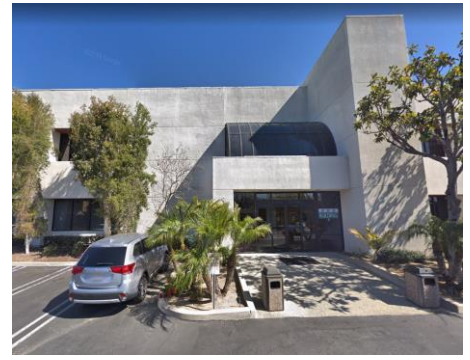




OFFICE/MEDICAL SPACE FOR LEASE

8700 Warner Ave., Fountain Valley

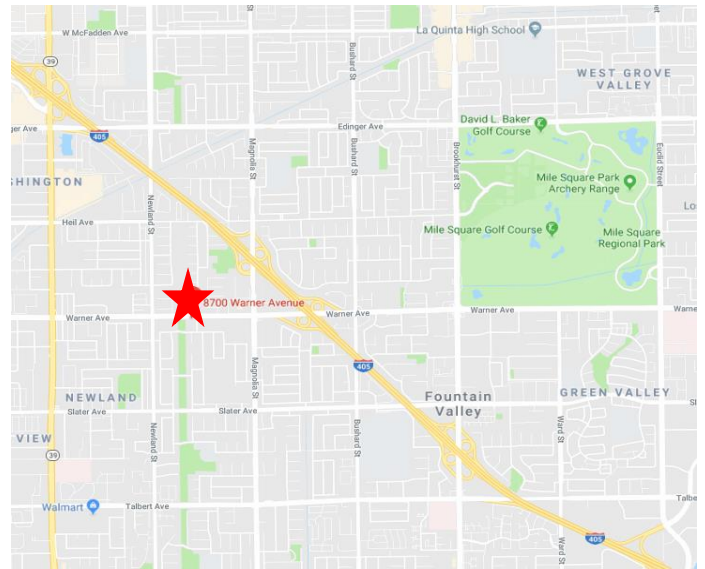


PROPERTY FEATURES:

- 19,220 ± sq. ft. 2-story office/medical building
- office/medical use on first floor
- office use on second floor
- close proximity to the 405 freeway
- 30,620 traffic count

LEASE PRICE:

1ST FLOOR MEDICAL/OFFICE \$2.25 PSF, G
 2ND FLOOR OFFICE \$2.15 PSF, G



Your Entrepreneurial Real Estate Partner.
Building Wealth Together.

ANTHONY GONZALEZ
 T: (562) 498-3395
 D: (562) 296-1311
 agonzalez@incocommercial.com
 DRE Lic. 2052380

STEVE JONES
 T: (714) 636-9800
 F: (714) 636-9900
 steve@olympiacorp.net
 DRE Lic. 01841959

6621 E. Pacific Coast Hwy., Suite 280, Long Beach, CA 90803 | 562.498.3395 | BRE#01359006

This information contained herein was obtained from third parties, and has not been independently verified By real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil drainage or other such matters.