

Prime Airport Area Office Building - Priced to Sell

3190 Airport Loop Drive-K, Costa Mesa



Highlights

- Single-story, 8,000 sf bank-owned office building for sale
- Priced to sell at only \$179/sf (\$1,432,000)
- Creative, design-oriented space with exposed ceilings
- Close proximity to the 405, 55, and 73 Freeways
- Bonus storage mezzanine space

Prime Airport Area Office Building - Priced to Sell

3190 Airport Loop Drive-K, Costa Mesa

Optimal Owner/User Opportunity

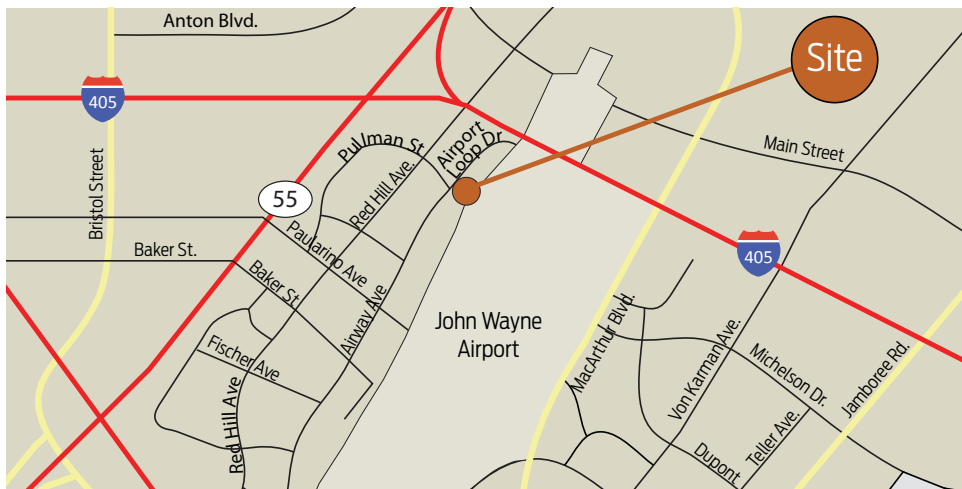
- Single-story layout ensures maximum performance per square foot
- At least 25 percent more usable square footage than typical 5,000 sf two-story buildings
- Desirable location in the heart of the Airport Area promises long-term appreciation
- In-common, surface parking for maximum convenience (no parking structures)

Intelligent Investment

- \$179/sf listing price is well below replacement cost
- Realize the bottom-line and tax benefits of building ownership; protect against lease hikes
- Purchase now and lock-in your low occupancy cost for decades to come
- If your business is stable and needs office space, the rent from your business pays the mortgage
- Capitalize on market-bottom prices and low interest rates with 10%-down SBA loan programs



BUILDING



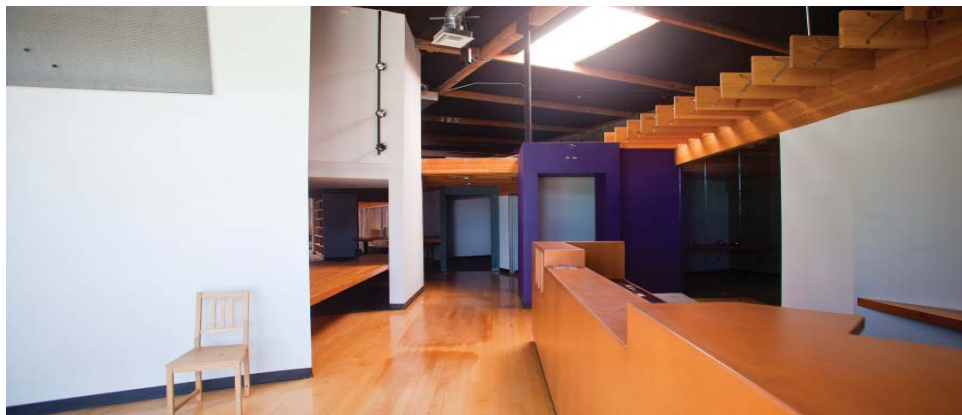
LOCATION MAP

Steven G. Economos

949.296.3607 Lic. N^o 01159994
SEconomos@360CommercialRE.com

Geoffrey S. DeWolf

949.296.3608 Lic. N^o 01319312
GDeWolf@360CommercialRE.com



INTERIOR

2211 Michelson Drive, Suite 450
Irvine, California 92612

T 949.296.3600
F 949.296.3699

360CommercialRE.com



©2010 360 Commercial Partners™. All rights reserved. All properties are offered for lease or sale through 360 Commercial Partners, a licensed real estate broker. The information in these materials has been obtained from various sources. While we believe the information to be reliable, 360 Commercial Partners does not make any representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants or buyers.