

# FOUNTAIN VALLEY COMMERCE CENTER



17151-17233 NEWHOPE STREET // FOUNTAIN VALLEY CA // 92708



## FOR MORE INFORMATION:

### TOM TERRY

o. 714.935.2313

f. 714.978.9431

tterry@voitco.com

Lic. #02069424

### HAYDEN SOCCI, CCIM

o. 714.935.2379

f. 714.978.9431

hsocci@voitco.com

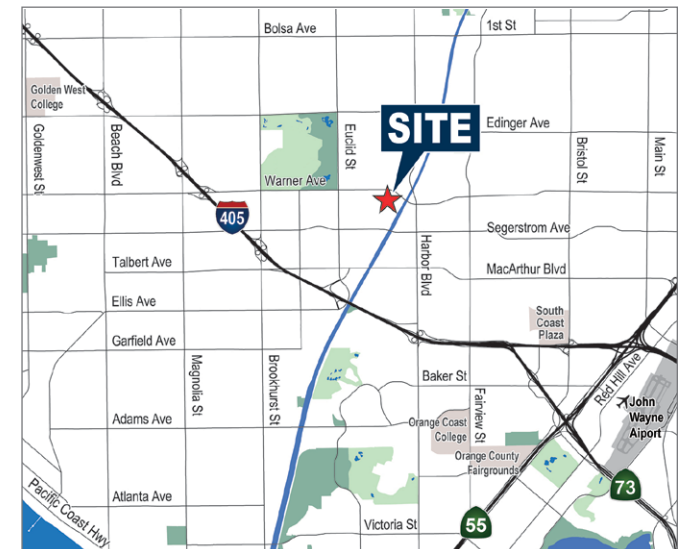
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REAL ESTATE SERVICES

## PROPERTY FEATURES

- » Suites Range from 425 to 6,569 Square Feet
- » Seven (7) Multi-Tenant Industrial / Office Buildings Totaling 118,007 Square Feet
- » High Image Business Park
- » Major Newhope Street Frontage and Identity
- » 16' Minimum Clearance for Warehouse Units
- »  $\pm$ 3:1 Parking Ratio (3 Spaces per 1,000 Sq. Ft.)
- » Ground Level Loading Doors
- » Professionally Managed Business Park



*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as Real Estate Salespersons by the DRE. ©2024 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785*

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## Availability

### OFFICE SUITES

ADDRESS	TOTAL SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
17195 Newhope Street, Ste. 108	741 Sq. Ft.	\$1.44 PSF	\$1,067.00	Open area/reception, large private office, and restroom. First floor suite.
17151 Newhope Street, Ste. 209	1,172 Sq. Ft.	\$1.35 PSF	\$1,582.00	Open area/reception, storage closet, conference room, and two private offices.
17151 Newhope Street, Ste. 203	1,184 Sq. Ft.	\$1.35 PSF	\$1,598.00	Open area/reception, and four private offices.

\* There is an additional monthly CAM Fee (Common Area Maintenance). CAM includes electricity on second floor suites.

### WAREHOUSE

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
No Availability					

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##### VOIT REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750  
Anaheim, CA 92806  
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## Site Plan



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**AVAILABLE**



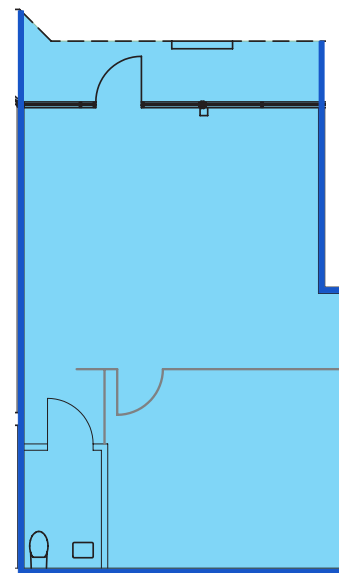
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**SUITE FEATURES:**

- » Available: ±741 Sq. Ft.
- » First Floor Office Space
- » Reception Area
- » Large Private Office
- » \$1.44 PSF, MG
- » CAM Fee of \$0.16 Per Sq. Ft.

