

FOR LEASE

Owned and Operated by



North County Business Center High Image Business Park

22601 - 22699 Old Canal Road, Yorba Linda, CA

4,150 - 16,789 SF



LEASING INFO & CONTACT

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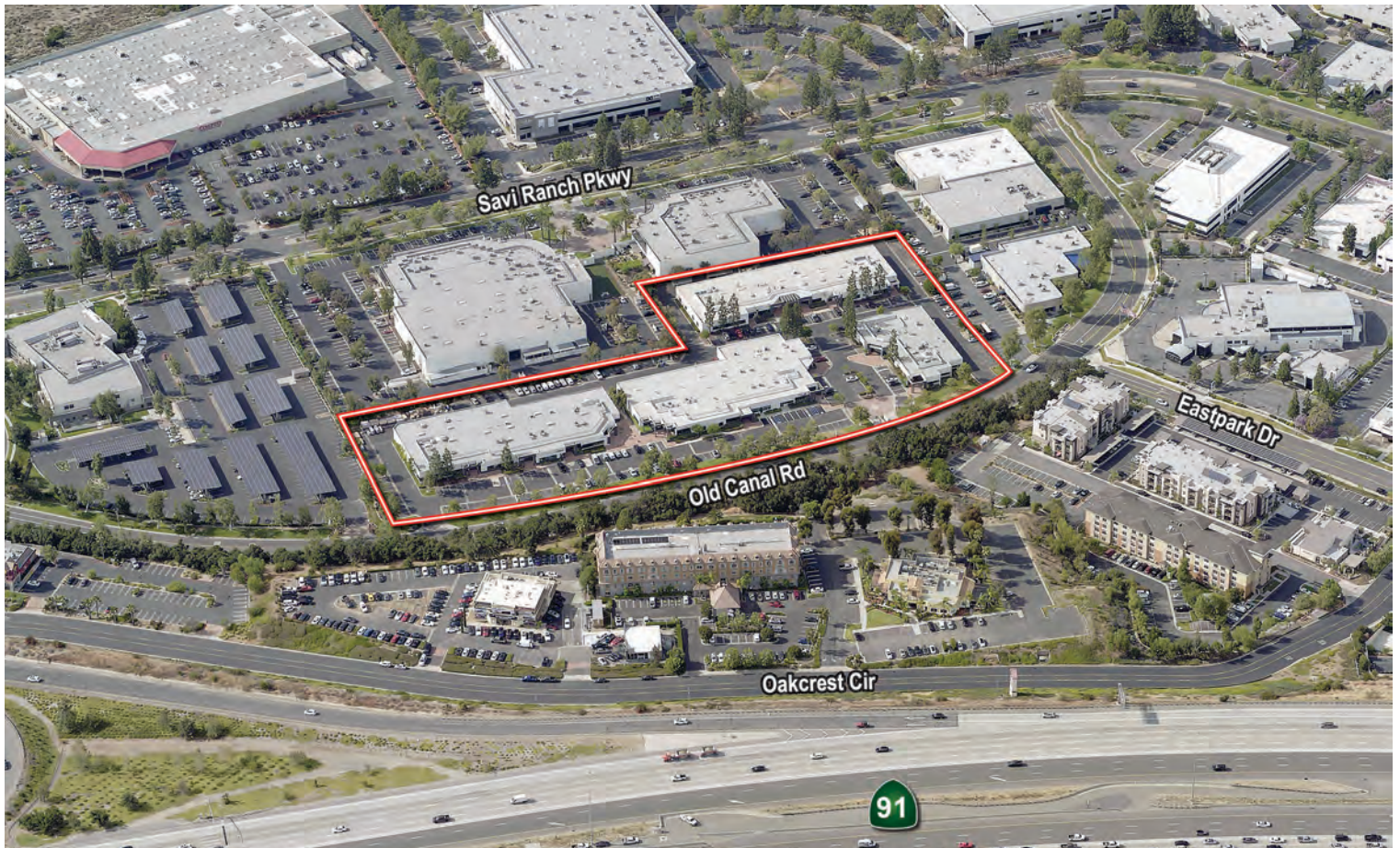
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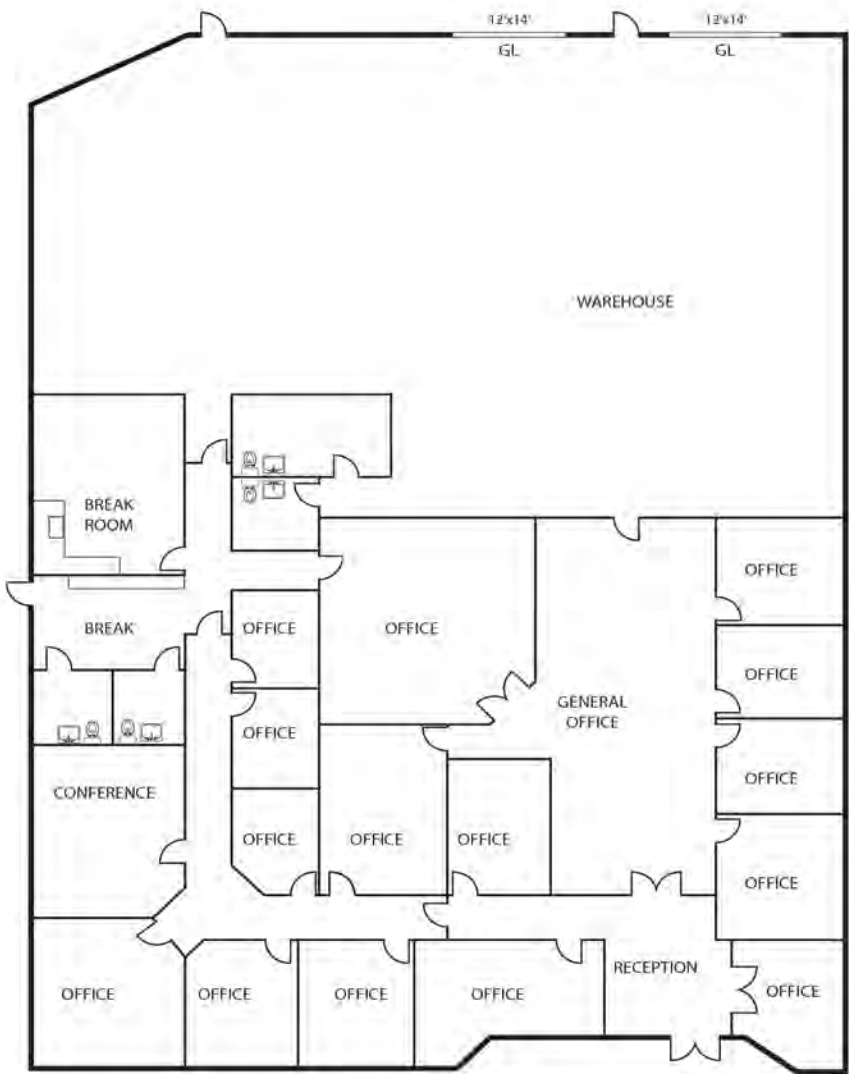
REAL ESTATE SERVICES



