FOR LEASE
1914 W. Orangewood Ave., Orange, CA
www.OrangewoodOffice.com

Features:
• Janitorial & electricity included
• Secretarial services available
• Private balconies
• Abundant Parking
• Flexible lease terms
• Competitive lease rates

Location:
• Convenient freeway access: 57, 5, 91, 22 freeways.
• Minutes from Angel Stadium, Honda Center, and Outlets at Orange

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## AVAILABILITY | LA LINDA PLAZA

### ELECTRICITY & JANITORIAL INCLUDED

### BUILDING 1926 W. ORANGEWOOD AVE., ORANGE

<table>
<thead>
<tr>
<th>Suite</th>
<th>Size</th>
<th>Rate</th>
<th>Features</th>
</tr>
</thead>
</table>
| Creative Space | ± 7,000 RSF | Negotiable Rate | • High ceilings  
• Great architectural features  
• Lots of character  
• Flex space w/ warehouse  
• Three-story office space  
• Three entrances |

### BUILDING 1914 W. ORANGEWOOD AVE., ORANGE

<table>
<thead>
<tr>
<th>Suite</th>
<th>Size</th>
<th>Rate</th>
<th>Features</th>
</tr>
</thead>
</table>
| Suite 100 | ± 700 RSF | $1.85/RSF FSG | • MOVE-IN READY  
• Electricity & Janitorial Included  
• Three (3) private offices  
• Storage Room  
• Balcony  
• Common restroom |
| Suite 202 | ± 1,024 RSF | $1.80/RSF FSG | • Two (2) private offices  
• Storage room/Closet  
• Balcony |
| Suite 203 | ± 1,541 RSF | $1.80/RSF FSG | • Three (3) private offices  
• Storage room  
• High ceilings  
• Kitchen/breakroom |

### BUILDING 1940 W. ORANGEWOOD AVE., ORANGE

<table>
<thead>
<tr>
<th>Suite</th>
<th>Size</th>
<th>Rate</th>
<th>Features</th>
</tr>
</thead>
</table>
| Suite 105/106 | ± 2,071 RSF | $1.85/RSF FSG | • Four (4) private offices  
• Lobby & Reception  
• Kitchen/breakroom  
• Private restroom |
| Suite 203 | ± 1,072 RSF | $1.80/RSF FSG | • Two (2) private offices  
• Lobby  
• Kitchen/breakroom |
| Suite 204 | ± 902 RSF  | $1.80/RSF FSG | • Large open office space  
• (1) Private office  
• Large Windows  
• Natural Light |

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**AVAILABILITY | EXECUTIVE SUITES**

**ONSITE PROPERTY MANAGER**

<table>
<thead>
<tr>
<th>Executive Suites</th>
<th>± 130 – 192 RSF</th>
<th>$500 &amp; $650/mo.</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>MOVE-IN READY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Corner suites vacant</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Secretarial, phone answering, mail, Wi-Fi, print,copy</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shared conference room at no additional costs.</td>
</tr>
</tbody>
</table>

**Floor Plan**

- Executive Suites: 130 – 192 RSF
- $500 & $650/mo.
- Move-in ready
- Corner suites vacant
- Secretarial, phone answering, mail, Wi-Fi, print/copy
- Shared conference room at no additional costs.

**Contact Information**

- Chantel Nuñez-Aguilar
  - (562) 447-0665
  - chantel@ashwillassociates.com
  - CORP DRE#01291393/01972085

- Gary Martinez
  - (714) 905-9383
  - gary@ashwillassociates.com
  - CORP DRE#01291393/01318932
**Space Available:** 700 RSF

**Asking Rate:** $1.85/RSF FSG

**Features:**
- Electricity & Janitorial Included
- Three (3) private offices
- Storage Room
- Balcony
- Common restroom

*Floorplan not to scale*
Space Available: 1,024 RSF

Asking Rate $1.80/RSF FSG

Features:
- Lobby
- (2) Private Offices
- Storage Closet
- Kitchen/Breakroom
- Office w/ Balconies
- Large Windows
- A lot of Natural Light
- Electricity & Janitorial Included
- Common Restroom

*Floorplan not to scale
Space Available: 1,541 RSF

Asking Rate: $1.80/RSF FSG

Features:
- Lobby
- (2) Private Offices
- Conference Room
- Storage Closet
- Kitchen/Breakroom
- Office w/ Balconies
- Large Windows
- A lot of Natural Light
- Electricity & Janitorial Included
- Common Restroom

*Floorplan not to scale

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1940 W. Orangewood Suite 105/106 | + 2,071 RSF

PRIVATE RESTROOM & KITCHEN

Space Available: 2,071 RSF

Asking Rate $1.85/RSF FSG

Features:
- Electricity & Janitorial Included
- Lobby & Reception
- Kitchen/breakroom
- Private Restroom
- Orangewood Street Frontage
- Private Balcony

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Chantel Nuñez-Aguilar
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CORP DRE#01291393/01972085
Space Available: ± 1,072 RSF

Asking Rate $1.80/RSF FSG

Features:
- Two (2) private offices
- Lobby
- Kitchen/breakroom
- Common restroom

*Floorplan not to scale
Space Available: ± 902 RSF

Asking Rate: $1.80/RSF FSG

Features:
- Large open office space
- (1) Private office
- Large Windows
- A lot of Natural Light
- Electricity & Janitorial Included
- Common Restroom

*Floorplan not to scale

Interior Photos

Private office w/ balcony
Large open space

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1926 W. Orangewood | + 7,000 RSF

Space Available: + 7,000 RSF

Asking Rate Negotiable

Features:
- High ceiling heights
- Great architectural features
- Lots of character
- Flex space w/ warehouse
- Three-story office space
- Three entrances
- Full kitchen
- Private balconies
- Private Restrooms

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Ashwill Associates
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