

VALENCIA BUSINESS CENTER
1382 Valencia Avenue, Tustin California

Unit D

Interior Description

Floor	Carpet (Techno) in Office Areas Concrete floors in Warehouse
Walls	Painted Drywall
Ceiling	2 x 4 T-Bar Dropped Ceiling with Dune Second-Look Armstrong Tiles 2 x 4 T-8 Fluorescent Light Fixtures with Parabolic Lenses in Office Areas 8 foot Linear T-8 Fluorescent Pendant Fixtures below Mezzanine
Stairways	Wood - unfinished
Fire Sprinklers	100% Distribution
Storefront Entry	Aluminum & Glass Storefront Door w/cylindrical lockset
Utilities	Water line stubbed to rear warehouse Sewer line stubbed to rear warehouse Conduit for electrical service provided from main switchgear area to rear warehouse (200 Amp Service - upgradeable) Conduit for telephone/low voltage service provided from main telephone room to rear warehouse
Loading Doors	9 ft. wide by 12 ft. high Steel Roll-up Doors at rear warehouse
HVAC	3 Existing HVAC Units (need drops and distribution) <i>**** Note: these HVAC units vary in age and come in <u>as-is</u> condition.</i>