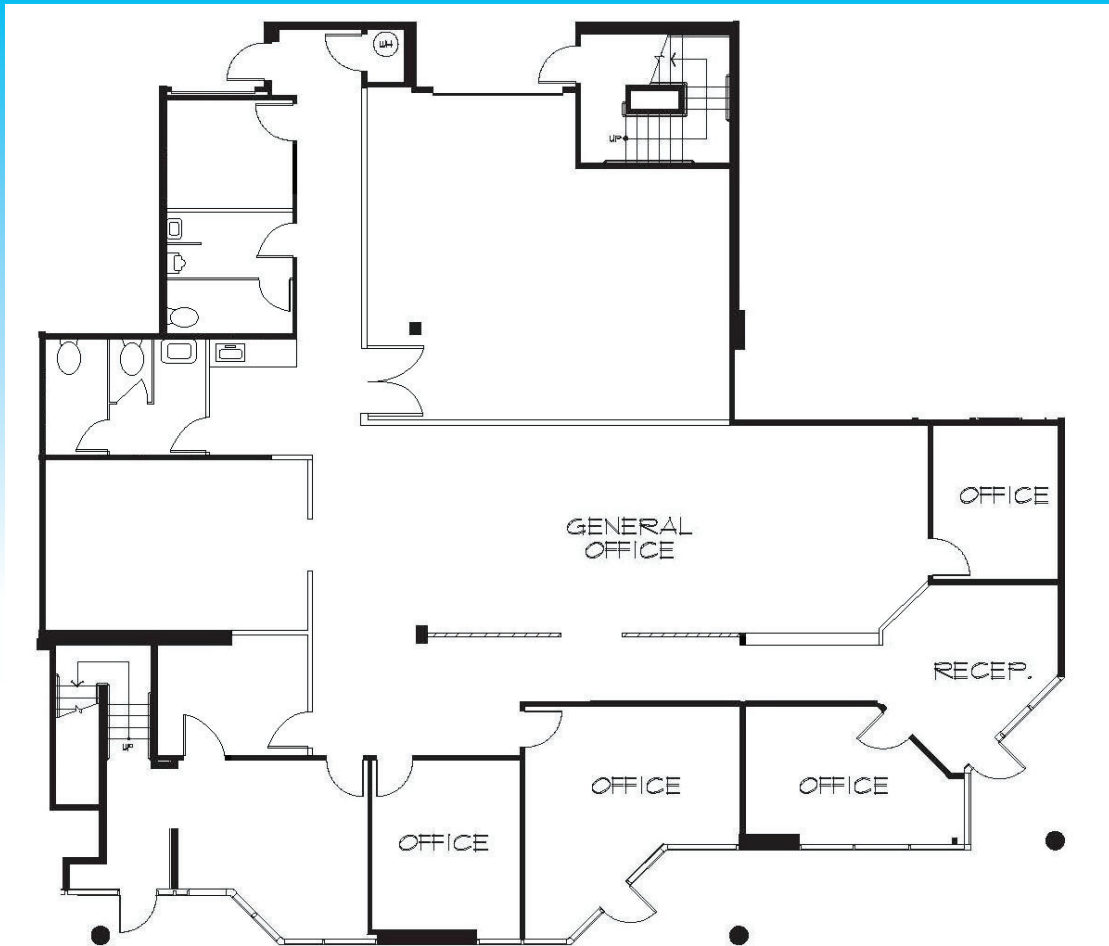


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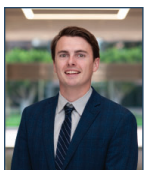


721 EAST BALL ROAD

\*FLOORPLAN IS FOR REFERENCE ONLY AND MAY NOT BE ACTUAL CONFIGURATION

SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
<b>Suite 101</b>	±4,947	±4,947 RSF	\$1.35 G	All Office Space, Ground Floor Unit, Deliverable 9/2022

Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.