PROJECT FEATURES

- High Image Business Park
- Distinctive Architecture
- Individual Identity & Design
- Campus-Like Environment: Restaurants, Retail, and Hotel within 200 Acre Master Planned Complex
- Ground Level Loading
- 3:1 Parking Ratio
- Fire Sprinklers
- Immediate Access to Riverside 91 Freeway and 241 Toll Road to South County



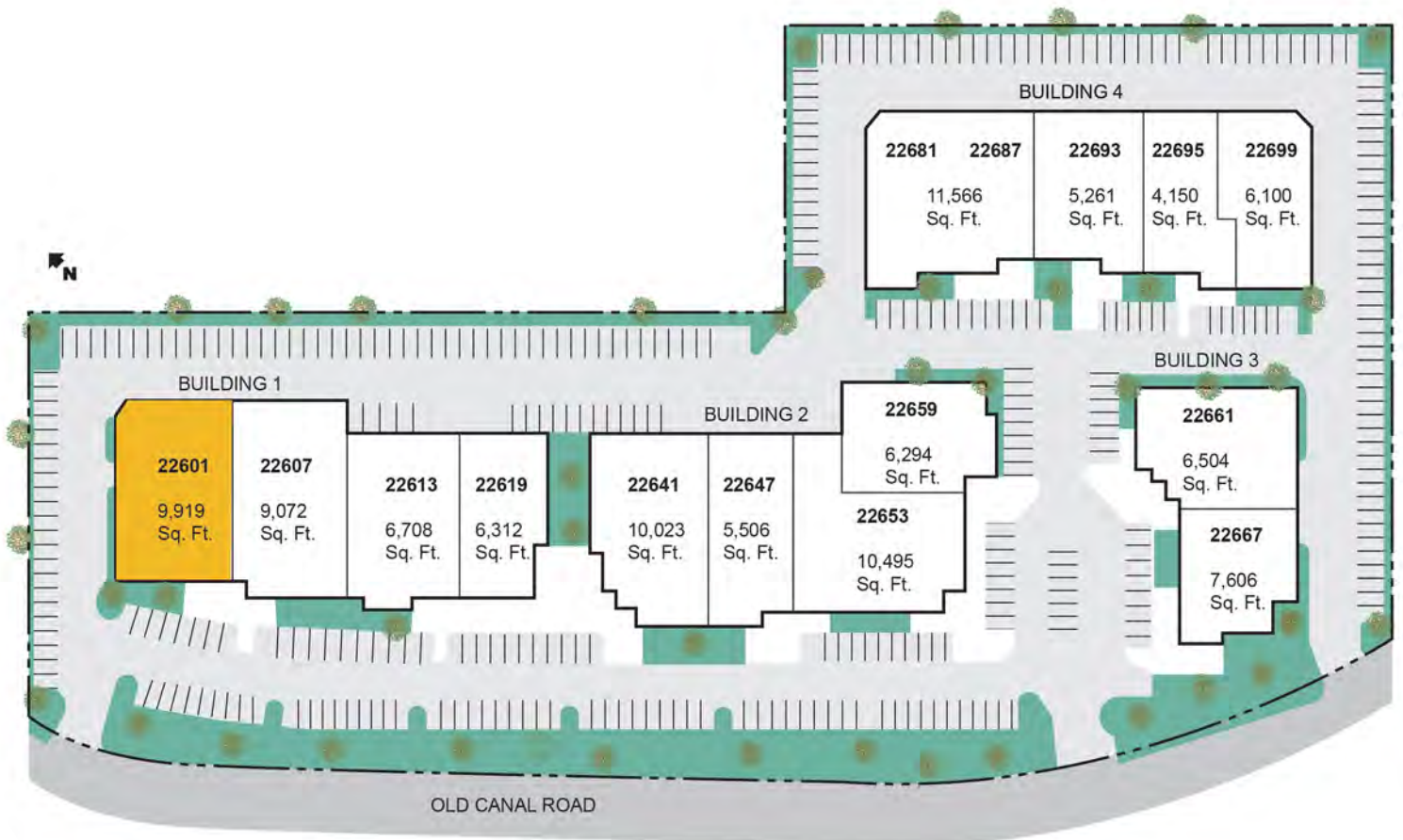


* Floor Plan not to scale and is approximate.

