

FOR LEASE | OFFICE

ROHRS BUILDING

415 N Sycamore St, Santa Ana, CA 92701



LEASE OVERVIEW

AVAILABLE SF: 7,600 SF

LEASE RATE: \$2.00 SF/Month (MG)

BUILDING SIZE: 18,216 SF

YEAR BUILT: 1924



Located near one of Santa Ana's main thoroughfares. All major amenities are within walking distance including world famous restaurants, shopping and museums. This building is well suited for all professional uses and is situated one-quarter mile from the Ronald Reagan Federal Building and Courthouse. The Santa Ana transportation hub is also within 10 minutes. Santa Ana is undergoing explosive new development and a revitalization of its urban communities. Various sized suites are being offered that will suit your needs and expectations.

LOCATION OVERVIEW

The building sits in the heart of the thriving downtown area of Santa Ana. It is walking distance to the Ronald Reagan Building and Courthouse and surrounded by shops and restaurants unique to Santa Ana. Local property owners have been working hard to reinvigorate historic areas by attracting businesses not normally associated with Santa Ana. Behind the historic brick facades you'll find anything from futuristic gaming arenas to high-powered legal and financial firms. This has all been done without losing any of the city's charm.



BUILDING DESCRIPTION

This three-story commercial building was originally intended to house retail establishments on the ground level and offices on the upper stories. Ideal for any professional or business use. Brick construction, the façade is faced with the original salmon colored brick on the upper story while the lower story has been covered with brown colored brick. The roof is shielded by a stepped parapet, raised in the center to accommodate a tablet inscribed "ROHRS BLDG 1924". A molding course caps the parapet. Glazed white brick defines a paneled frieze between stories and frames the three identical windows located on the upper level. Exposed brick with solid wood beams line the interior walls giving the space neo-classic look. An open three-story lobby gives access to a carpeted solid steel staircase and an elevator. A full basement with kitchen is available for special events and meetings.

PROPERTY HIGHLIGHTS

Creative / Medical Offices

Downtown Santa Ana

Historic Building with modern features

Elevator access to all floors

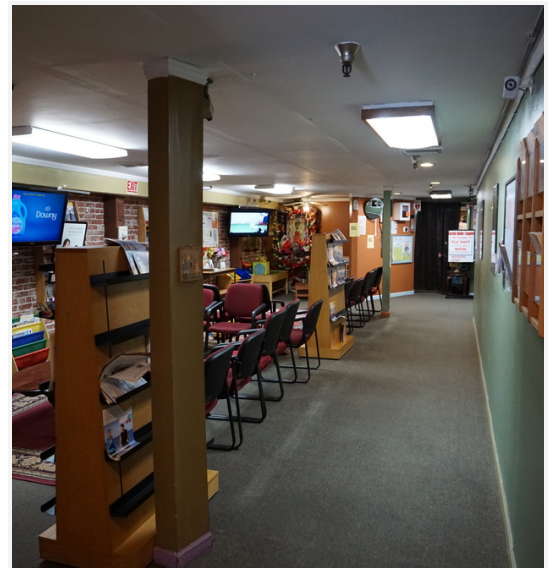
Walking distance to all amenities

Available Spaces

Lease Rate:	\$2.00 SF/MONTH (MG)	Total Space	3,800 SF
Lease Type:	MG	Lease Term:	

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1st Floor Build-to-Suit	Medical / Creative / Executive	\$2.00 SF/MONTH	Modified Gross	3,800 SF	Negotiable	Built-to-Suit spaces from small creative office suites to the entire floor.
2nd Floor Build-to-Suit	Medical / Creative / Executive	\$2.00 SF/MONTH	Modified Gross	3,800 SF	Negotiable	Built-to-Suit spaces from small creative office suites to the entire floor.

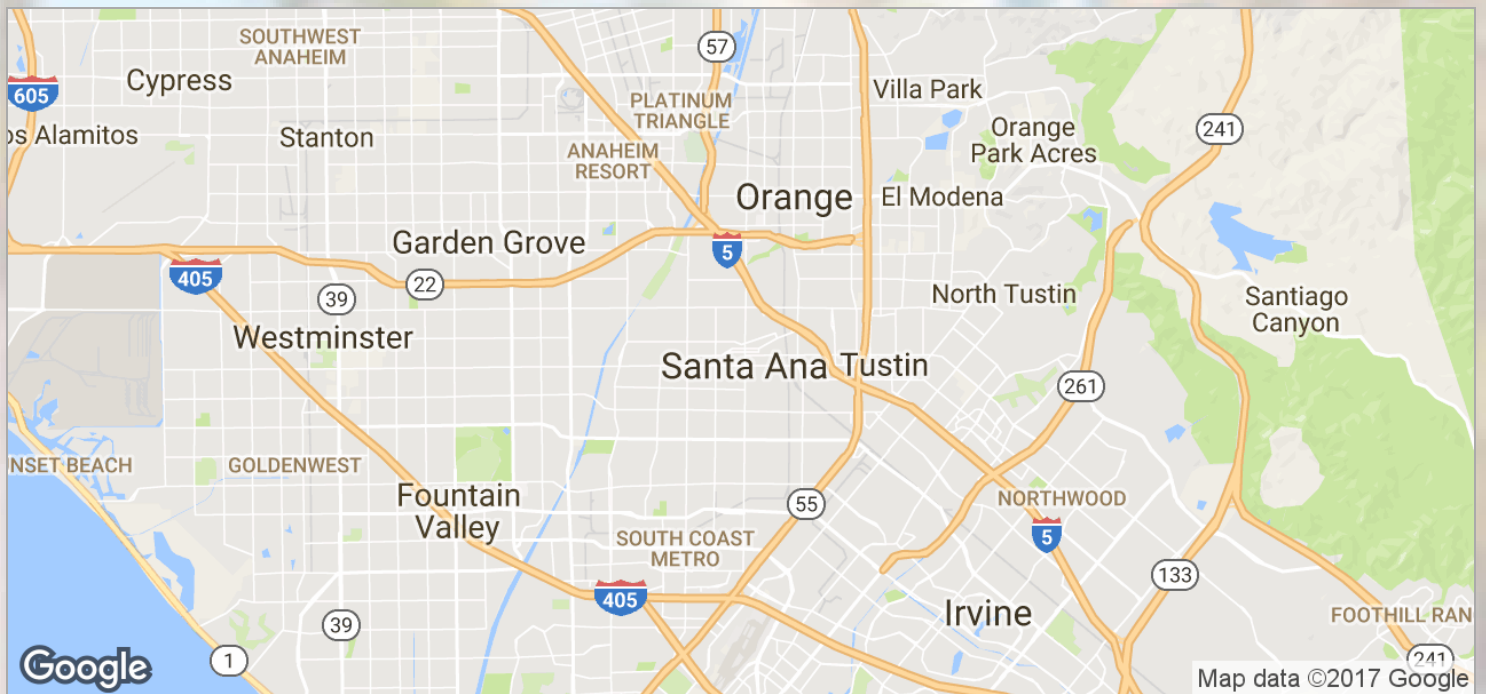
Additional Photos



A blurred background image showing a large building with a prominent clock tower on the left. The clock tower has a white face and a red-tiled top. In the foreground, there are several people, some wearing purple and blue clothing, suggesting a public gathering or event. The overall scene is outdoors with trees and a clear sky.

2 LOCATION INFORMATION

Location Maps



Retailer Map