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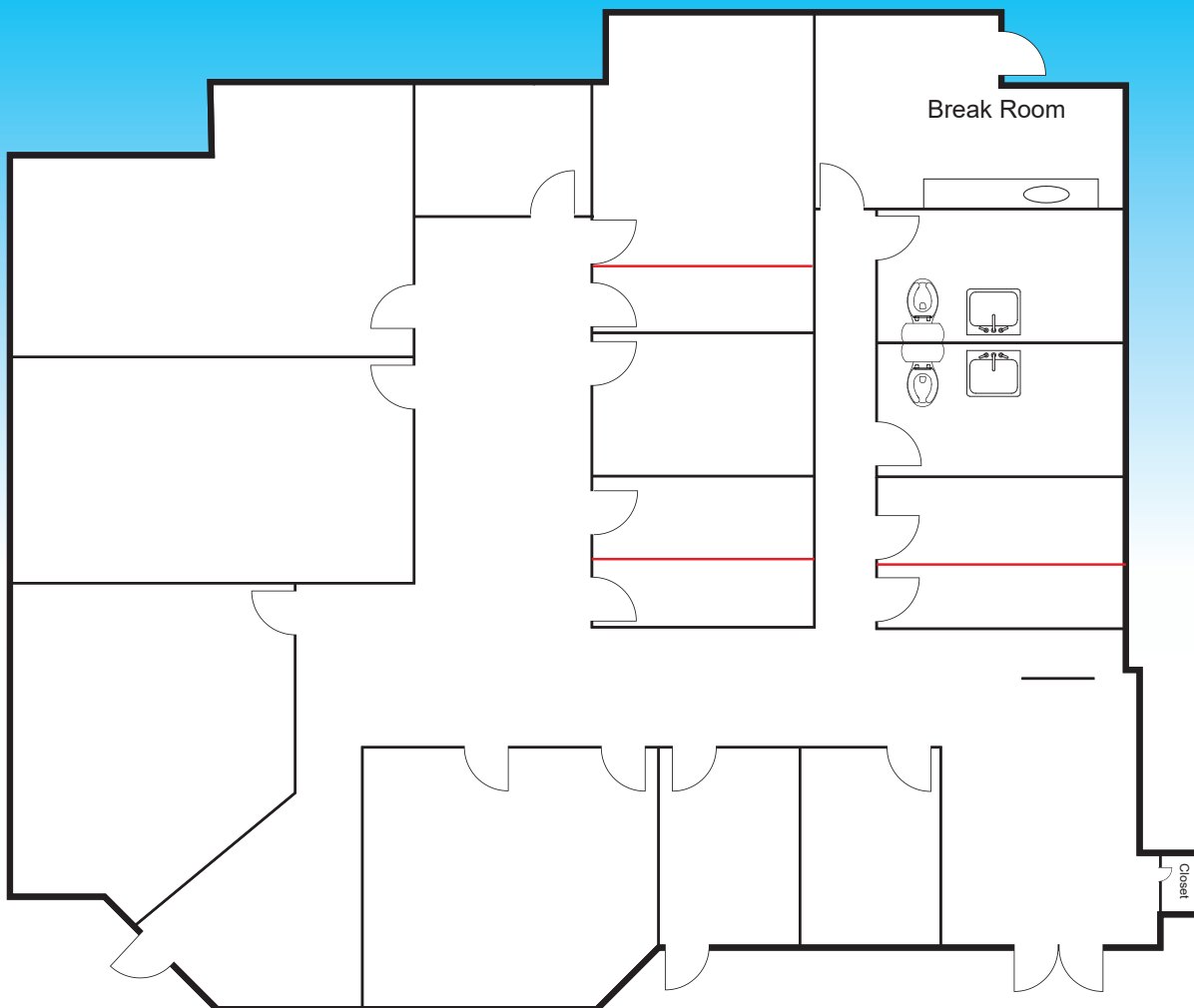


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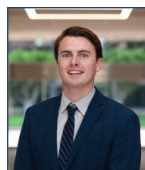


721 EAST BALL ROAD

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SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
Suite 102	±5,673	±5,673 RSF	\$1.35 G	All Office Space, Ground Floor Unit, Deliverable Now

Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.



