

**DOW**  
BUSINESS CENTER  
TUSTIN, CALIFORNIA



3002 DOW AVENUE | TUSTIN, CA

For more information, please contact:

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## 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](http://www.LBArealty.com)

## LOCATION OVERVIEW

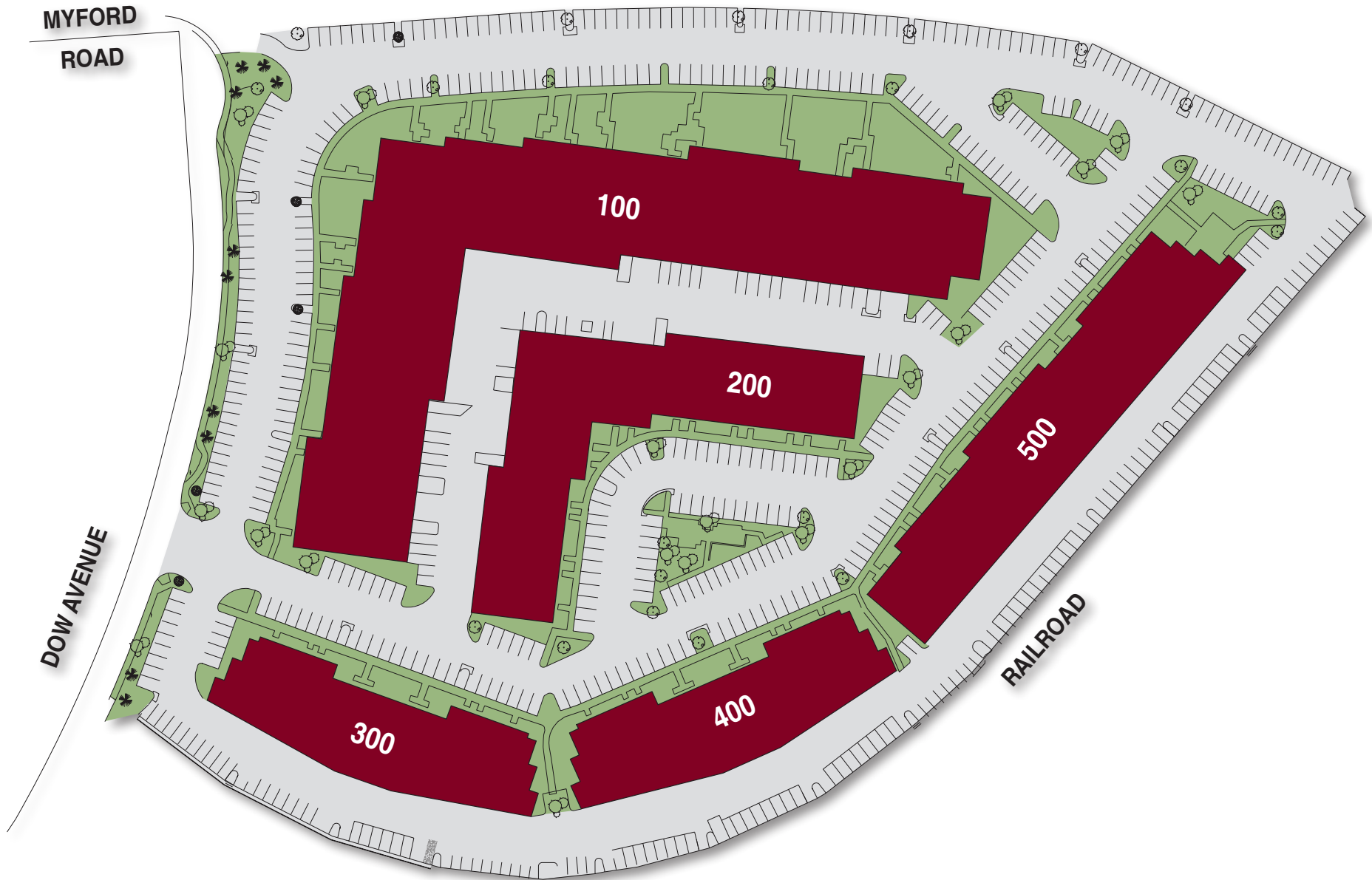




# DOW BUSINESS CENTER

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## PROPERTY SITE PLAN



## AVAILABLE UNITS

UPDATED APRIL 2024

Building Address	Total SF	Office SF	Warehouse SF	Profile	Availability	New Lease Rate
<b><u>Building 100</u></b>						
Unit 116	3,013	3,013	0	Office	6/1/2024	\$1.70 NNN
<b><u>Building 300</u></b>						
Unit 320	2,984	2,243	741	Office/Warehouse	Now	\$1.80 NNN
<b><u>Building 500</u></b>						
Unit 514	3,999	3,999	0	Office	Now	\$1.70 NNN
Unit 518	1,989	1,689	300	Office/Warehouse	Now	\$1.80 NNN

