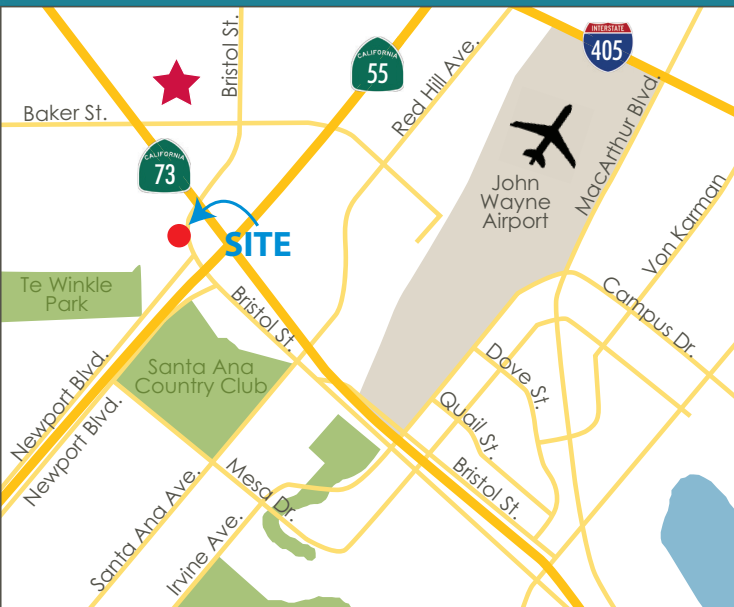


# 2755 BRISTOL STREET

Costa Mesa, California

±2,424, ±2,962 OR  
±5,386 SF OFFICE SUITE  
AVAILABLE FOR LEASE



## PROPERTY FEATURES

- Excellent access to the 55, 73 and 405 Freeways
- Free surface parking (4:1000 ratio)
- Complete building remodel finished including common areas, restrooms, landscape and hardscape
- Within minutes of restaurants, hotels, South Coast Plaza, The Lab, The Camp and other numerous retail amenities
- Asking lease rate: \$2.35 FSG
- **Suite 250:** ±2,962 SF  
*Rec, large open area, 3 private offices*
- **Suite 255:** ±2,424  
*Rec, 2 private offices, conference room, kitchens, IT room, and open area*
- **Suite 250/255:** ±5,386  
*Large open area, reception area, 6 private offices, conference room, IT room, kitchen and storage*

EXCLUSIVELY LISTED BY

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

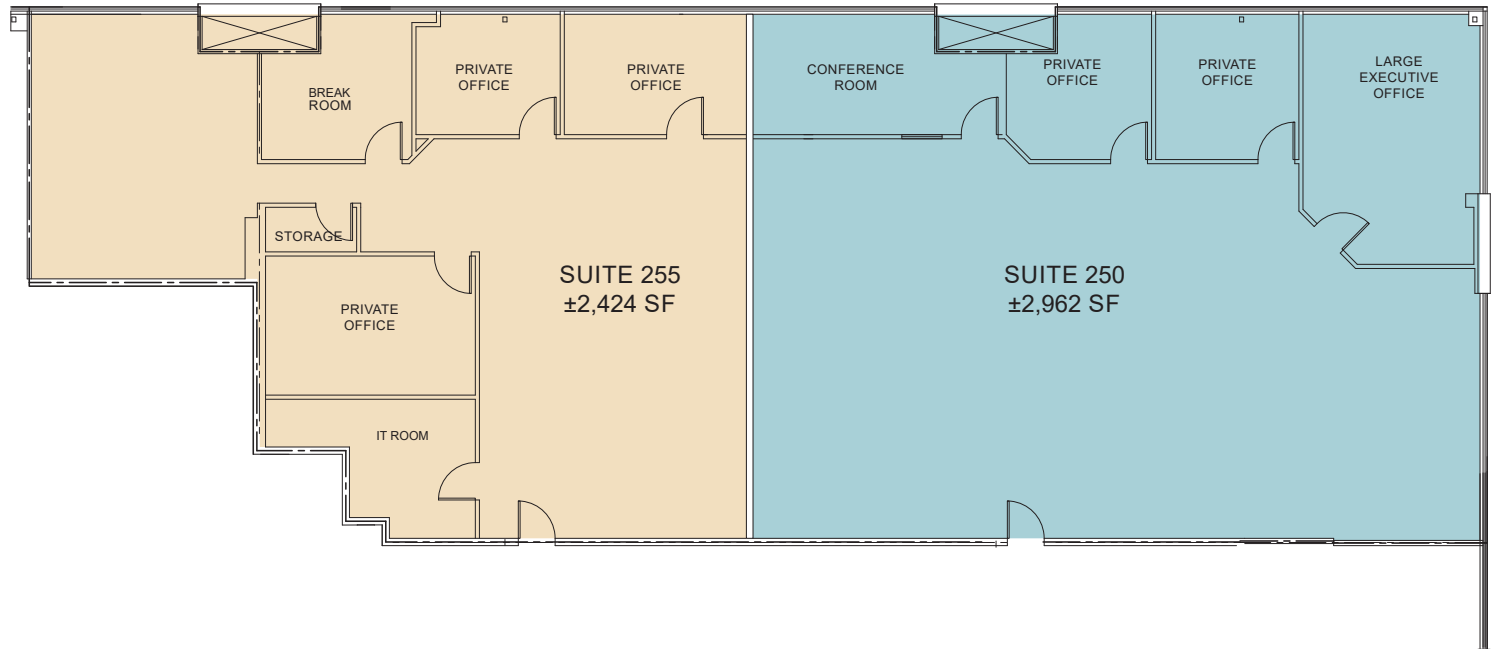
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MAXIMIZING PROPERTY VALUES™