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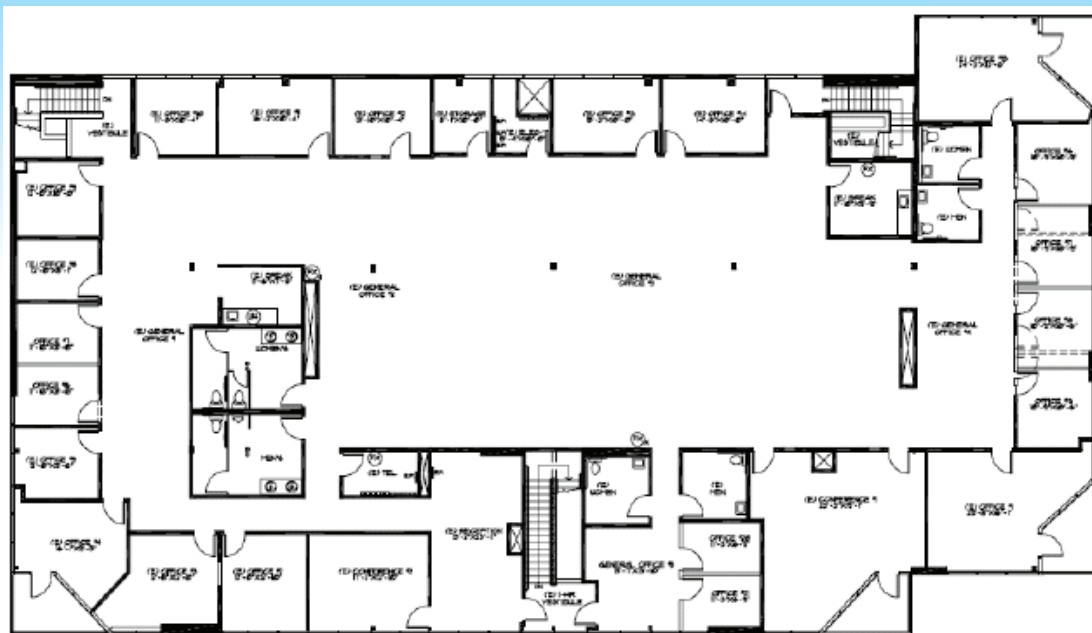


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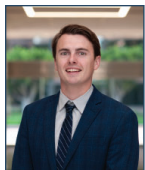


721 EAST BALL ROAD

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SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
Suite 200 & 210	±11,839	±11,839 RSF	\$1.35 G	All Office Space, Deliverable 9/2022

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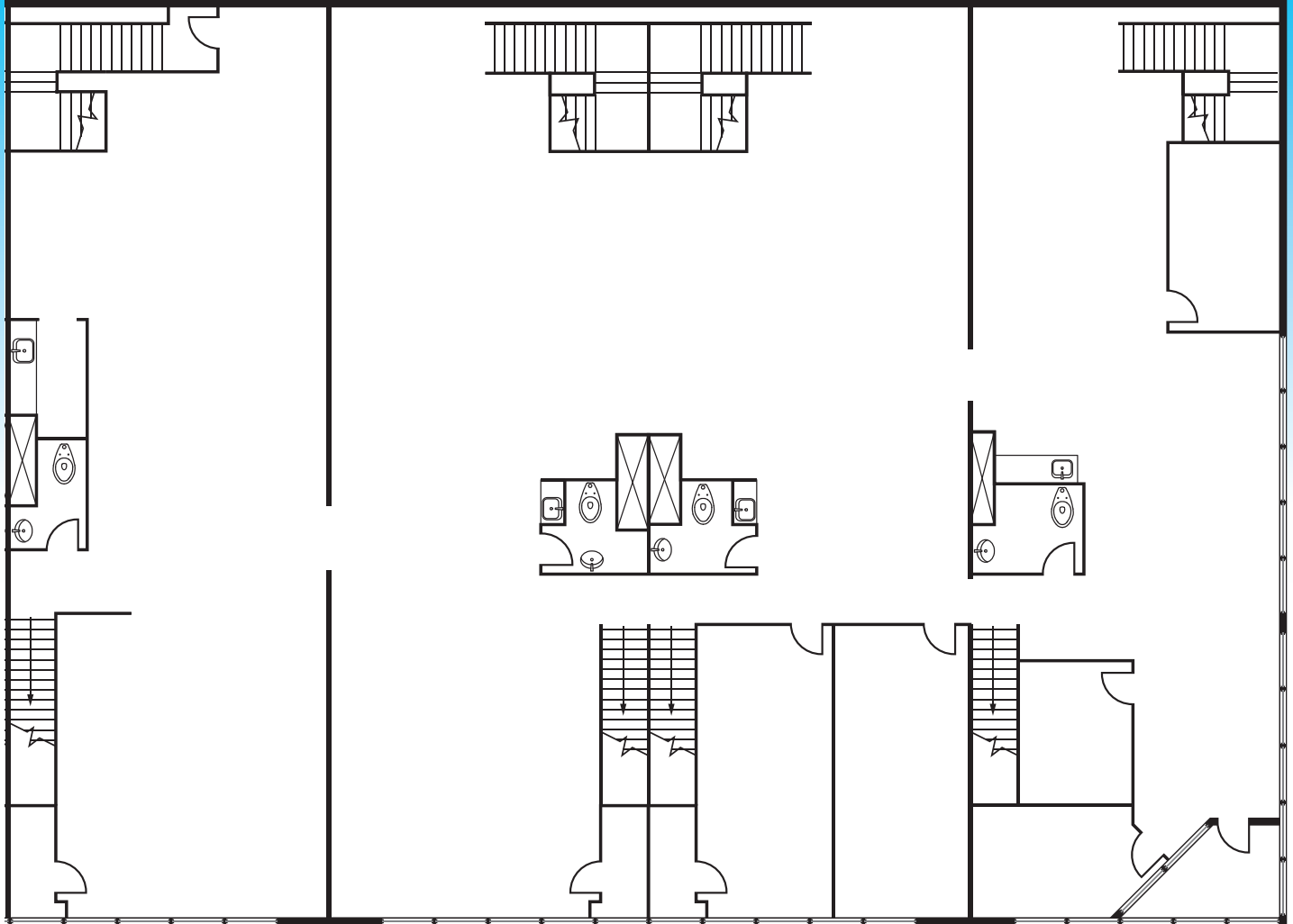
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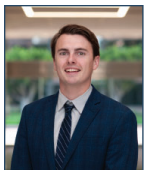


