

FOR LEASE

8141 East Kaiser Boulevard, Anaheim Hills, California

3-Story High Image Atrium Office Building

Voit
REAL ESTATE SERVICES

THE
ZEHNER
GROUP



FEATURES

- A 3-Story Building with Approximately 37,987 Square Feet
- Suites Available From 977 to 3,535 Square Feet
- Approximately 2.45 Acres Land Site Provides 4:1 Surface Parking
- “Class A” Construction with High Fire Brick Facade and Reflective Bronze Glass
- Direct Access to the Riverside (91) Freeway at Weir Canyon Road and Immediate Access to South Orange County via Eastern Transportation (241) Corridor
- Surrounding Communities Provide a Strong Labor Base and Excellent Living Opportunities for Highly Skilled Professionals and Support Personnel
- Outstanding Views of the Anaheim Hills and Santa Ana Canyon
- Adjacent to the Anaheim Hills Festival Shopping Center Which Encompasses Over 600,000 Square Feet of Retail and Restaurant Uses

Available Suites

Floor	Suite	Rentable Area (SF)	Lease Rate PSF	Available Date
3	310	977	\$2.05 FSG	Now
1	112	1,131	\$2.05 FSG	November 1, 2013
1	130	2,311	\$2.05 FSG	October 1, 2013
3	312	2,558	\$2.05 FSG	Now
3	310/312	3,535	\$2.05 FSG	Now

Lease Rate:	Per Rentable SF per month, Full Service Gross
Expense Stop:	Base Year
Tenant Improvements:	Negotiable
Parking:	4:1,000 - Surface
To Show Space:	Call Voit to Set time to tour
Amenities:	Adjacent to Anaheim Hills Festival Center, a 562,450 square foot regional mall / 8-plex theatre complex

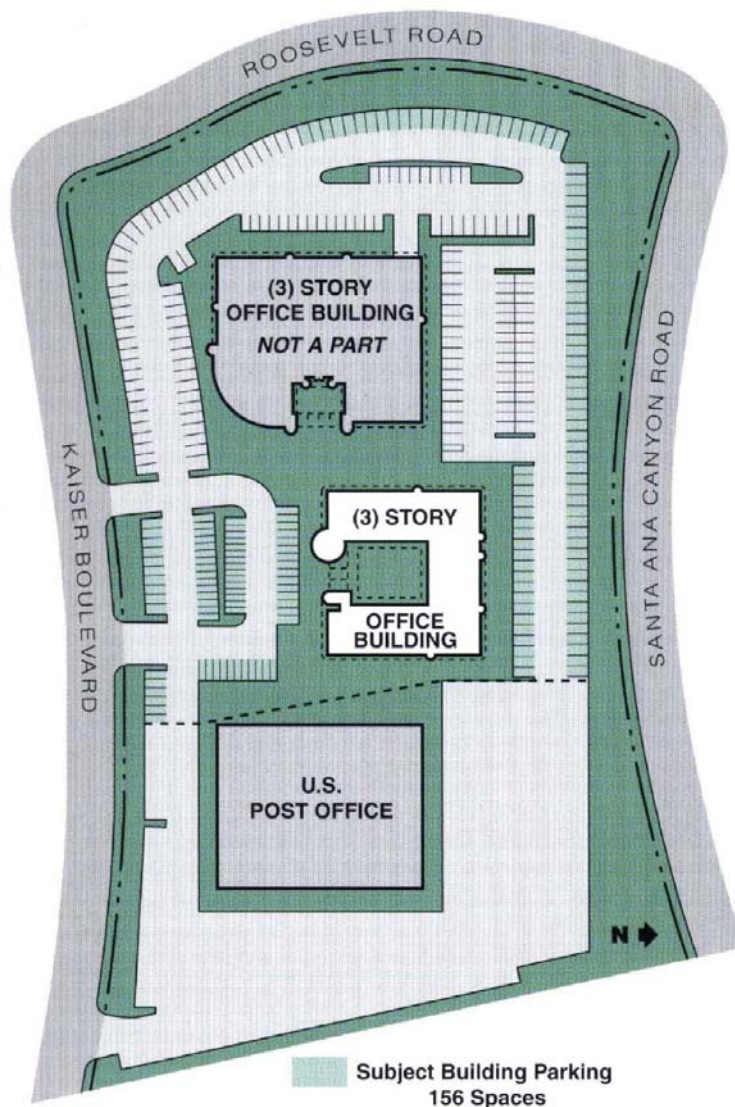
For Further information, please contact:

Mike Boomer

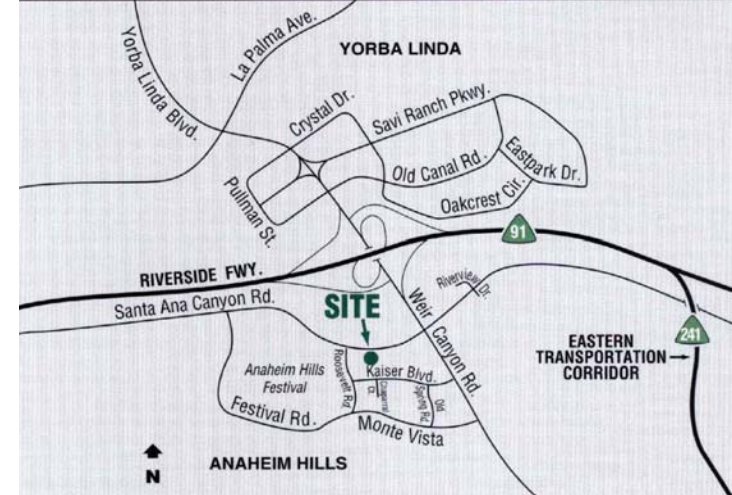
Lic #01209091

714.935.2344

MBoomer@voitco.com



Subject Building Parking
156 Spaces



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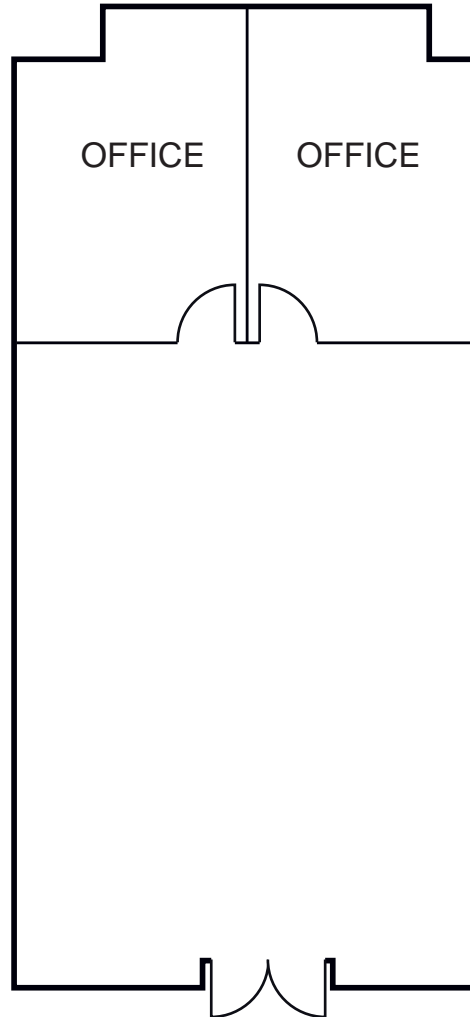
Suite 310 977 SF

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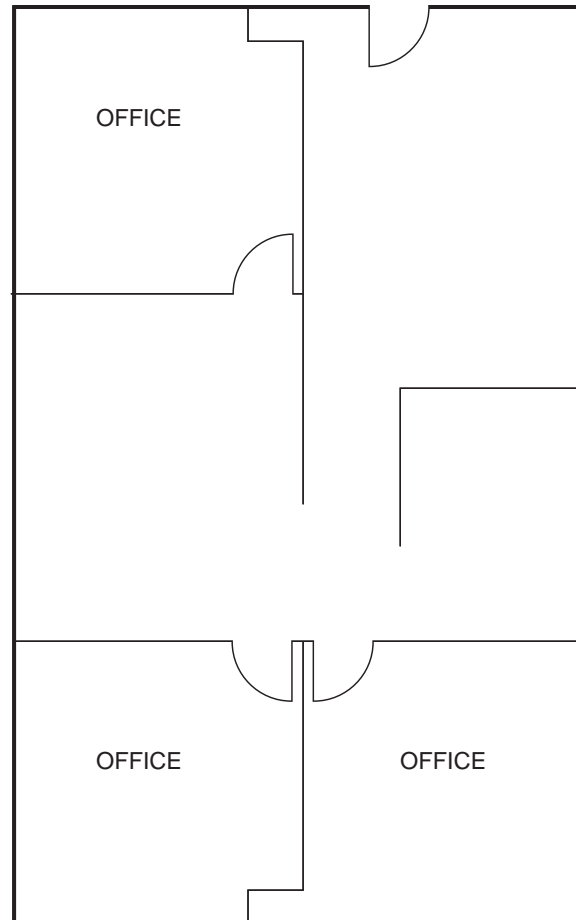
Suite 112 1,131 SF

