



**THE EMPIRE BUILDING**  
**204 N BROADWAY**  
SANTA ANA, CALIFORNIA





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SANTA ANA, CALIFORNIA

For more information, please contact:

**Tim Walker**  
☎: 949.724.4741  
✉: timwalker@lee-associates.com  
Lic ID #: 01218076

**Noel Aguirre**  
☎: 562.354.2526  
✉: naguirre@leelalb.com  
Lic ID #: 01263417



**AMENITIES:**

- Amazing Creative / Office / Restaurant / Retail Space For Lease
- Be part of one of Orange County’s fastest growing creative office, culinary and visual arts community. Santa Ana’s downtown area is becoming widely known as a dynamic urban center, acclaimed for the arts, theaters, galleries, restaurants, creative office spaces and live/work accommodations.
- Centrally located in the heart of Santa Ana’s Artist’s Village in the vibrant Downtown District
- Amazing, creative office space available
- Immediate neighbors include Lola Gaspar, Gypsy Den, C4 Deli, Chapter One “A Modern Local”, Little Sparrow, Playground, The Collective Santora Building of the Arts, Cal State Fullerton “Grand Central Art Center”, downtown lofts, DGWB Ad Agency, Art House Movie Theater and the Yost Music Theater



**DISCLAIMER:** The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction. 10.14.19





## RESTAURANT/RETAIL SPACE



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Contiguous Space	Suite	Size	Rate	Description
	202	±2,650	\$2.00 NNN / ± \$0.40 PSF	Creative Office/Gallery/Retail/Showroom Space
	206	±3,250	\$2.00 NNN / ± \$0.40 PSF	Creative Office/Gallery/Retail/Showroom Space
	208	±2,400	\$2.00 NNN / ± \$0.40 PSF	Creative Office/Gallery/Retail/Showroom Space

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## CREATIVE OFFICE SPACE

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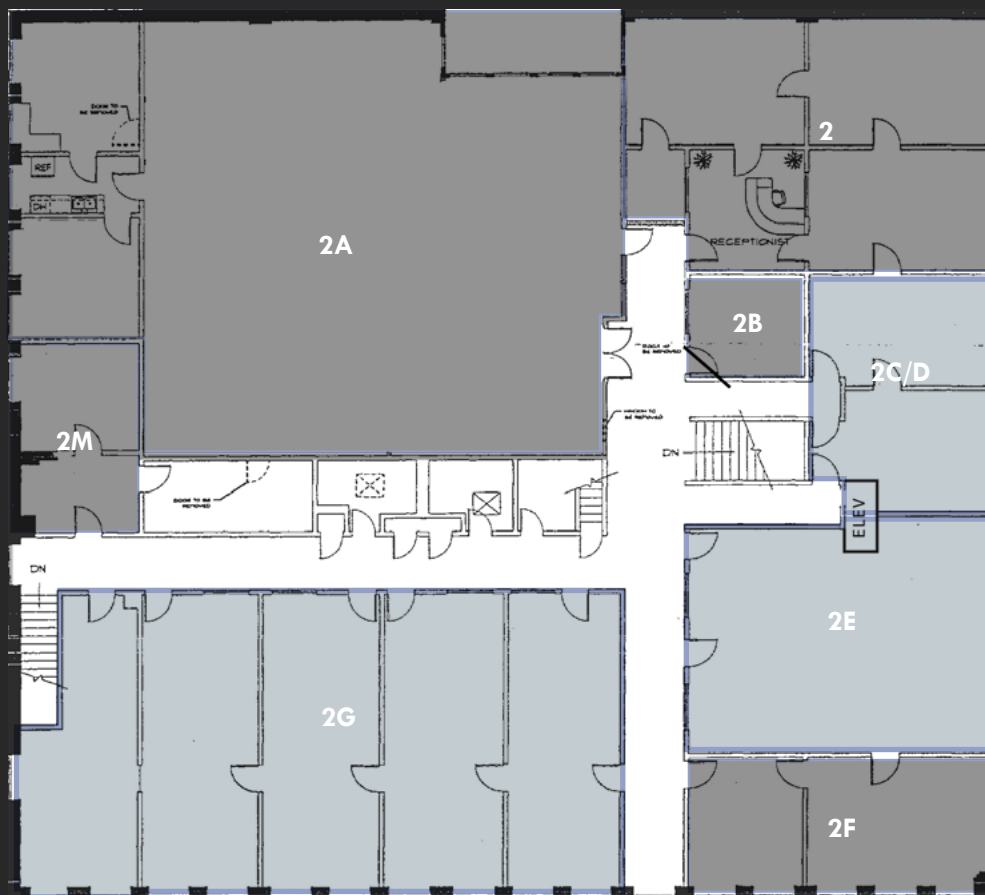
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COMMERCIAL REAL ESTATE SERVICES