**FLOOR PLAN:**



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**SITE KEY PLAN:**

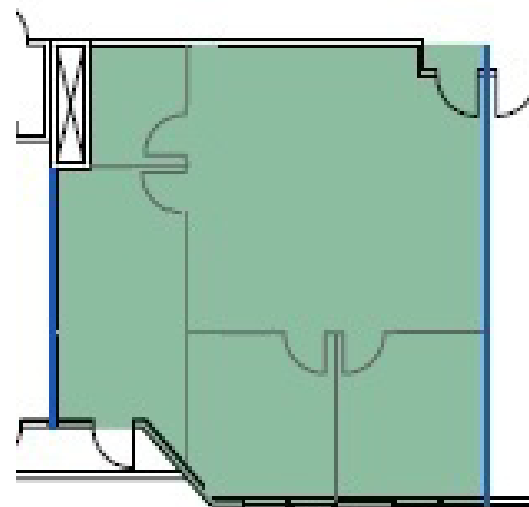


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### SUITE FEATURES:

- » Available: ±1,172 Sq. Ft.
- » Second Floor Office Space
- » Reception Area
- » 2 Private Offices
- » \$1.35 PSF, MG
- » CAM Fee of \$0.21 Per Sq. Ft.(Includes Electricity)

### FLOOR PLAN:



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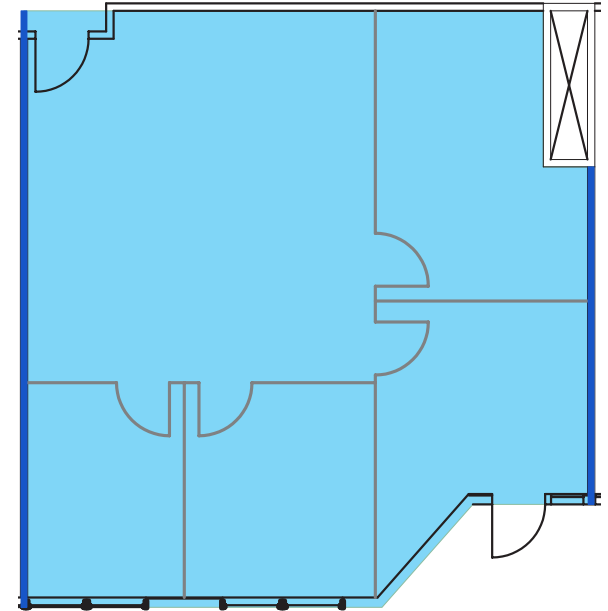
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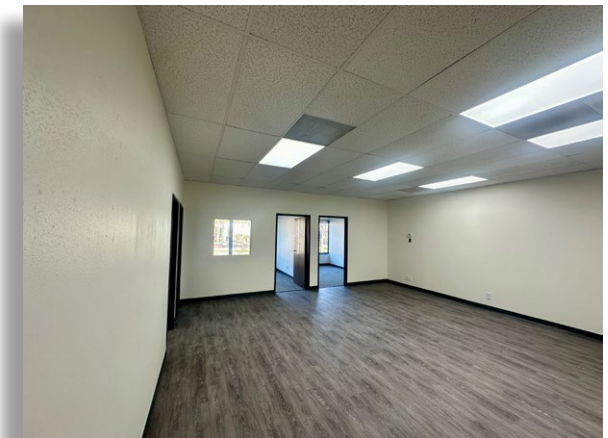
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**FLOOR PLAN:**