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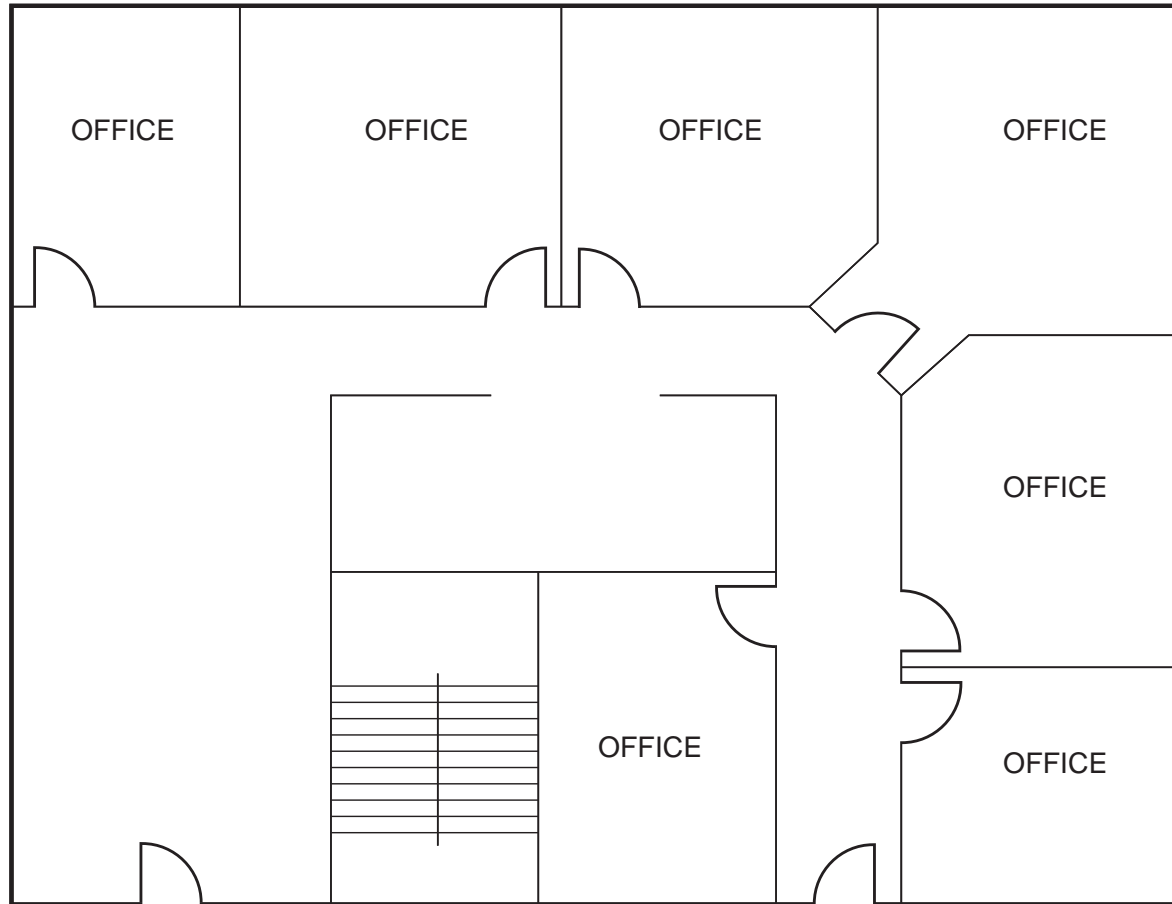
Suite 130 2,311 SF