731 EAST BALL ROAD

\*FLOORPLAN IS FOR REFERENCE ONLY AND MAY NOT BE ACTUAL CONFIGURATION

SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
Suite 200-203	±7,755	±7,755 RSF	\$1.35 G	All Office Space, Deliverable Now

Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.



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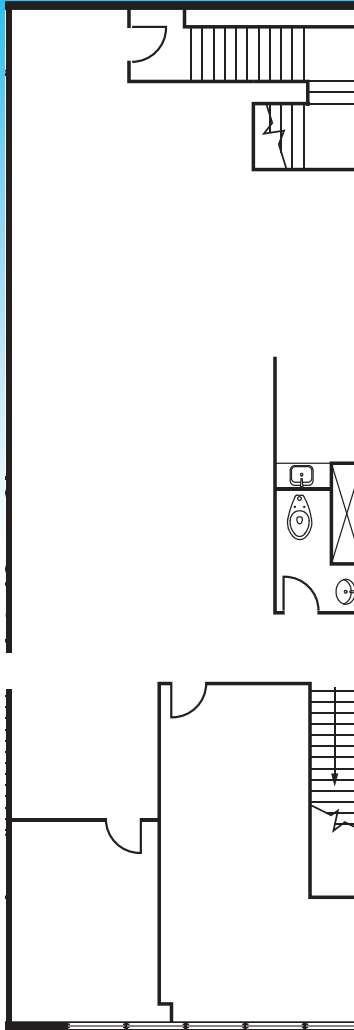
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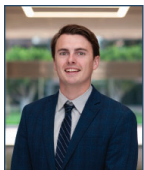


731 EAST BALL ROAD

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SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
<b>Suite 204</b>	±2,012	±2,012 RSF	\$1.35 G	All Office Space, Deliverable Now

Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.



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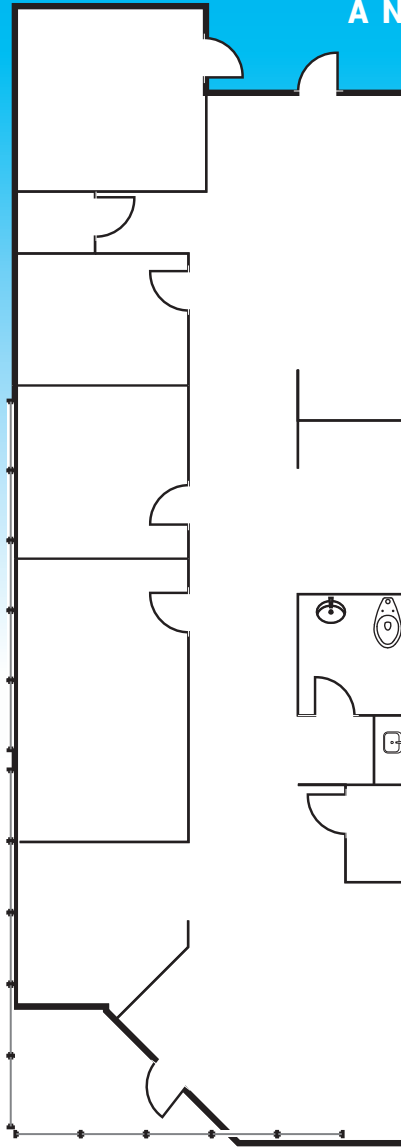


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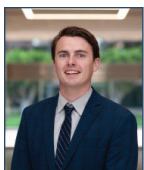


## 741 EAST BALL ROAD

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SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
<b>Suite 100</b>	±1,872	±1,497 RSF	\$1.35 G	Ground Floor Unit Deliverable Now

Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.



