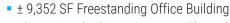
# FOR SALE LEASEBACK

## **±9,352 SF** FREESTANDING OFFICE BUILDING

### 1255 S. LEWIS STREET | ANAHEIM, CALIFORNIA

YOUR NAME HERE



- Above Standard Improvements Throughout, Renovated 2009
- Building Top Signage
- Seller to Vacate OR Leaseback
- Free Surface Parking
- 92% Office Buildout and Small Warehouse
- I GL Truck Door
- 400 Amps Power
- Fire Sprinklers
- Zoned "Light Industrial" (verify)
- Irreplaceable Location in Platinum Triangle wit Excellent Access to the s and s Freeways



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**PROPERTYFEATURES** 

**AERIAL** 



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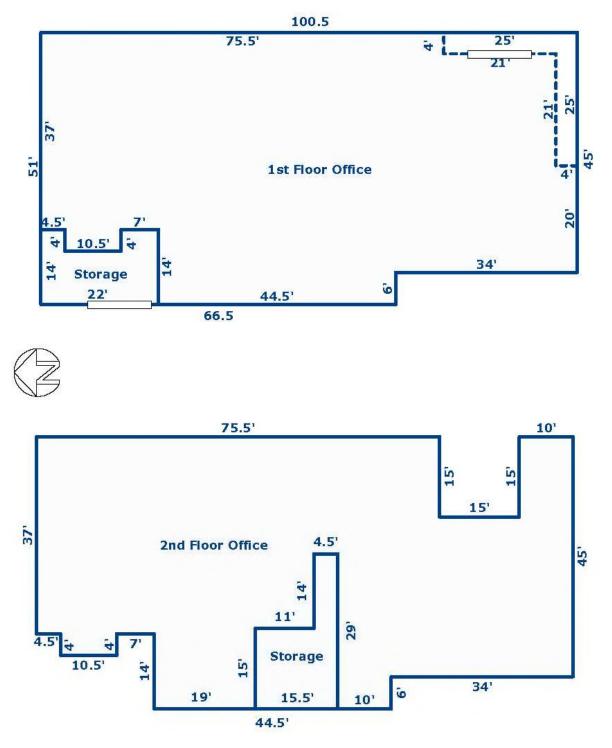
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#### **FLOOR PLAN**



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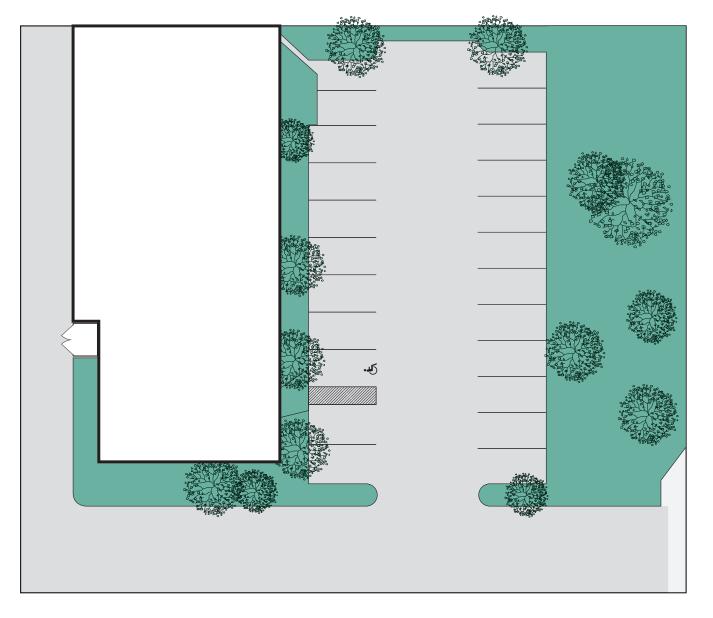
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#### **SITE PLAN**



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