

# 22705

SAVI RANCH

## FOR LEASE



22705 SAVI RANCH PARKWAY, YORBA LINDA, CA

# PROPERTY SUMMARY

- 2-story flex industrial building totaling 110,238 SF located in Savi Tech Center campus
- Ideally located in Savi Ranch with convenient access to 241 Toll Road & 91 Freeway
- Amenity-rich environment offers abundance of retailers, restaurants and hotel amenities within walking distance
- Location provides superior access to highly-skilled workforce located throughout the region
- Extensive glass lines and large windows provide natural light and hilltop views
- Surrounded by high-quality residential in the master-planned community of Yorba Linda



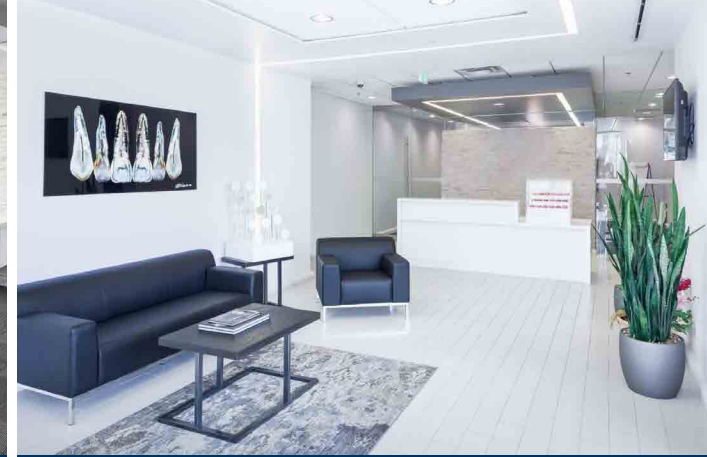




OUTDOOR AREAS



UPGRADED FINISHES



UPGRADED LOBBY

# SPACE HIGHLIGHTS

- 28,495 RSF High-end flex space featuring a dramatic entrance
- Large, wide open break area with glass roll-up door creating a seamless flow between indoor and outdoor work environments
- Exposed ceiling in break area creates an open and modern industrial aesthetic
- The office and bullpen area is designed for maximum efficiency and functionality, offering a clean, modern workspace that promotes productivity and collaboration
- 24' clear warehouse perfect for distribution, manufacturing or logistics operations

