

1036 WEST TAFT



1036 W Taft Avenue | Orange
Owner User Office Building
For Sale or Lease

Creative Office Building

Building Summary

- Fully renovated in 2018 with creative/modern finishes and fixtures
- A buyer can occupy suite(s) 100 (+/-3,476 sqft) and 200 full 2nd floor (+/-6,846 sqft) for a total of +/-10,322 sqft
- Seller would consider a leaseback of suite 100 at the close of escrow
- Building offers direct access to the 57 freeway at Ball Rd
- Nearby amenities include: Angels Stadium, Orange Circle, Honda Center, Lazy Dog, Disneyland, and many more
- Surface parking (49 stalls) adjacent to building; access from Taft Avenue and Batavia Street
- Shared conference room and 20ft high lobby

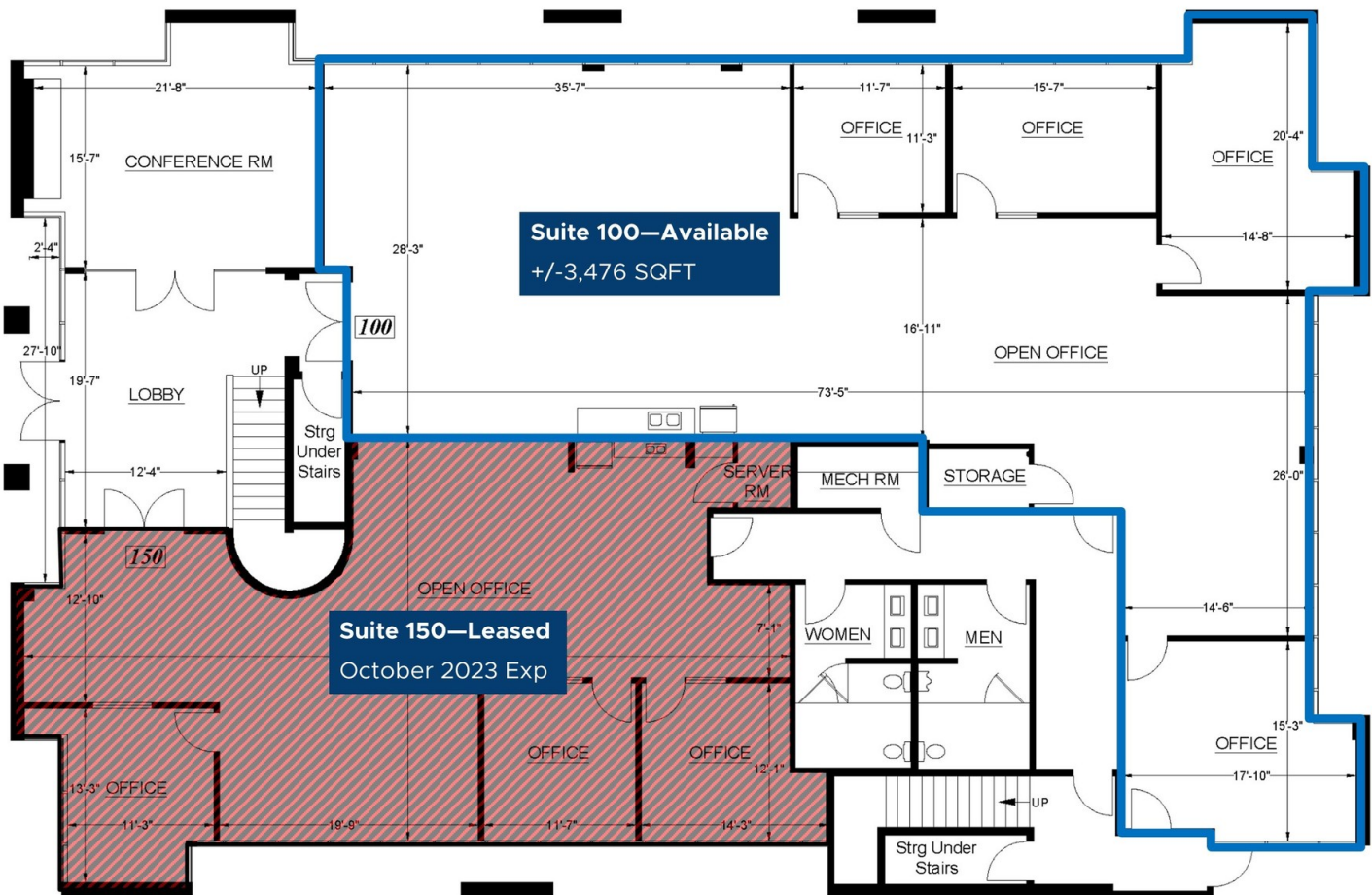


Property Overview

1036 W Taft Avenue is a two story, fully renovated office building available for sale or lease. The interior of the building has undergone a complete renovation to include high end creative/modern office improvements, a dramatic lobby entrance, and shared conference room. The building totals +/-14,101 square feet and available spaces for occupancy include suite 100 (+/-3,476 sqft) and full second floor (+/-6,846 sqft). Suite 150 is Leased.