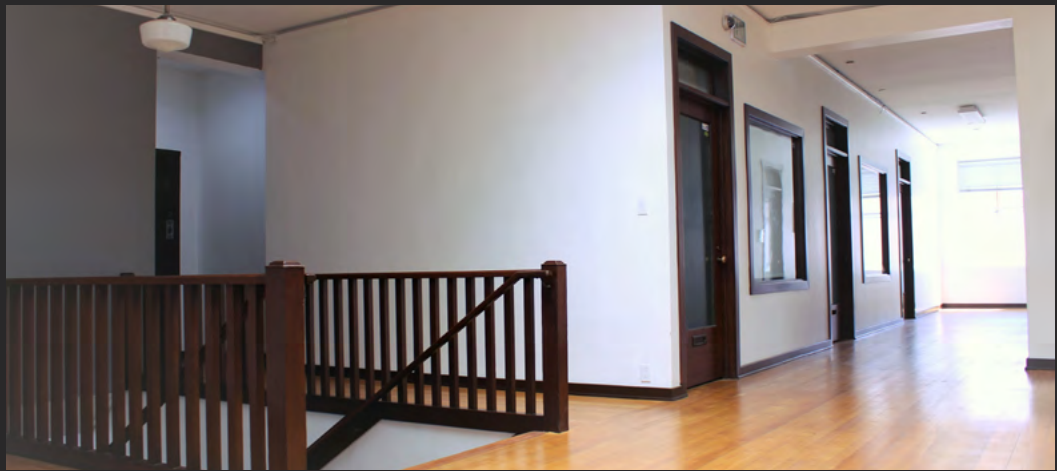


Contiguous Space	Suite	Size RSF	Rate	Description
	2C/D	±613	\$2.05 MG	Creative Office Space
	2E	±1,064	\$2.05 MG	Creative Office Space
	2G	±2,742	\$2.05 MG	Creative Office Space



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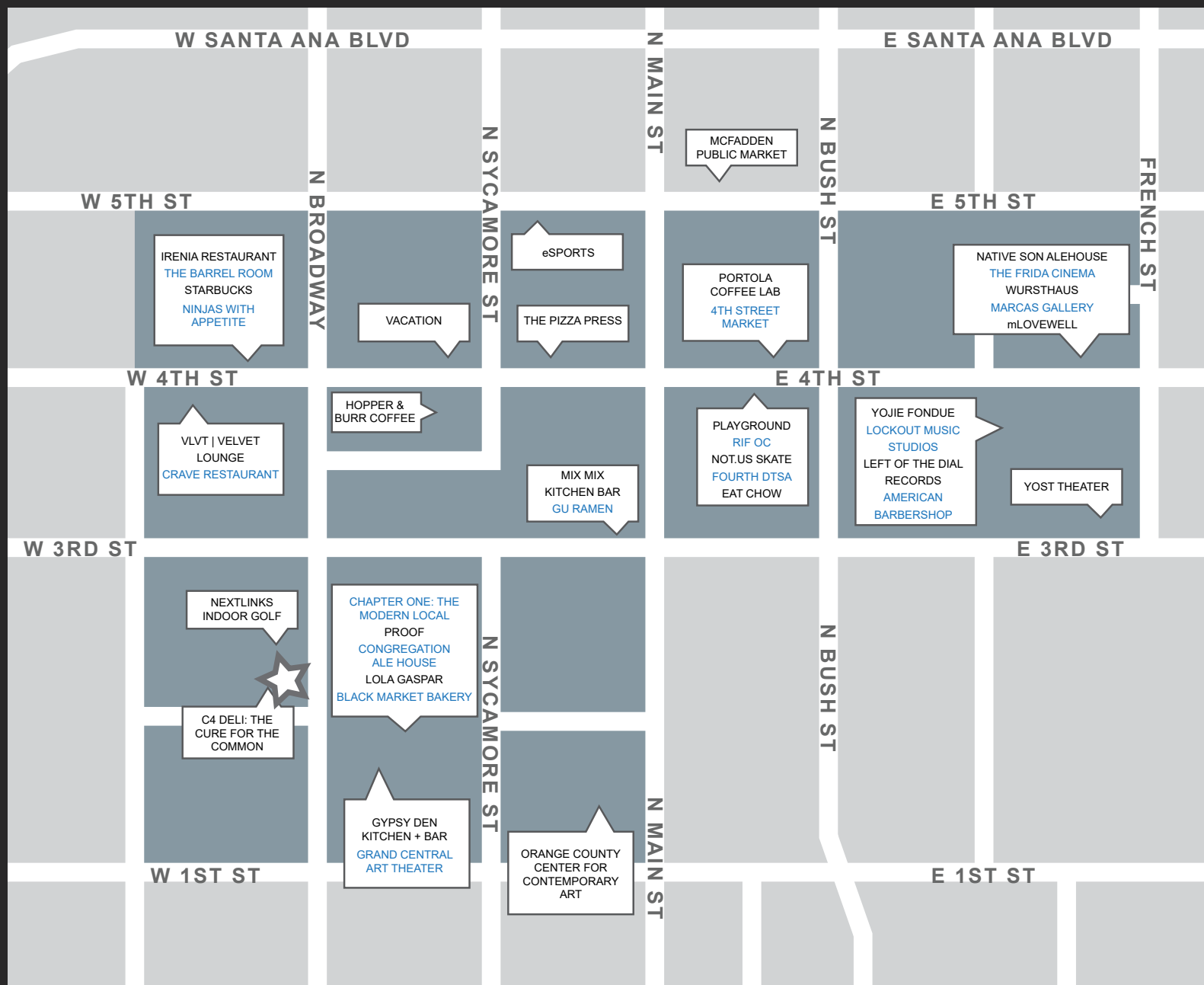
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## THE DOWNTOWN SANTA ANA AREA



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