

IDEAL FOR STANDARD OFFICE OR MEDICAL OFFICE

LEASED INVESTMENT OPPORTUNITY

FULLY LEASED SINGLE TENANT OFFICE BUILDING



203 N. Golden Circle | Santa Ana, CA 92507

PROPERTY FEATURES:

- 10.5 Years Remaining on Initial Term
- Stable Cash Flow with 3% Annual Increases
- Below Market, Lease Rate
- 13% Annual Return on 5-Year Hold
- National Credit Tenant
- New Roof with 15-Year Warranty
- Completely New HVAC System with 2-Year Warranty
- Priced Below Comparable Orange County Market Office Buildings

EXCLUSIVELY LISTED BY:

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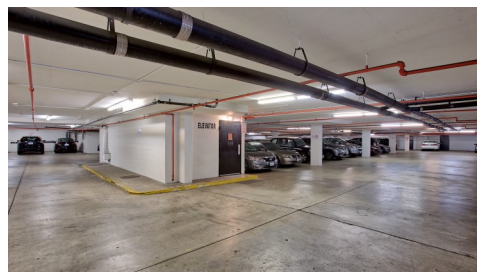
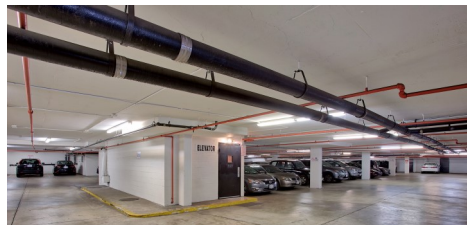
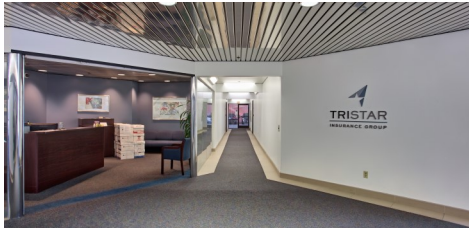
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COMMERCIAL REAL ESTATE SERVICES

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