**ESTIMATED NET CHARGES = \$0.49 PSF/MO.**



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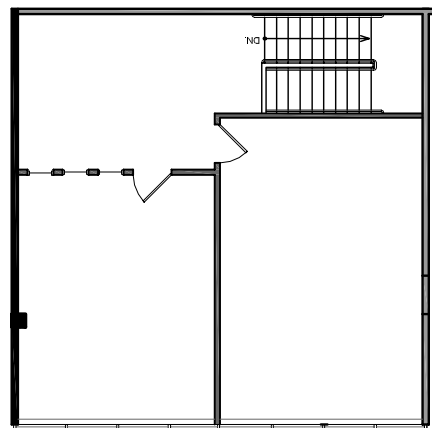
3002 DOW AVENUE

UNIT 116

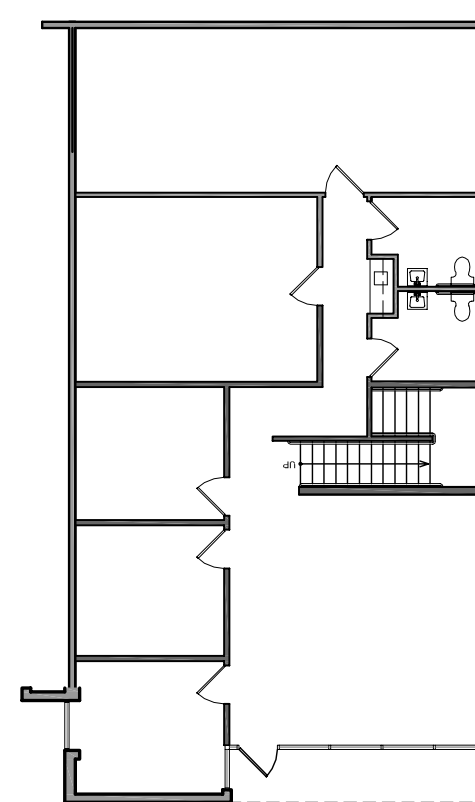
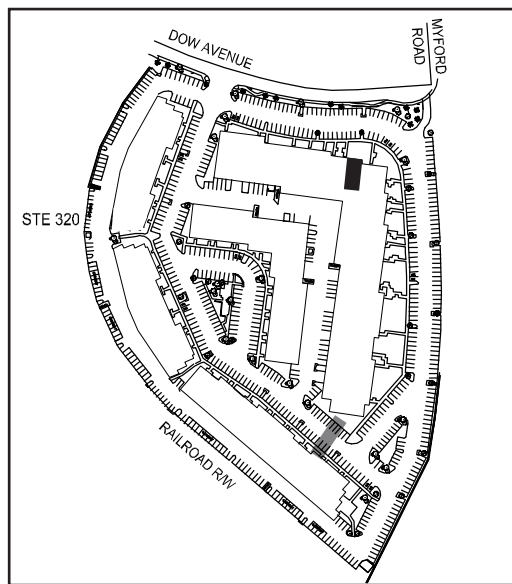
Suite: 3,013 SF