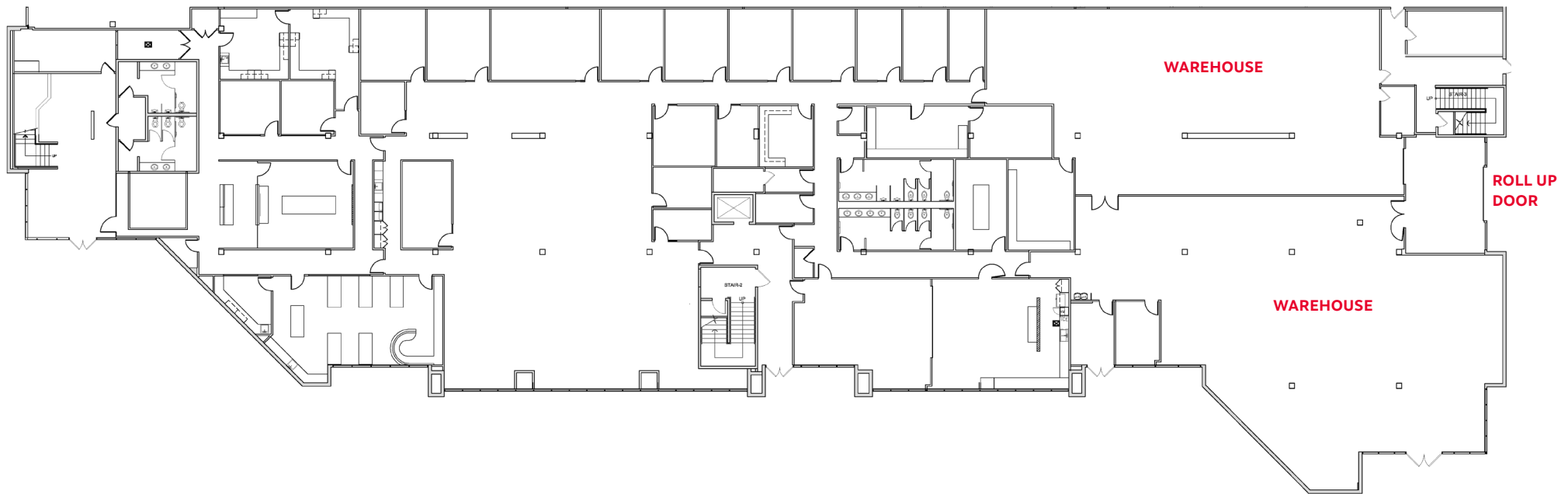


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# FLOOR PLAN

1ST FLOOR - 28,495 RSF



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# PHOTOS



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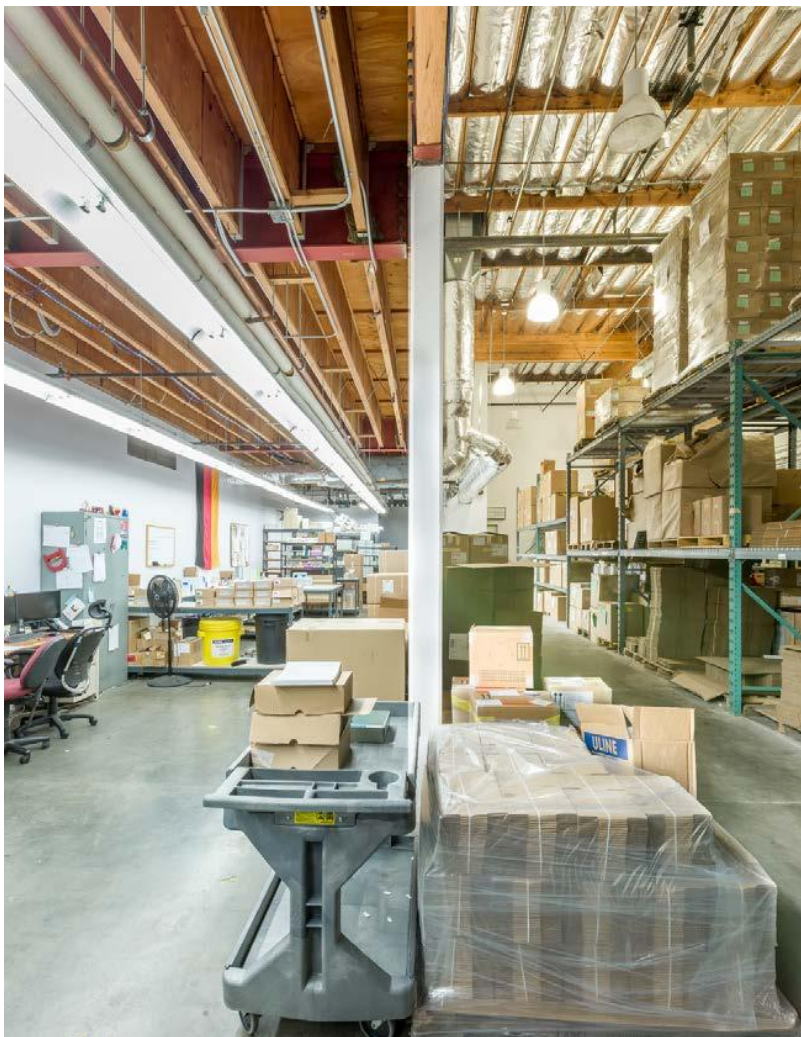
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