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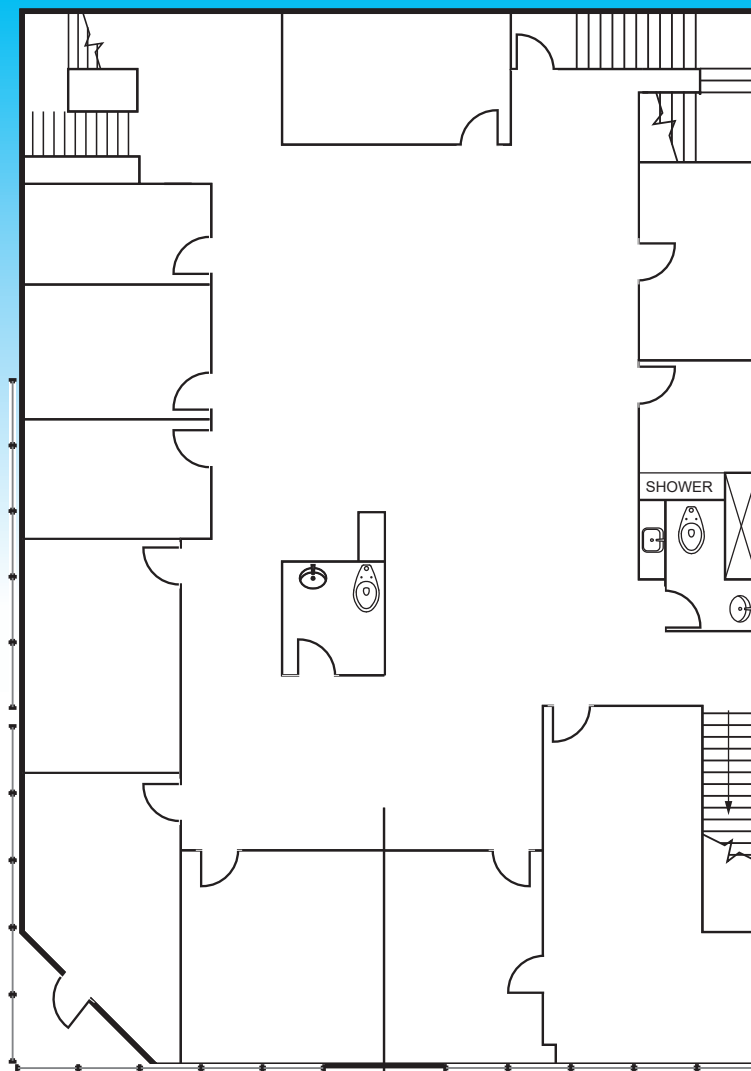


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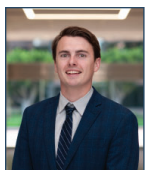


## 741 EAST BALL ROAD

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SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
<b>Suite 200</b>	±3,998	±3,998 RSF	\$1.35 G	Deliverable Now

Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.



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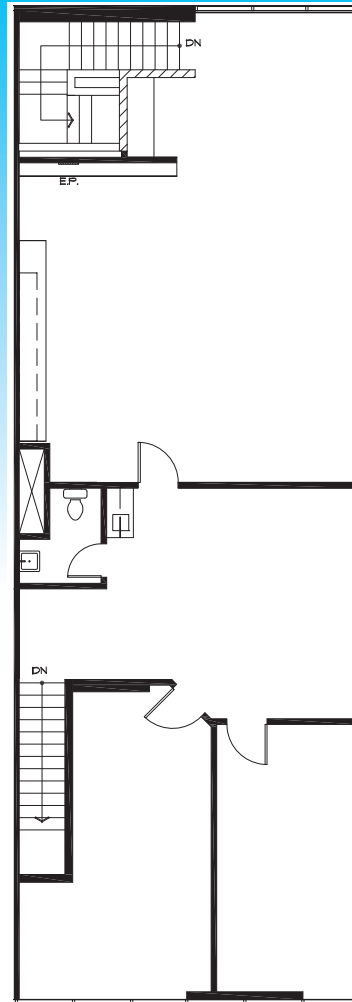


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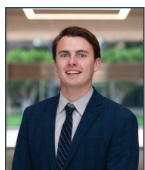


## 741 EAST BALL ROAD

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SUITE	SIZE SF	OFFICE SF	RENT	COMMENTS
<b>Suite 202</b>	±1,970	±1,970 RSF	\$1.35 G	Deliverable 5/2022

Note: Rental rate is structured at modified gross rate excluding janitorial and electrical. Common Area Maintenance fees are equal to \$0.10 per rental square foot per month.



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