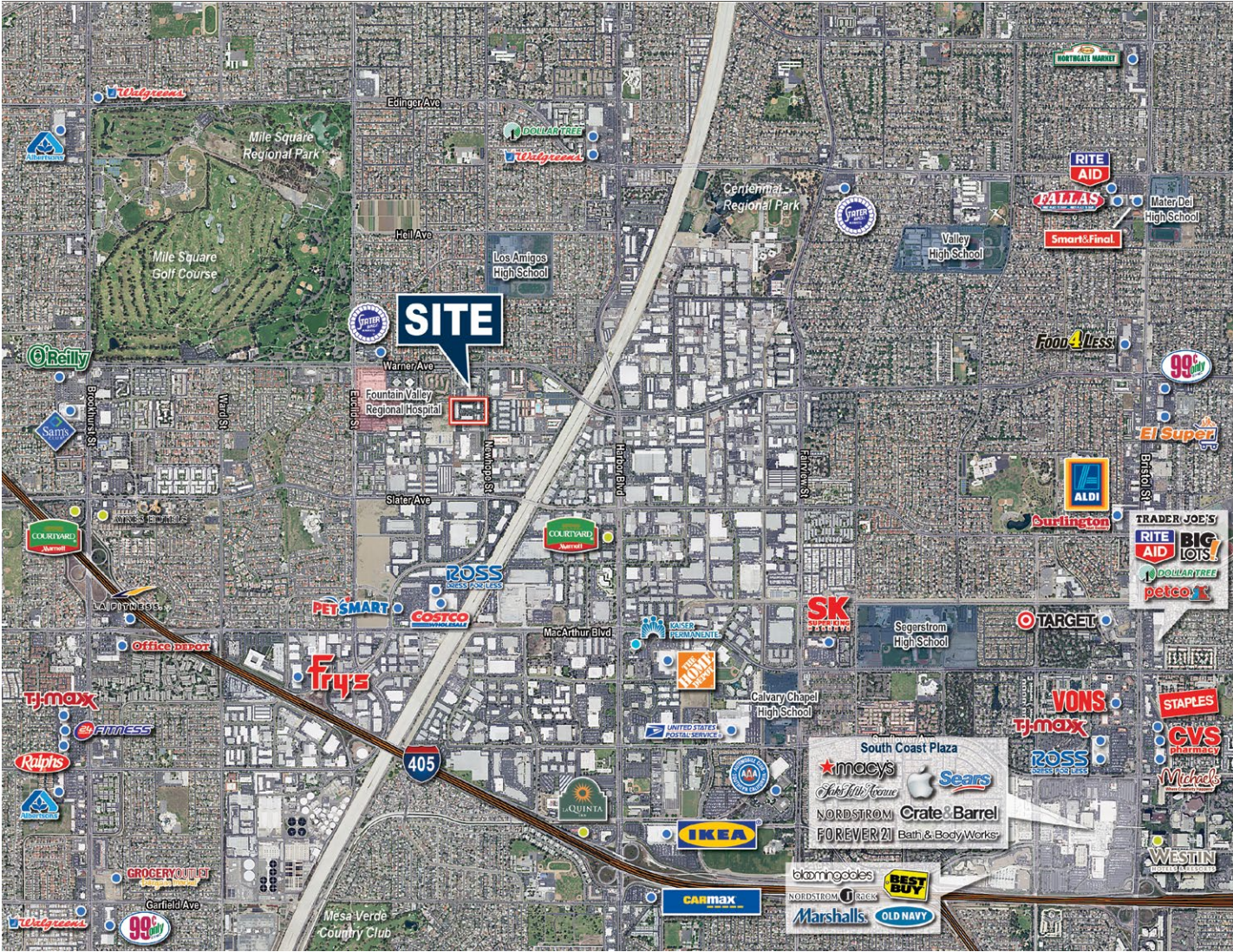


**SITE KEY PLAN:**



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## Nearby Amenities



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### NEARBY AMENITIES

- » South Coast Plaza
- » Costco
- » IKEA
- » Home Depot
- » 24 Hour Fitness
- » Stater Bros.
- » Mile Square Park and Golf Course
- » Courtyard Marriott
- » Fry's Electronics

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## Property Photos



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