CREATIVE OFFICE

Floor Plan First Floor



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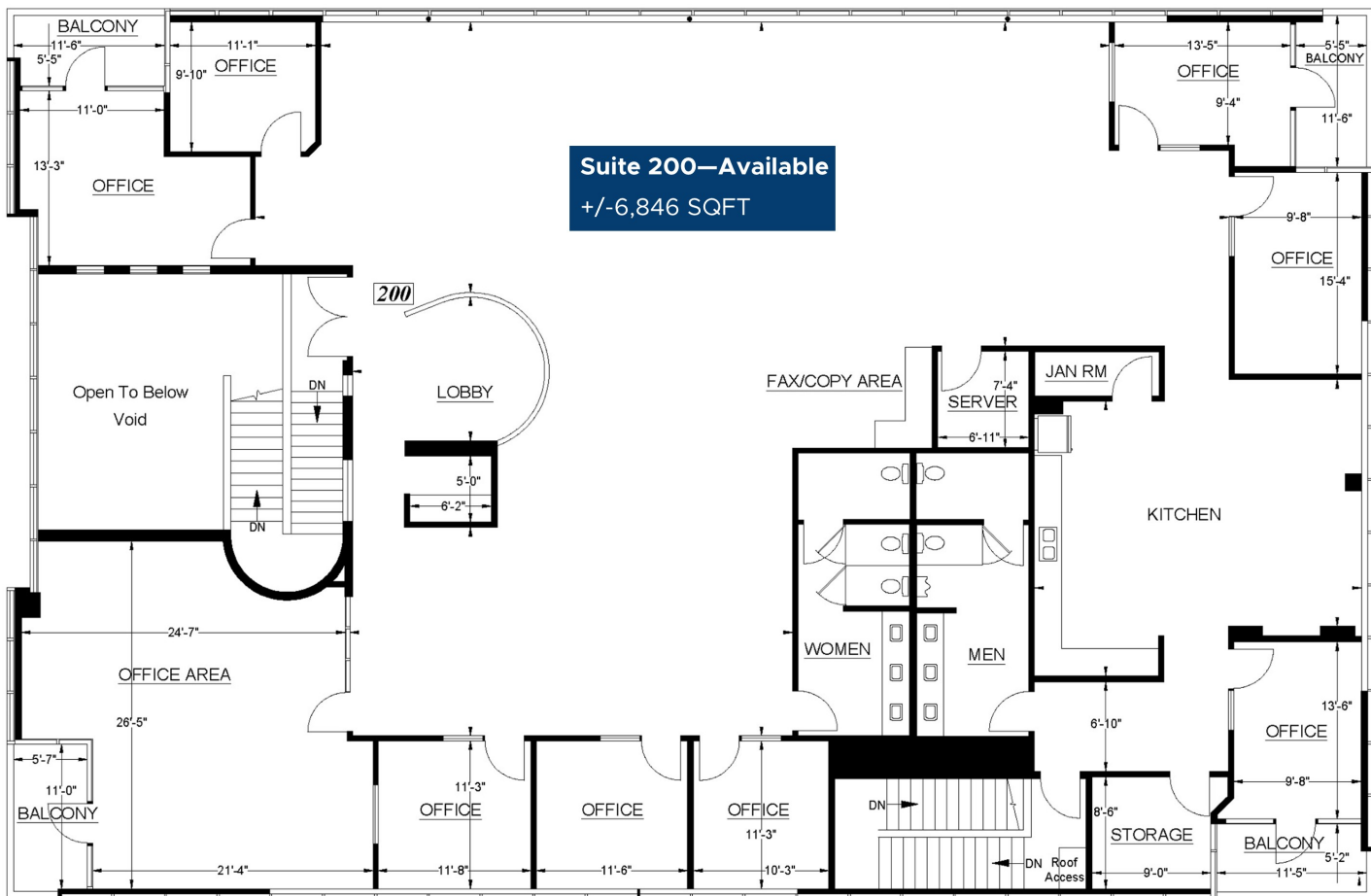
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Exclusive Agents

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