Office: 3,013 SF

Warehouse: 0 SF



SECOND FLOOR



FIRST FLOOR

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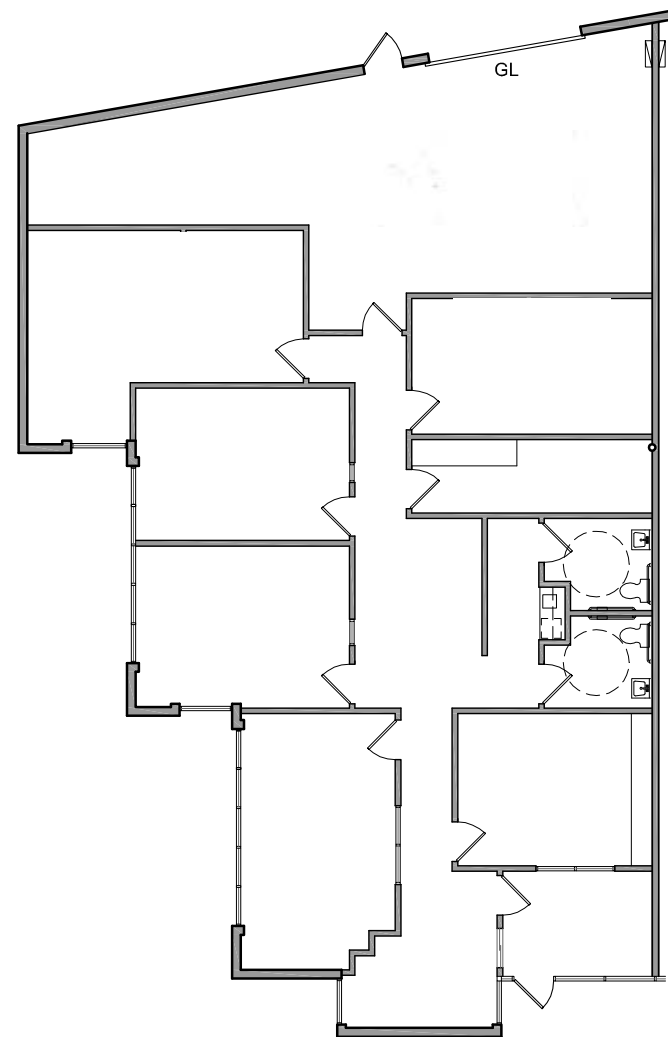
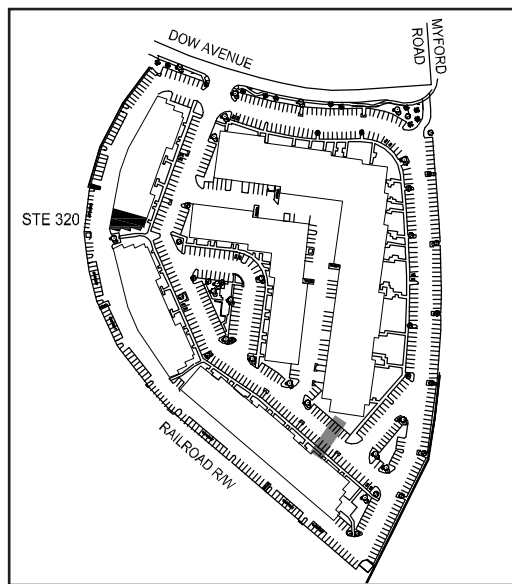
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UNIT 320

