

FOR LEASE | ± 1,974 - 10,626 SF

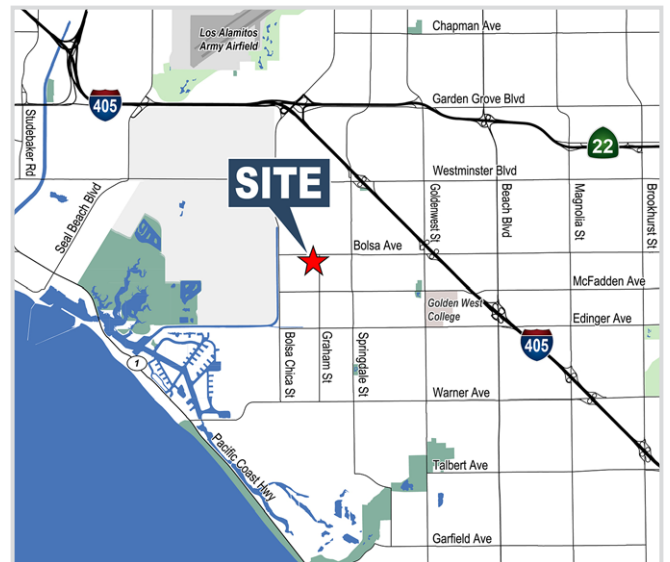
High-Image Building

5445 Oceanus Dr., Suite 106B, 111A,114/115, Huntington Beach, CA



PROPERTY FEATURES

- High Image Multi-Tenant Building
- Sublease Through December 31, 2024
- ± 5,313 SF of Two-Story Office Space
- One (1) Ground Level Door
- 100% HVAC
- Frontier Fios High Speed Internet
- ± 20' Minimum Warehouse Clearance
- An Approximate 70,000 SF Business Park
- Renovated in 2008
- Excellent Access to 405 and 22 Freeways
- High Identity Location in Excellent Huntington Beach Area
- Ideal for Lab, Gym, Apparel, Commercial Kitchen & Warehousing