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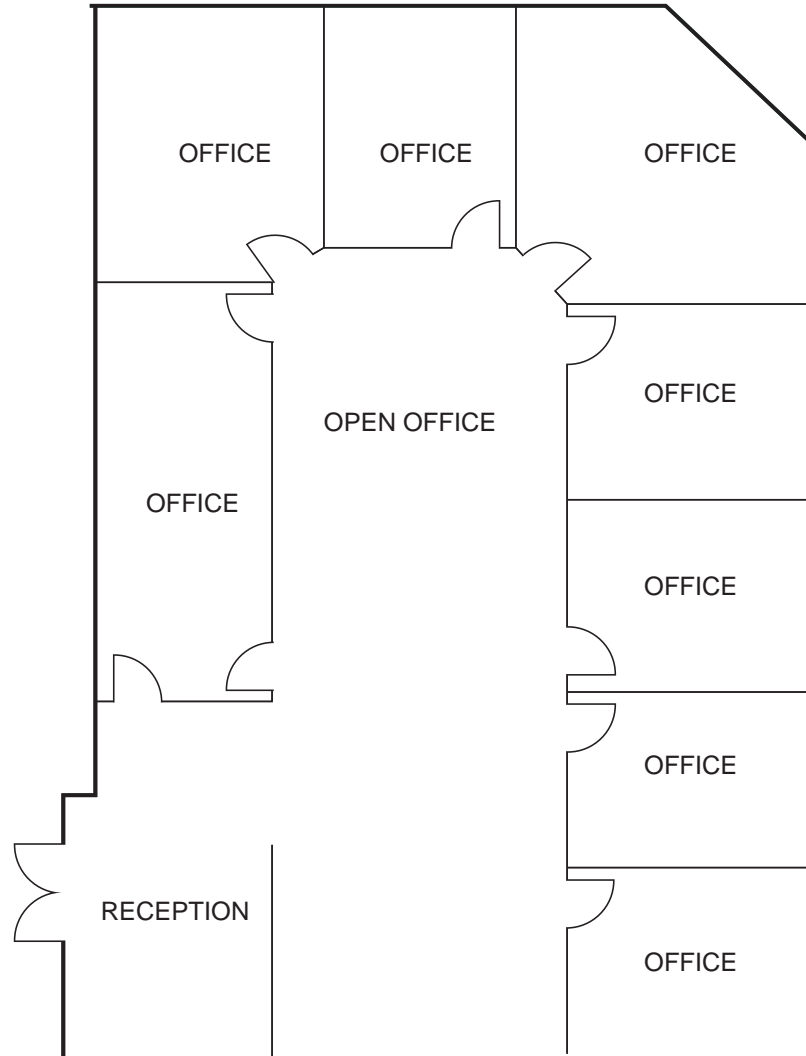
Suite 312 2,558 SF

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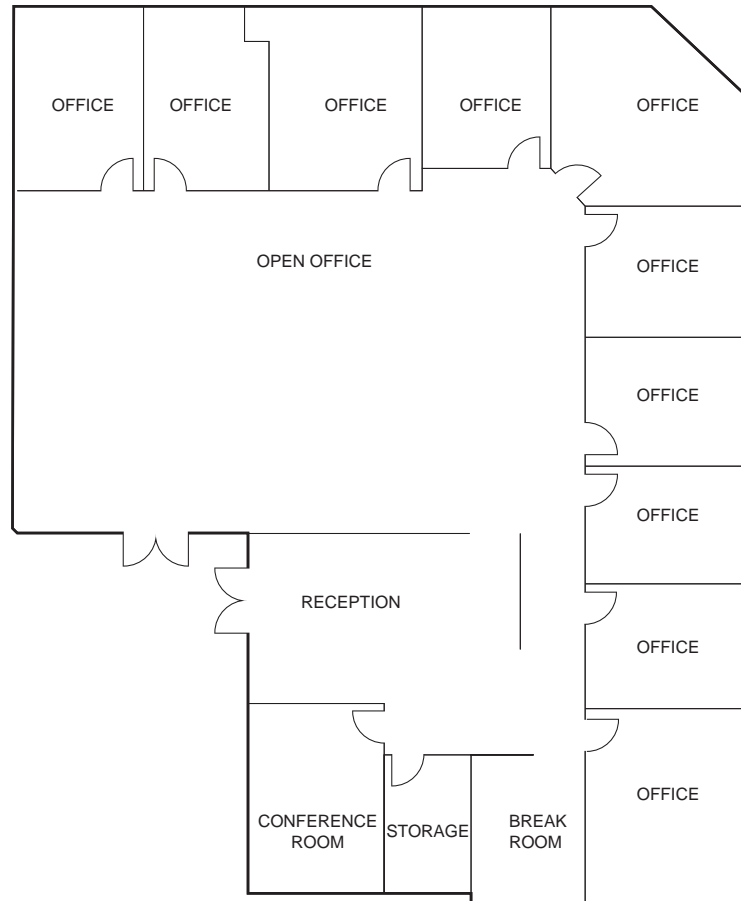
Suite 310/312 3,535 SF

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PROPOSED 310/312 Floor Plan

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