

DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA



3002 DOW AVENUE | TUSTIN, CA

For more information, please contact:

MATT DURKIN
(949) 724-4762
mdurkin@lee-associates.com
DRE# 01809633

TRAVIS HAINING
(949) 724-4711
thaining@lee-associates.com
DRE# 01483191



LEE & ASSOCIATES® - NEWPORT BEACH | Corporate ID#01197433
100 Bayview Circle, Suite 600, Newport Beach, California 92660
☎ 949.724.1000 | 📠 949.862.9048 | www.lee-associates.com

DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA



PROPERTY DESCRIPTION

- A distinctive flex/office and light manufacturing business park centrally located in the Irvine Business Complex
- Turnkey units ready for immediate occupancy
- Convenient access to the 5, 55 and 405 freeways and the 261 toll road
- Newly installed electric vehicle charging stations
- 3.2 per 1,000 sf parking ratio
- Ground level loading
- Fire sprinklered throughout
- Close proximity to The District and The Market Place Shopping Centers
- Close Proximity to John Wayne Airport
- Owned and managed by a partnership of LBA Realty - www.LBArealty.com

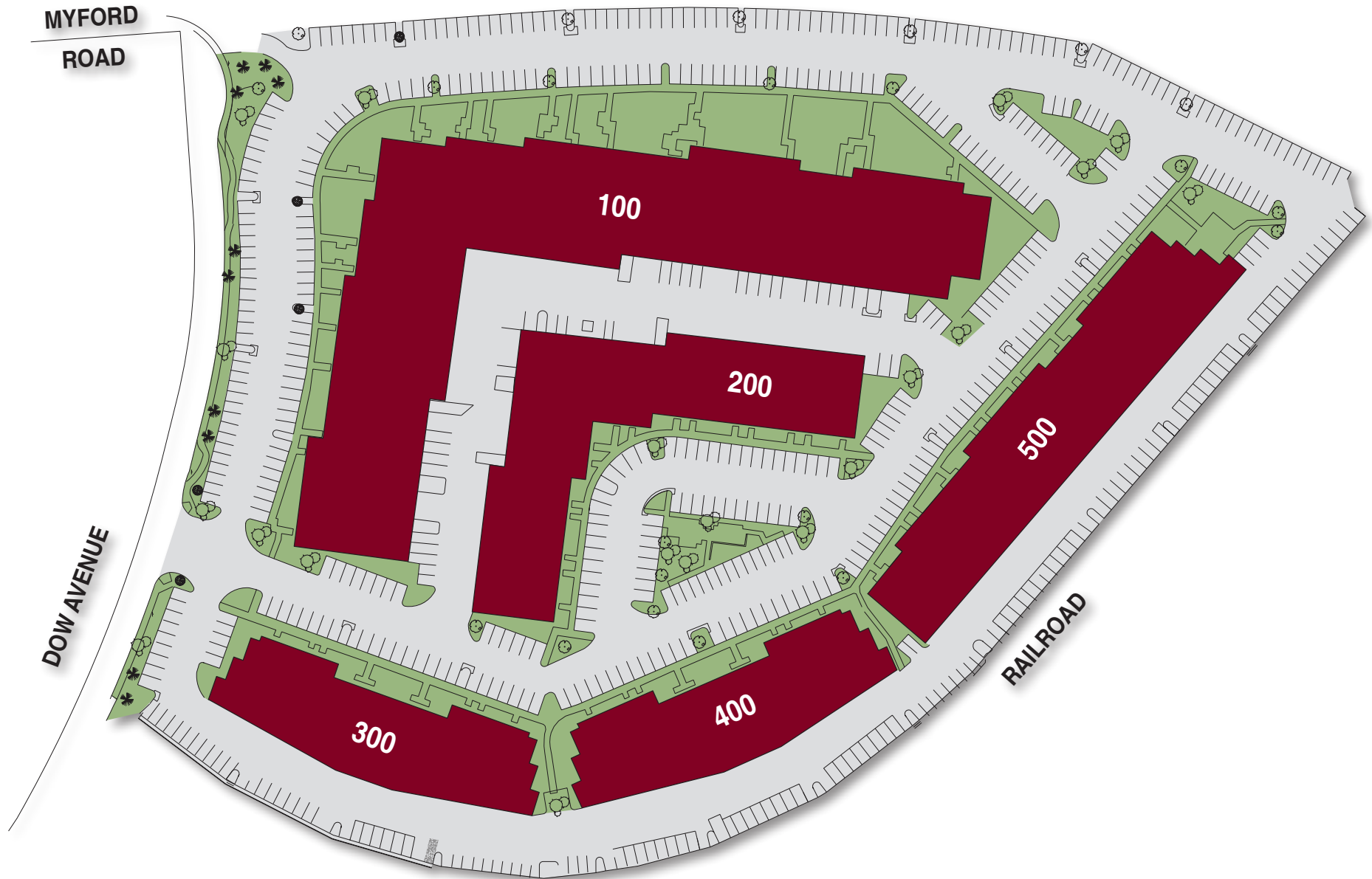
LOCATION OVERVIEW



DOW BUSINESS CENTER

TUSTIN, CALIFORNIA

PROPERTY SITE PLAN



AVAILABLE UNITS

UPDATED JANUARY 2022

Building Address	Total SF	Office	Warehouse	Profile	Availability	New Lease Rate
<u>Building 100</u>						
Unit 140	4,872	4,872	0	Office (Church Space)	02/01/2022	\$1.50 NNN
Unit 142	1,798	1,798	0	Office	02/01/2022	\$1.50 NNN
<u>Building 200</u>						
Unit 228	2,389	1,339	1,050	Office/Industrial	03/01/2022	\$1.50 NNN
<u>Building 300</u>						
Unit 320	2,984	2,238	746	Office/Industrial	02/01/2022	\$1.50 NNN
<u>Building 400</u>						
Unit 408	1,841	1,377	464	Office/Industrial	03/01/2022	\$1.50 NNN
<u>Building 500</u>						
Unit 512	1,803	1,579	224	Office/Industrial	Available Now	\$1.50 NNN

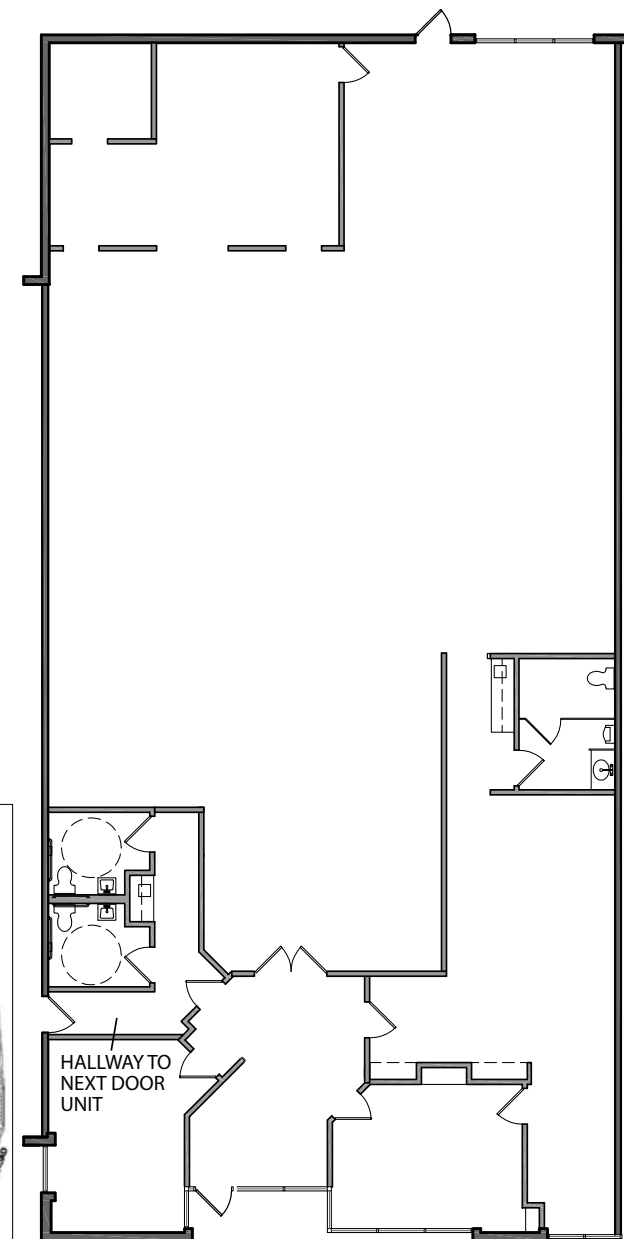
ESTIMATED NET CHARGES = \$0.43 PSF/MO.



DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA

3002 DOW AVENUE
UNIT 140

Suite: 4,872 SF
Office: 4,872 SF
Warehouse: 0 SF



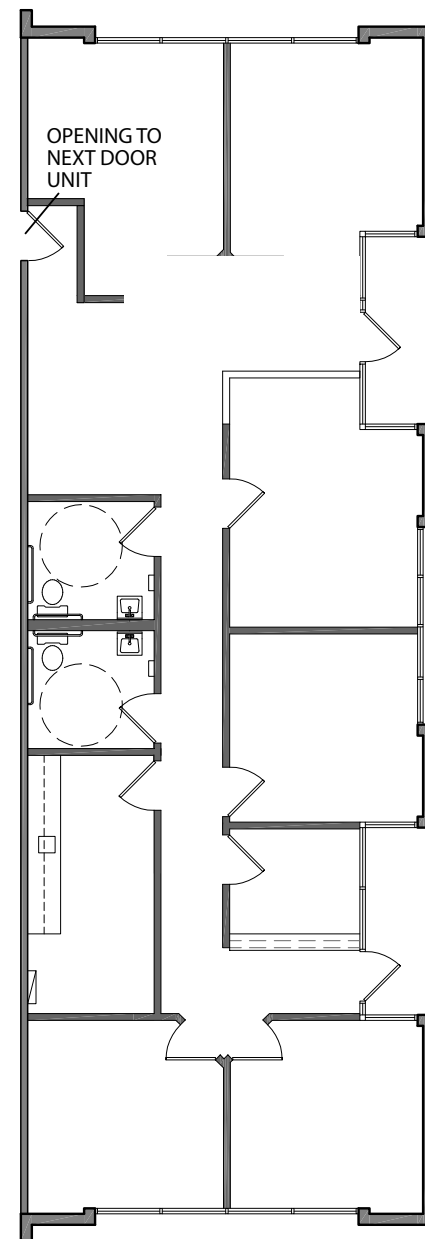
DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA

3002 DOW AVENUE
UNIT 142

Suite: 1,798 SF
Office: 1,798 SF
Warehouse: 0 SF



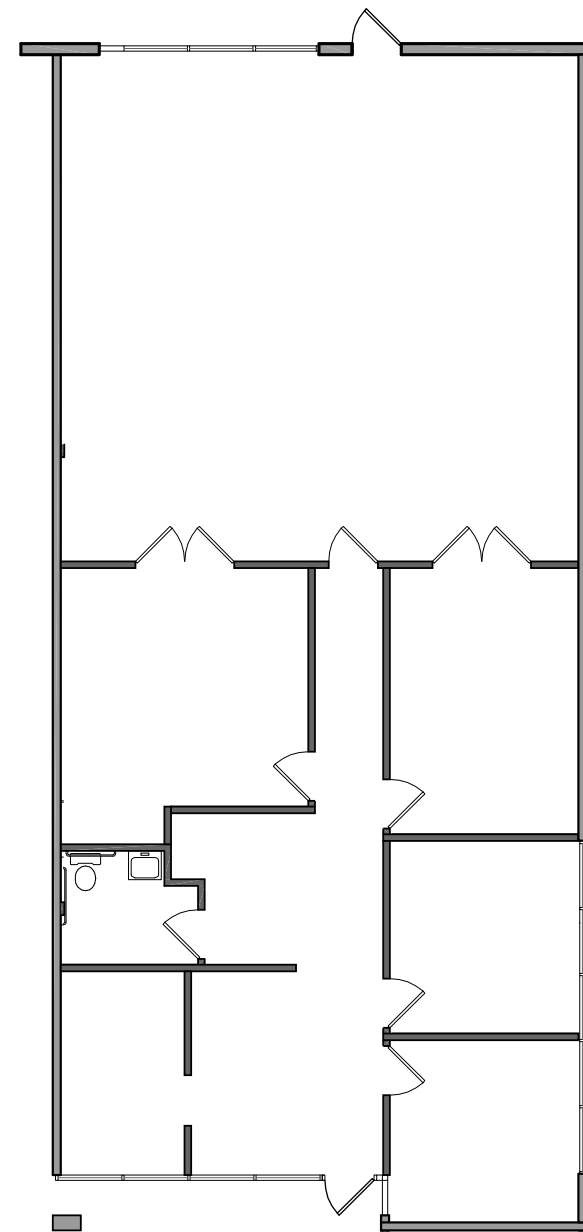
DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA

3002 DOW AVENUE UNIT 228

Suite: 2,389 SF
Office: 1,339 SF
Warehouse: 1,050 SF



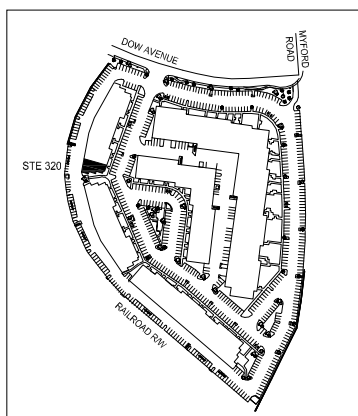
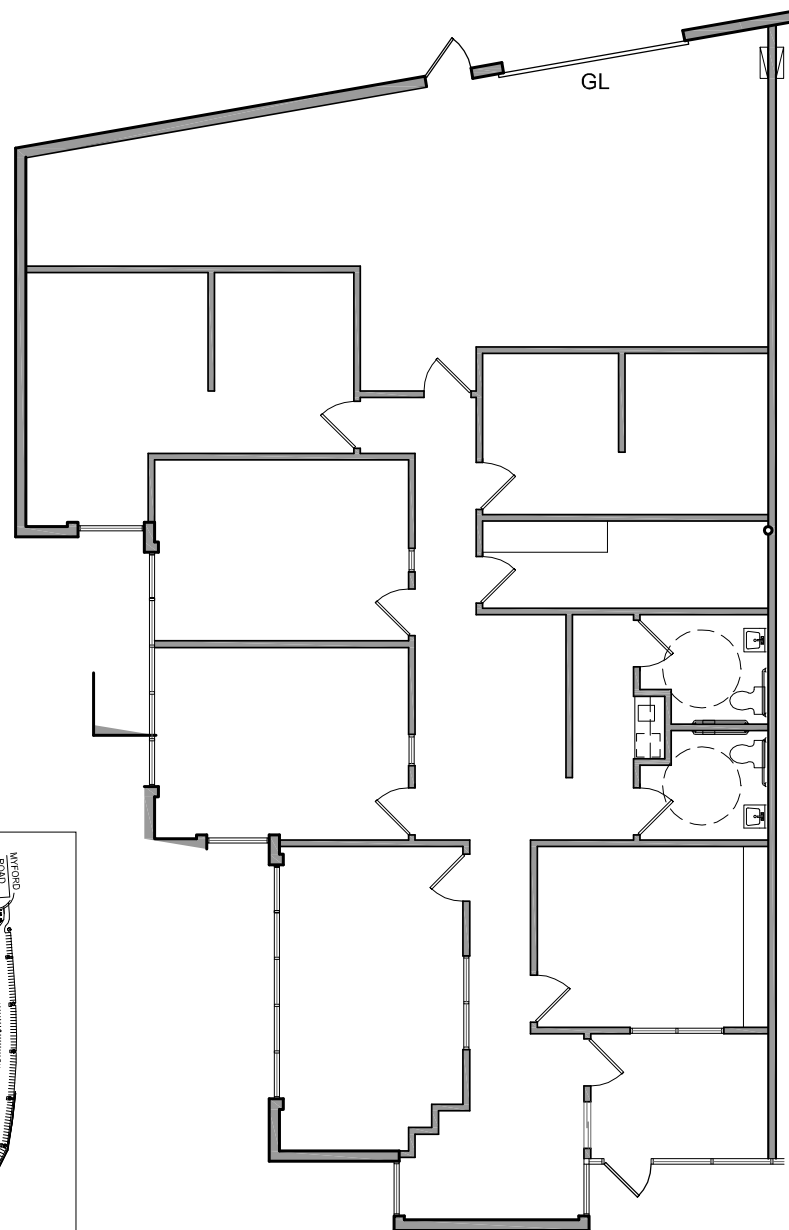
DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA

3002 DOW AVENUE UNIT 320

Suite: 2,984 SF
Office: 2,238 SF
Warehouse: 746 SF



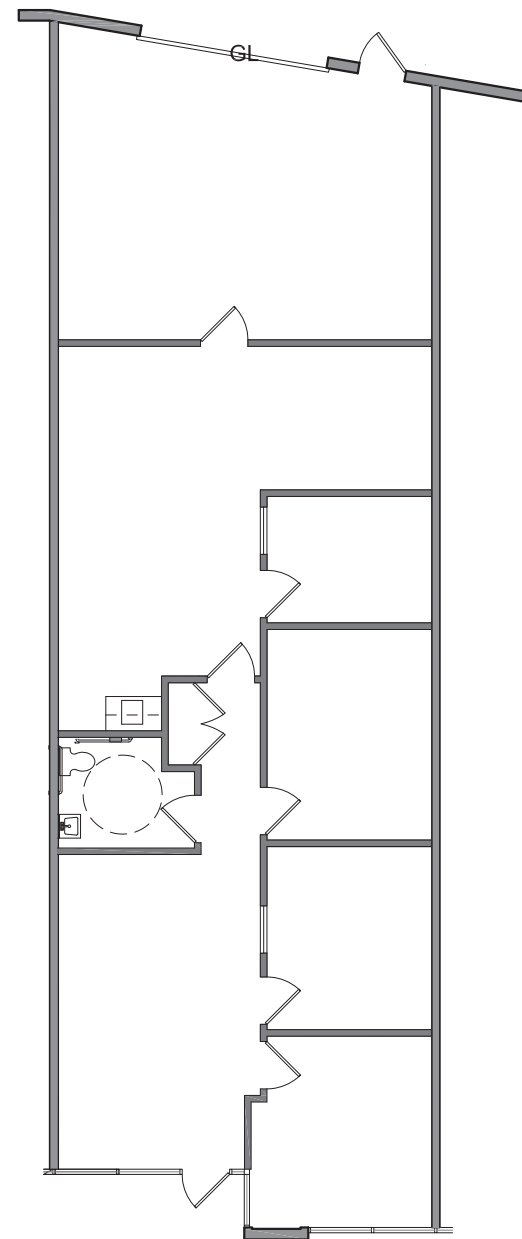
DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA

3002 DOW AVENUE UNIT 408

Suite: 1,841 SF
Office: 1,377 SF
Warehouse: 464 SF



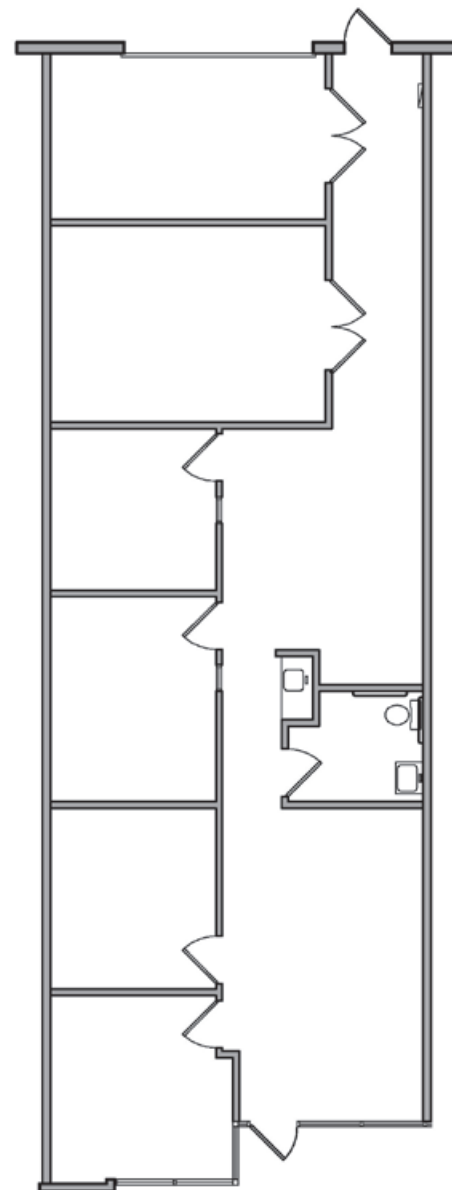
DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA

3002 DOW AVENUE
UNIT 512

Suite: 1,803 SF
Office: 1,579 SF
Warehouse: 224 SF



DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



DOW
BUSINESS CENTER
TUSTIN, CALIFORNIA



MATT DURKIN
(949) 724-4762
mdurkin@lee-associates.com
DRE# 01809633



TRAVIS HAINING
(949) 724-4711
thaining@lee-associates.com
DRE# 01483191