Suite: 2,984 SF

Office: 2,243 SF

Warehouse: 741 SF



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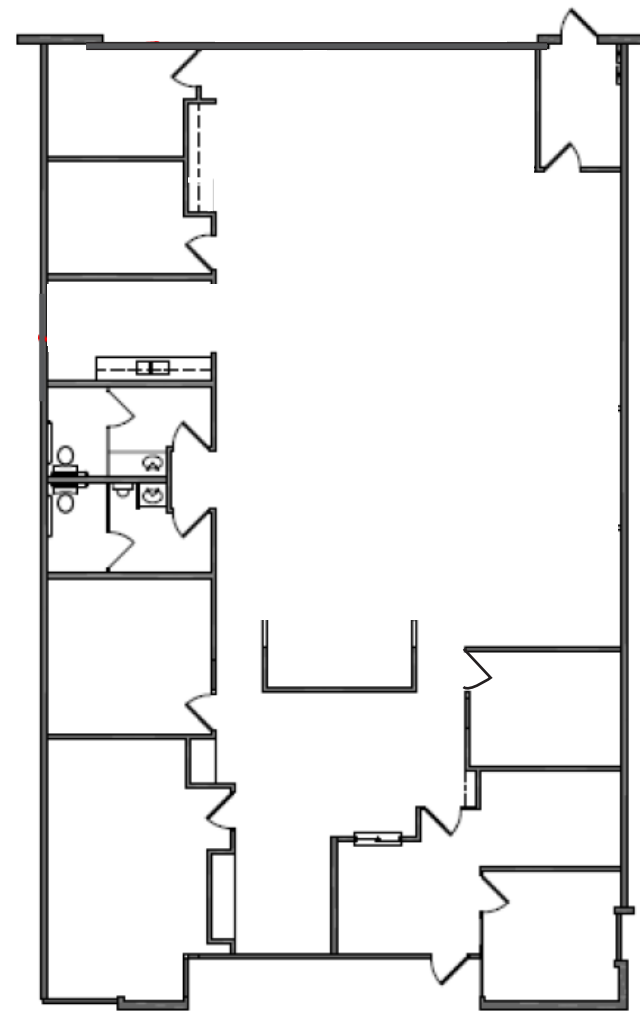
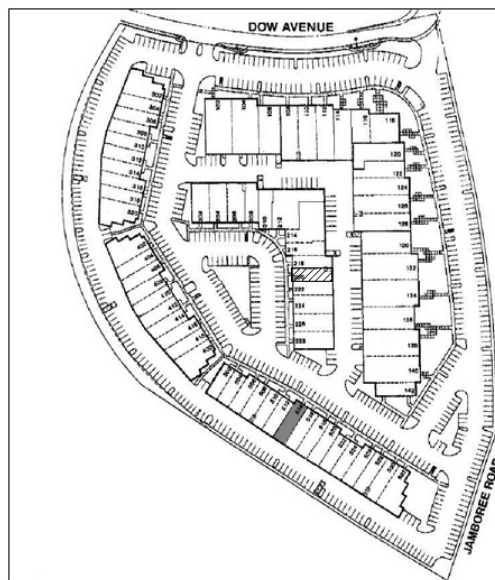
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UNIT 514

Suite: 3,999 SF

Office: 3,999 SF

Warehouse: 0 SF



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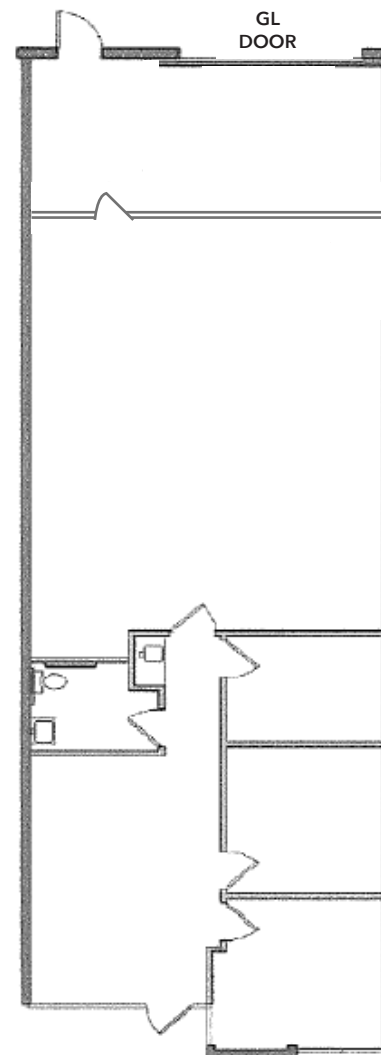
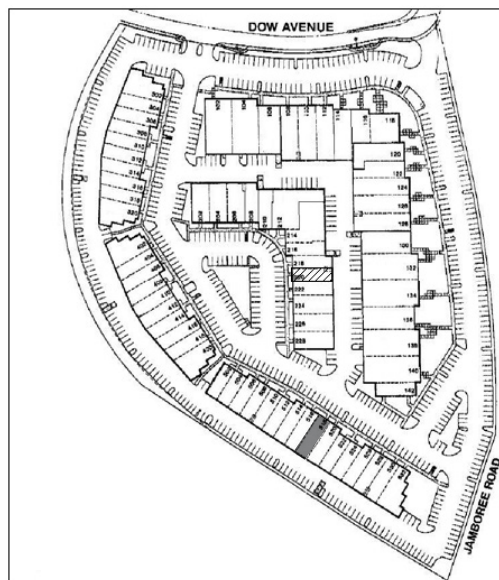
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UNIT 518

Suite: 1,989 SF

Office: 1,689 SF

Warehouse: 300 SF



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