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STADIUM PLAZA BUSINESS PARK

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TENANT ADVANTAGE

- Ownership makes moving easy!
- Vacant units are delivered in refurbished condition.
- Professional property management on-site.
- Business park environment with sizes ranging from 1,200 SF to 42,323 SF to allow growth over time.

PROPERTY HIGHLIGHTS

- Premier North Orange County Location
- A Distinctive Industrial/Office/Flex Business Park
- Excellent Access to 57, 5, 91 & 22 Freeways
- Walking distance to restaurants, banks, train station and many other retail amenities.
- Can accommodate office finishes from 10%-100%.

BUILDING PARK FEATURES

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Ratio</td>
<td>2.1 Stalls : 1,000 SF</td>
</tr>
<tr>
<td>Clear Height</td>
<td>±14’ - 16’</td>
</tr>
<tr>
<td>Ground Level Loading</td>
<td>Yes</td>
</tr>
<tr>
<td>Signage</td>
<td>Yes</td>
</tr>
<tr>
<td>On-Site Deli</td>
<td>Yes</td>
</tr>
<tr>
<td>Water</td>
<td>Yes</td>
</tr>
<tr>
<td>Anaheim City Power</td>
<td>Yes</td>
</tr>
<tr>
<td>Trash Removal</td>
<td>Yes</td>
</tr>
<tr>
<td>After Hours Security Patrol</td>
<td>Yes</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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STADIUM PLAZA BUSINESS PARK
# AVAILABILITIES

<table>
<thead>
<tr>
<th>Building Address</th>
<th>Size SF</th>
<th>Office SF</th>
<th>GL Doors</th>
<th>Asking Base Rent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1630 SOUTH SUNKIST</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suite H</td>
<td>±1,944</td>
<td>±1,575</td>
<td>1</td>
<td>$1.29 PSF</td>
<td>Reception, 4 Offices, 2 Restrooms</td>
</tr>
<tr>
<td>Suite M</td>
<td>±1,944</td>
<td>±1,328</td>
<td>1</td>
<td>$1.29 PSF</td>
<td>Reception, 3 Offices, Kitchenette, 2 Restrooms</td>
</tr>
<tr>
<td><strong>1500 SOUTH SUNKIST</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suite D</td>
<td>±2,025</td>
<td>±1,795</td>
<td>1</td>
<td>$1.29 PSF</td>
<td>Reception, 4 Offices, Conference Room, Open Area, Kitchenette, Restroom</td>
</tr>
<tr>
<td><strong>1550 SOUTH SUNKIST</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suite H</td>
<td>±2,025</td>
<td>±1,115</td>
<td>1</td>
<td>$1.29 PSF</td>
<td>Reception, 4 Offices, Conference Room, Open Area, Kitchenette, Restroom</td>
</tr>
<tr>
<td>Suite J</td>
<td>±2,025</td>
<td>±1,150</td>
<td>1</td>
<td>$1.29 PSF</td>
<td>Reception, 2 Offices, Small Open Area, 2 Restrooms</td>
</tr>
<tr>
<td>Suite K</td>
<td>±2,511</td>
<td>±1,040</td>
<td>1</td>
<td>$1.29 PSF</td>
<td>Reception, 2 Offices, Small Open Area, 2 Restrooms</td>
</tr>
<tr>
<td>Suite J/K</td>
<td>±4,536</td>
<td>±2,190</td>
<td>2</td>
<td>$1.29 PSF</td>
<td>Reception, 4 Offices, 2 Open Areas, 3 Restrooms</td>
</tr>
<tr>
<td><strong>1591 SOUTH SINCLAIR</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suite A</td>
<td>±2,430</td>
<td>±440</td>
<td>1</td>
<td>$1.29 PSF</td>
<td>Reception, 1 Office, Restroom</td>
</tr>
<tr>
<td><strong>2125 EAST HOWELL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suite A</td>
<td>±4,885</td>
<td>±1,788</td>
<td>2</td>
<td>$1.29 PSF</td>
<td><em>Frontage Showroom Unit</em>, Open Area, 3 Offices, Conference Room, Break Room, 3 Restrooms</td>
</tr>
</tbody>
</table>

*CAM Fee of $0.14 PSF

*Updated 3/2/2018*
±1,944 SF
Office: ±1,575 SF
Warehouse: ±369 SF
*Floorplans Not to Scale

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1630 SOUTH SUNKIST, SUITE M

±1,944 SF
Office: ±1,328 SF
Warehouse: ±616 SF

*Floorplans Not to Scale

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Deutsche Asset Management
Voit REAL ESTATE SERVICES
THE ZEHNER DAVENPORT INDUSTRIAL GROUP
±2,025 SF
Office: ±1,795 SF
Warehouse: ±230 SF

*Floorplans Not to Scale
±2,025 SF
Office: ±1,115 SF
Warehouse: ±910 SF
*Floorplans Not to Scale
±2,025 SF
Office: ±1,150 SF
Warehouse: ±875 SF

*Floorplans Not to Scale

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±2,511 SF
Office: ±1,040 SF
Warehouse: ±1,471 SF

*Floorplans Not to Scale
±4,536 SF
Office: ±2,190 SF
Warehouse: ±2,346 SF

*Floorplans Not to Scale
±2,430 SF
Office: ±440 SF
Warehouse: ±1,990 SF
*Floorplans Not to Scale
±4,885 SF
Office: ±1,788 SF
Warehouse: ±3,097 SF
*Floorplans Not to Scale

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