



Pacific Coast Hwy

Dana Point, CA

CREATIVE OFFICE SPACE LEASE RATE: \$3.95/SF MODIFIED GROSS YEAR ONE RATE

- REONOVATED IN 2015
- 3262 SQ FT



- RARE OFFICE WITH ICONIC BUILDING
- FURNISHING INCLUDED

HIGH TRAFFIC C3 DEVELOPMENT



PICTURES



PICTURES



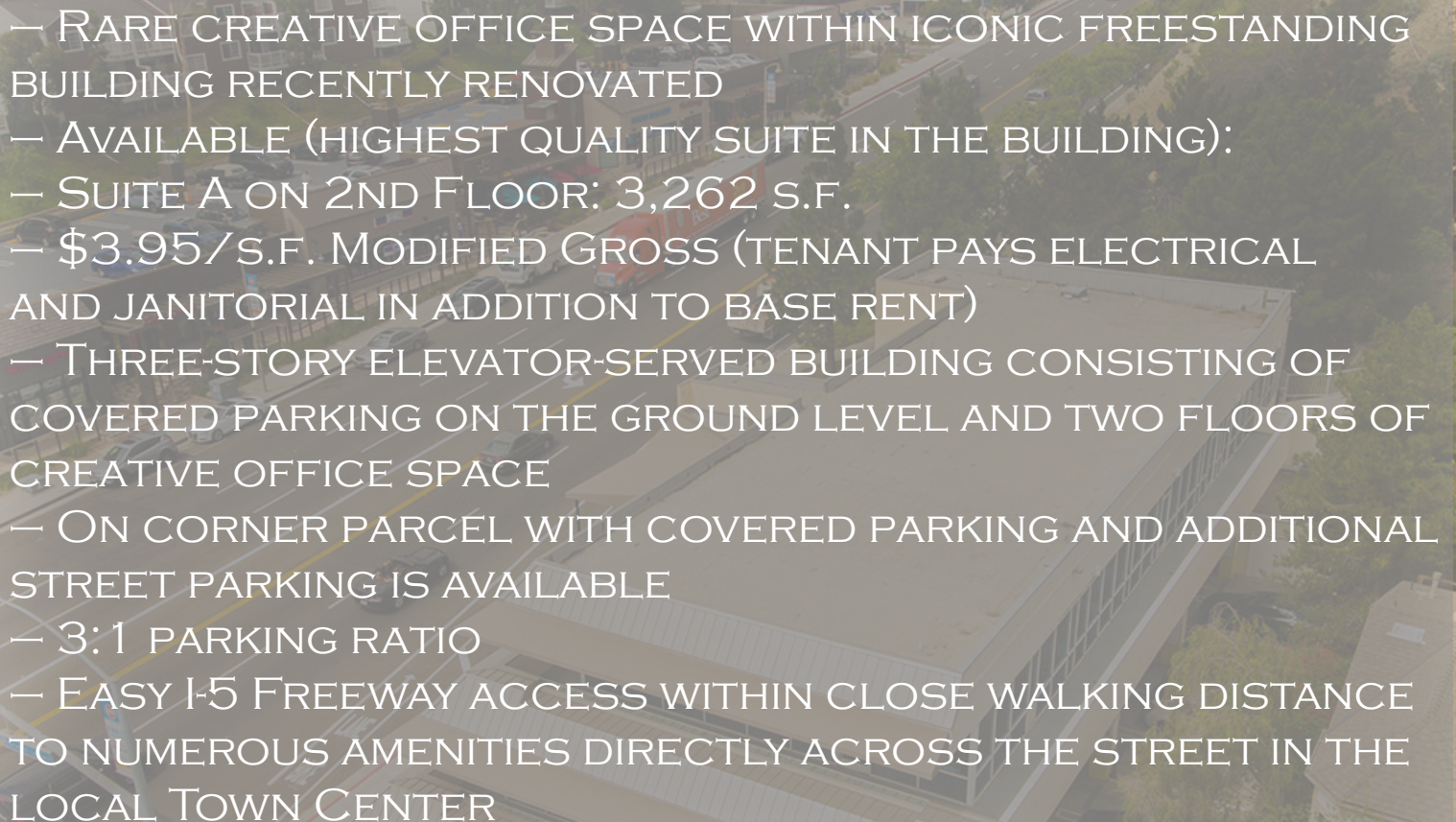
PICTURES

AERIAL



34270 PACIFIC COAST HIGHWAY:
 MINUTES TO 5 FREEWAY 2
 MINUTES TO 73 FREEWAY 9
 MINUTES TO JOHN WAYNE AIRPORT 25
 PCH TRAFFIC COUNT PER DAY 33,373
 POPULATION (3 MILES) 66,814
 MEDIAN HOUSEHOLD INCOME (3 MILES) \$84,210

HIGHLIGHTS

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- RARE CREATIVE OFFICE SPACE WITHIN ICONIC FREESTANDING BUILDING RECENTLY RENOVATED
 - AVAILABLE (HIGHEST QUALITY SUITE IN THE BUILDING):
 - SUITE A ON 2ND FLOOR: 3,262 S.F.
 - \$3.95/S.F. MODIFIED GROSS (TENANT PAYS ELECTRICAL AND JANITORIAL IN ADDITION TO BASE RENT)
 - THREE-STORY ELEVATOR-SERVED BUILDING CONSISTING OF COVERED PARKING ON THE GROUND LEVEL AND TWO FLOORS OF CREATIVE OFFICE SPACE
 - ON CORNER PARCEL WITH COVERED PARKING AND ADDITIONAL STREET PARKING IS AVAILABLE
 - 3:1 PARKING RATIO
 - EASY I-5 FREEWAY ACCESS WITHIN CLOSE WALKING DISTANCE TO NUMEROUS AMENITIES DIRECTLY ACROSS THE STREET IN THE LOCAL TOWN CENTER

FLOORPLAN

Suite C
3,262 s.f.