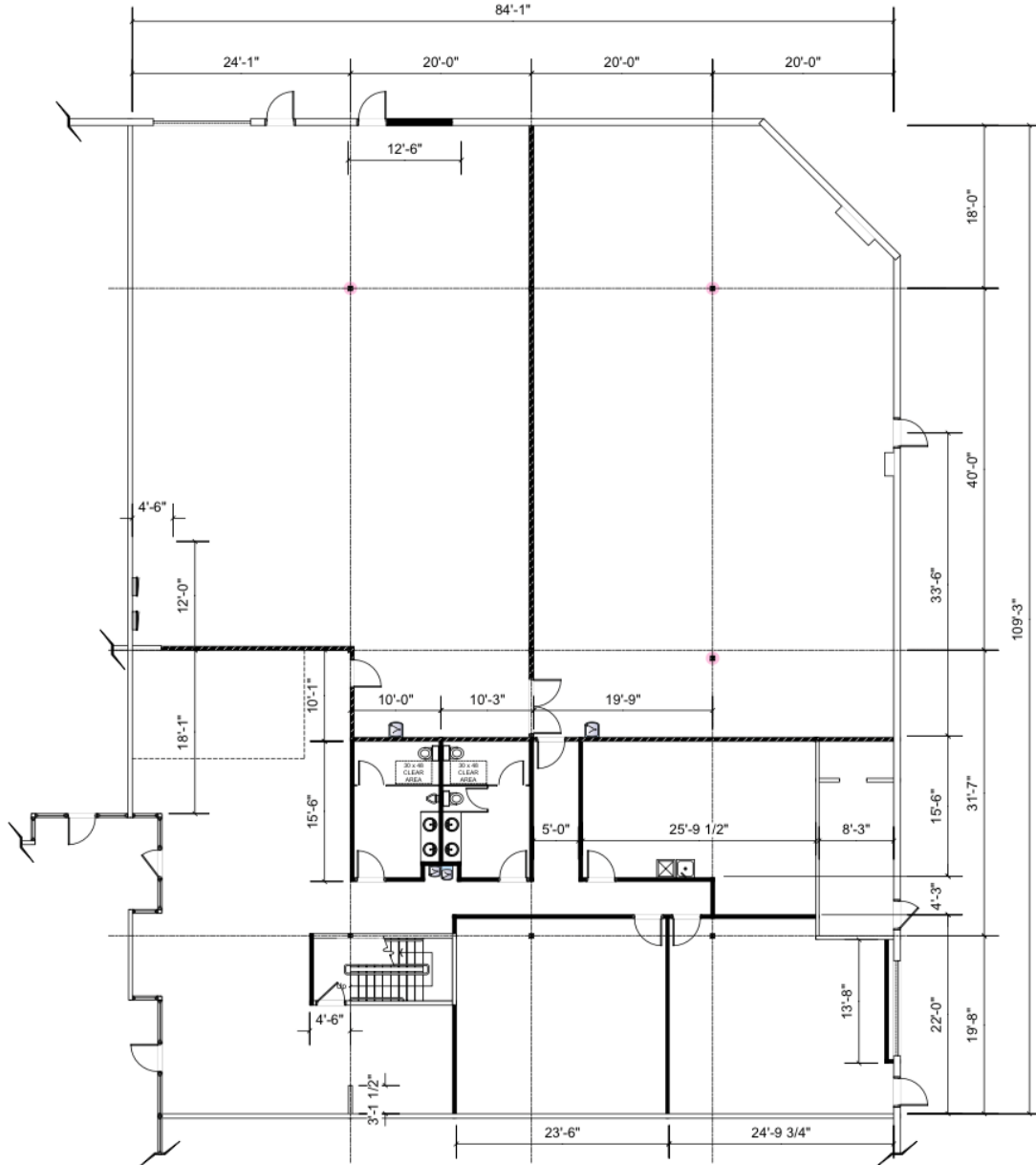


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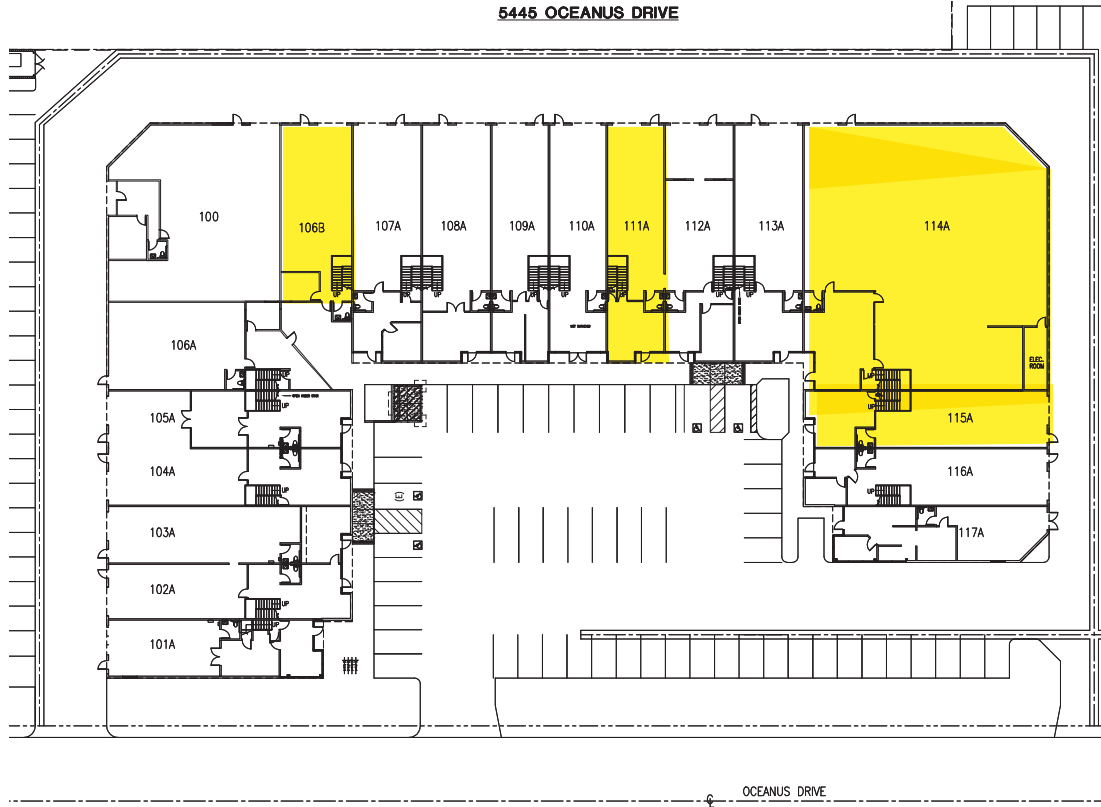
SUITE 114/115



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High-Image Building

5445 Oceanus Dr., Suite 106B, 111A, 114/115, Huntington Beach, CA



5445 OCEANUS DRIVE

Suite	Size SF	Office SF	Asking Rate/SF	Availability	Comments
114/115 A	± 10,626	± 5,313	\$1.42/SF Gross	Available Now	For Sublease, 2 Private Restrooms, 1 Ground Level Door, 20' ft Clear, Frontier Fios High Speed Internet
106 B	± 2,161	TBD	\$1.42/SF NNN	May 1, 2022	Private Restroom, 1 Ground Level Door, 20' ft Clear, Frontier Fios High Speed Internet
111 A	± 1,974	TBD	\$1.42/SF NNN	May 1, 2022	Private Restroom, 1 Ground Level Door, 20' ft Clear, Frontier Fios High Speed Internet