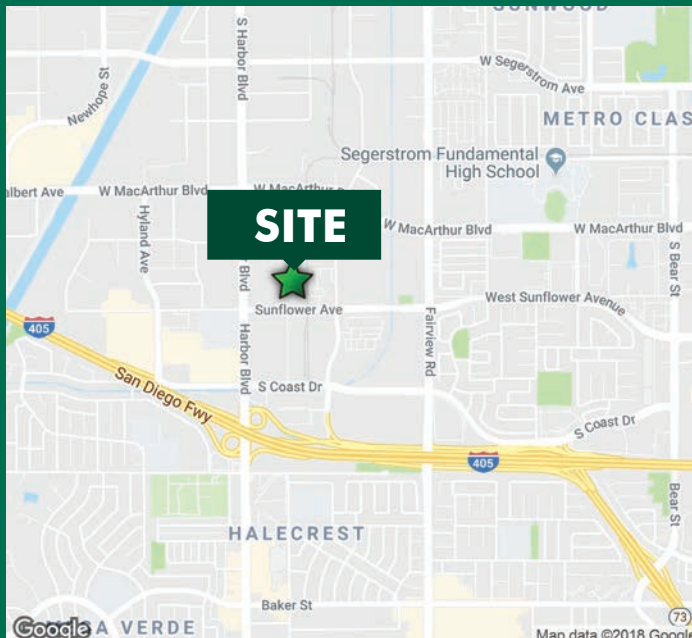


F O R L E A S E

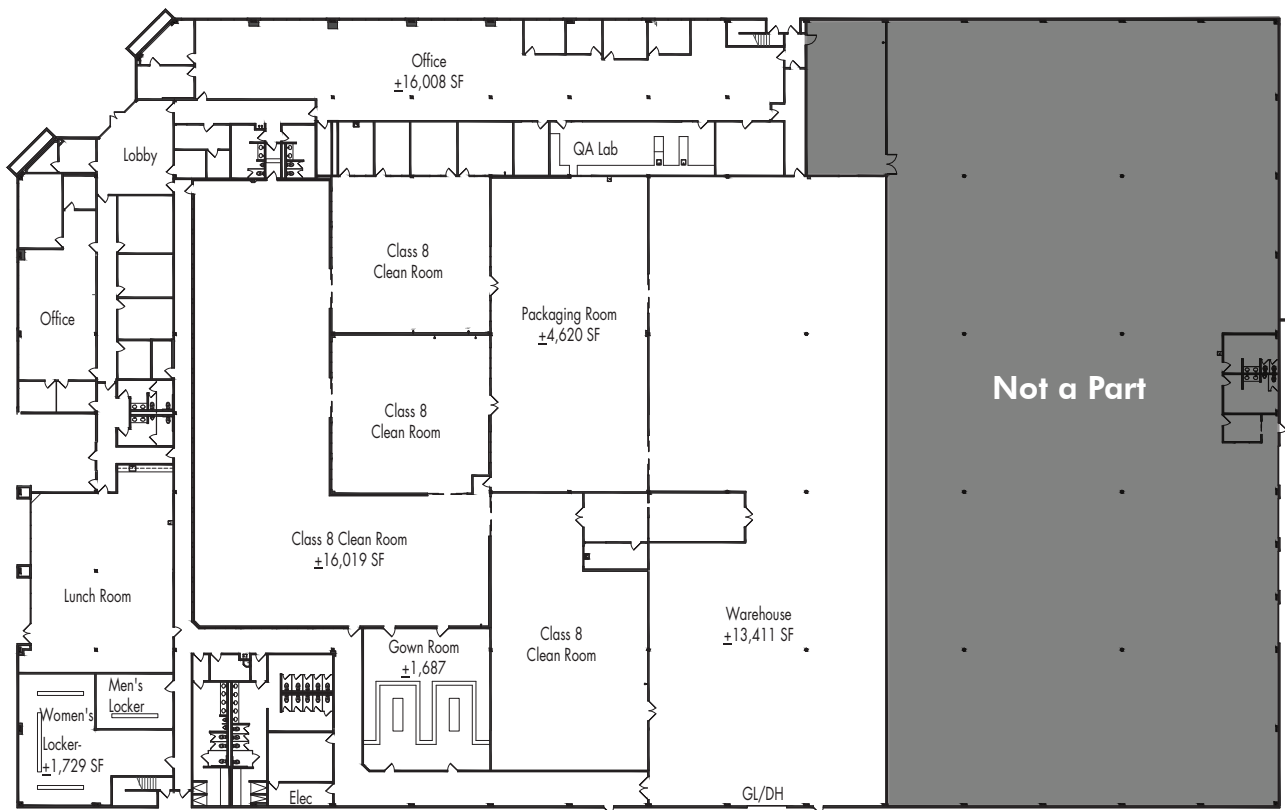
# ±59,173 SF Class 8 Clean Room Facility

3511 Sunflower Avenue, 1st Floor  
Santa Ana, CA 92704



- ±59,173 SF of First Floor Space Available
- cGMP Medical Device Manufacturing Facility
- ±16,808 SF of Office
- ±16,019 SF of Class 8 Clean Room Space
- ±13,411 SF of Warehouse
  - One (1) Ground Level or Dock High Loading Door
  - 24' Minimum Warehouse Clearance
- Large Manufacturing Area Locker Rooms with Showers & Restroom Facilities
- Employee Lunch Room
- 3:1 Parking
- POL 110,047 SF Building
- Adjacent to Harbor Promenade Retail Center (including Crystal Vision, 5-Taste Kitchen, Beyond the Baguette, & Tommy Pastrami)
- Excellent Access to the San Diego (405) Freeway

## SITE PLAN



### PLEASE CONTACT:

#### CHIP WRIGHT

Executive Vice President  
+1 949 725 8526  
chip.wright@cbre.com  
Lic. 0899669

#### ROSS BOURNE

Senior Vice President  
+1 949 725 8537  
ross.bourne@cbre.com  
Lic. 0143669

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.