

FOR SALE

6,500 Sq. Ft. Freestanding Office Building

PRELIMINARY NOTICE



**4226 E. La Palma Avenue
Anaheim, CA**

Building Features Include:

- 100% Office Space With Lots of Windows
- Private Offices, Conference Room, Open Office
- Lunch Room, Storage Room, 4 Restrooms
- 25 Parking Stalls (3.85:1 Parking Ratio)
- Fenced Parking/Yard Approved By Association
- One 12' x 12' Ground Level Loading Door
- 400 Amp 120/208 volt 3-Phase Power (Verify)
- Major Street Frontage
- Newly Slurry Sealed Asphalt
- Part of High Image "Park La Palma" Project
- Easy Access to 91, 55, 57 & 241 Freeways



**1241 N. Lakeview Avenue, Ste. F
Anaheim, CA 92807**
DRE #01033833

For Further Information Please Contact:

BRIAN DALTON | JIM POTTER

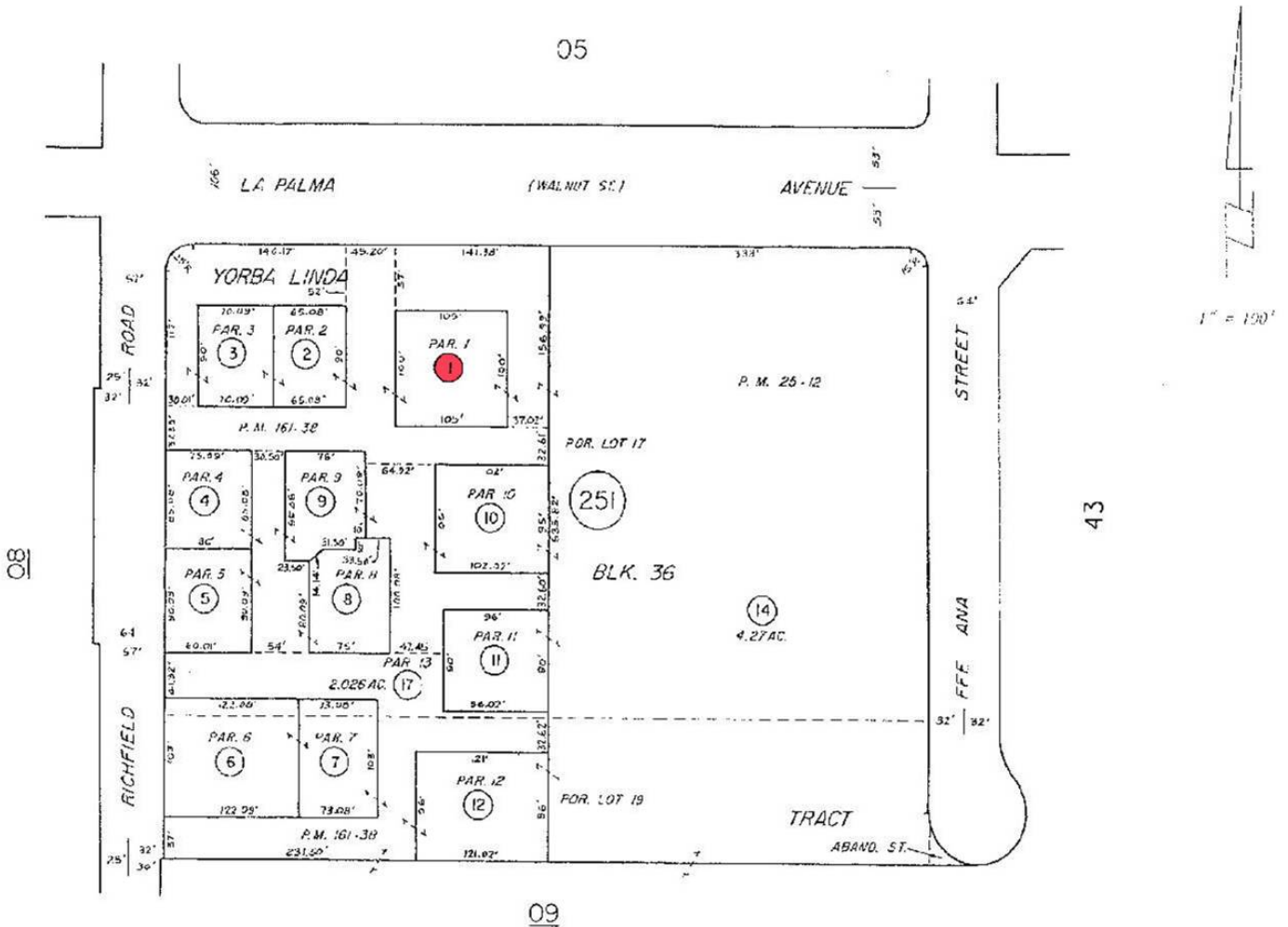
DRE #01181724

DRE #00549334

(714)777-1468 Fax (714)777-5779

4226 E. La Palma Ave., Anaheim PARCEL MAP

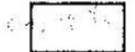
346-25



YORBA LINDA TRACT M. M. 5-17, 18
PARCEL MAP P. M. 161-38

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 346 PAGE 25
COUNTY OF ORANGE



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