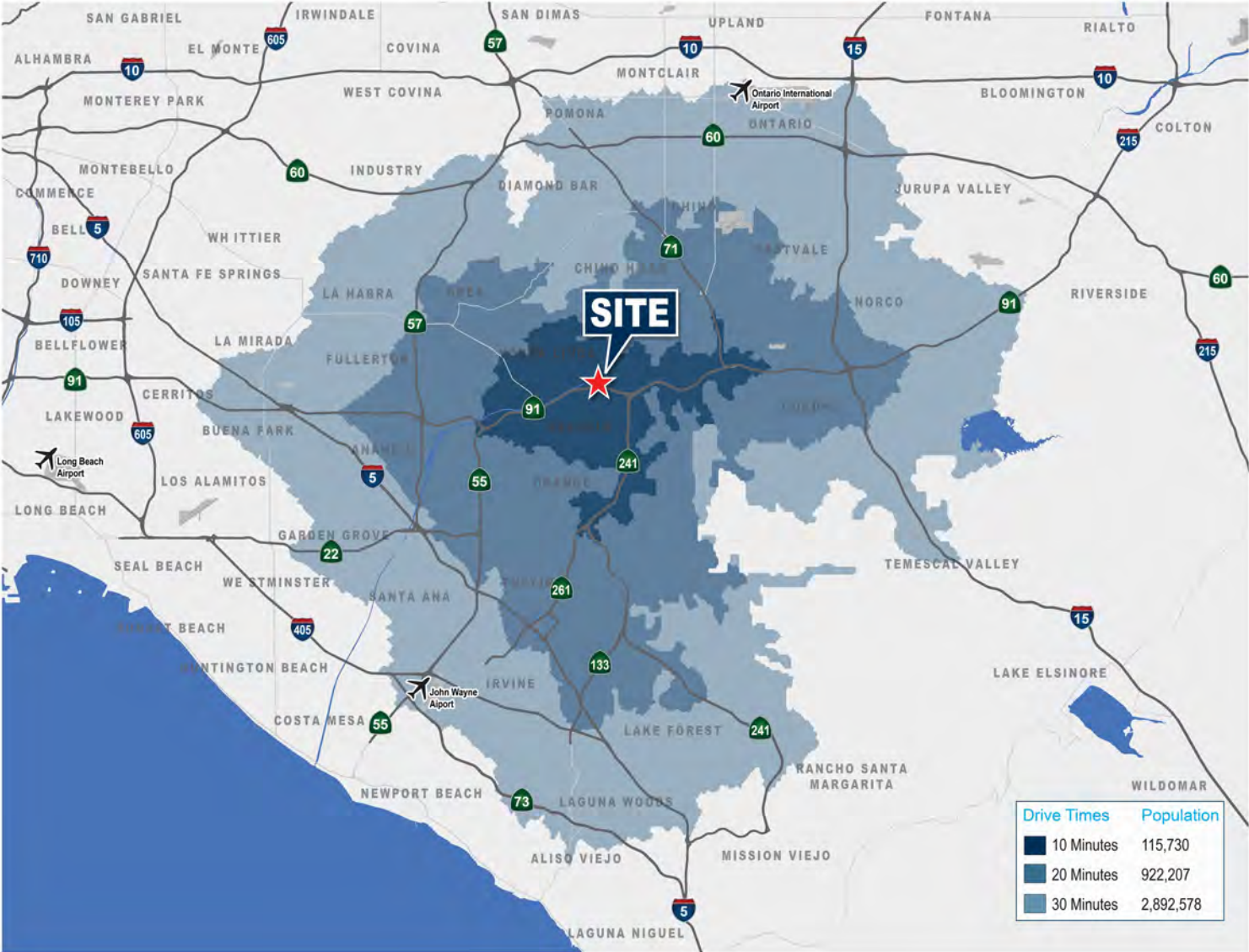
22601 OLD CANAL ROAD

FEATURES

- | | |
|---|--|
| <ul style="list-style-type: none">• ±9,919 Total SF | <ul style="list-style-type: none">• Fire Sprinklers |
| <ul style="list-style-type: none">• ±6,000 SF of High Image Office | <ul style="list-style-type: none">• 3:1 Parking Ratio (3 spaces per 1,000 SF leased) |
| <ul style="list-style-type: none">• Reception, 15 Private Offices, Large Open Area, Conference Room, 4 Restrooms, Breakroom and Warehouse | <ul style="list-style-type: none">• Two (2) Ground Level Loading Doors |
| <ul style="list-style-type: none">• 400 Amps (verify) | <ul style="list-style-type: none">• ±15 Ft. Warehouse Clearance |







SITE ACCESS

Port of Los Angeles	±40.1 Miles	Orange County Airport	±19.5 Miles
Port of Long Beach	±38.6 Miles	CA-91 Freeway	±0.7 Miles
Los Angeles International Airport	±43.9 Miles	CA-241 Toll Road	±2.5 Miles
Long Beach Airport	±28.7 Miles	CA-55 Freeway	±6 Miles

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