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# 2755

BRISTOL  
SUITE 110

*Costa Mesa, California*



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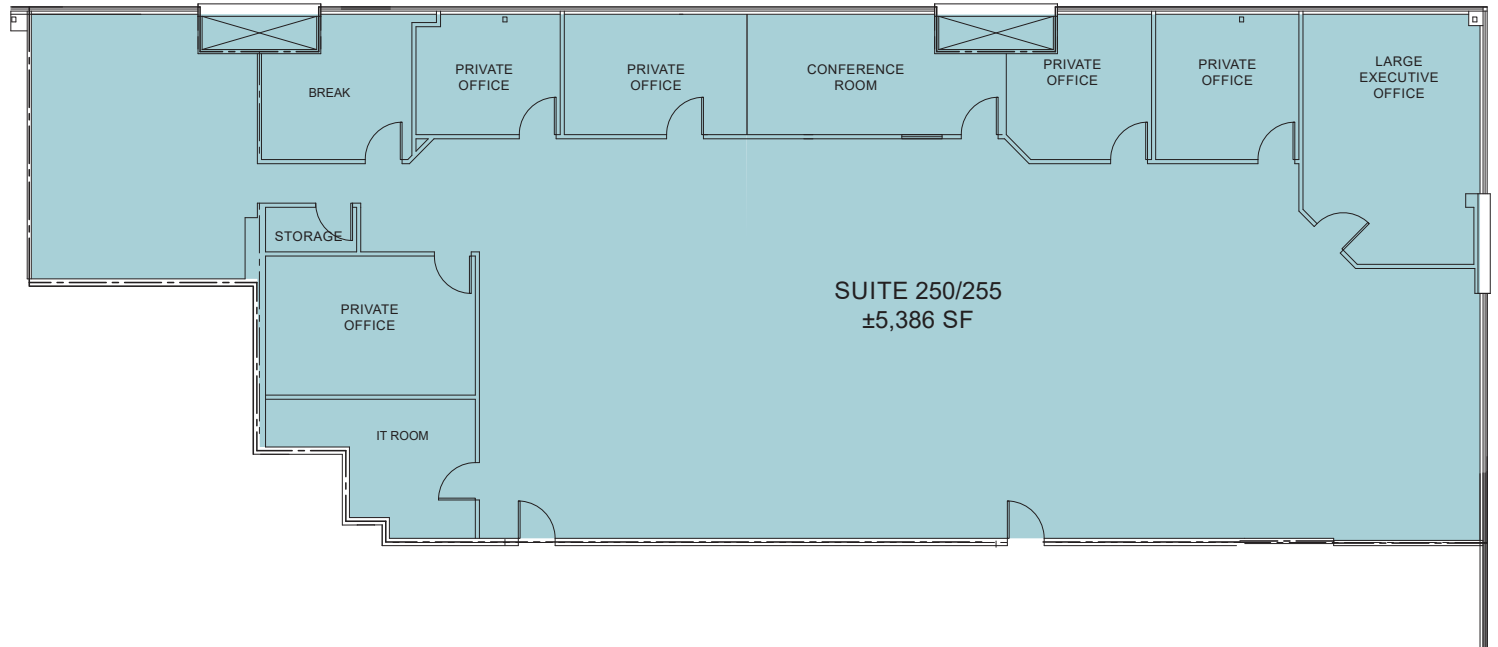
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# 2755

BRISTOL  
SUITE 110

*Costa Mesa, California*



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