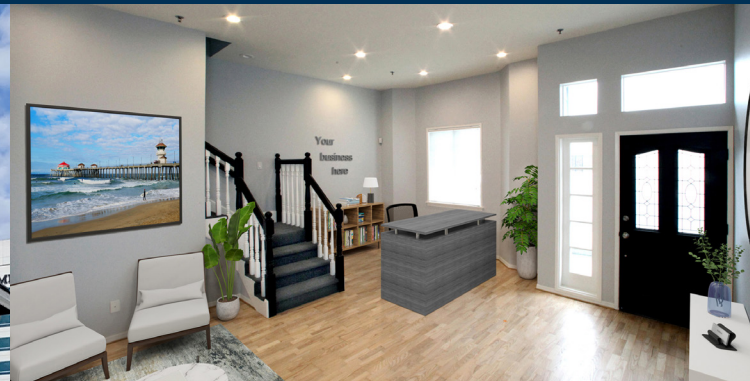


# FOR SALE OR LEASE | ± 2,950 SF

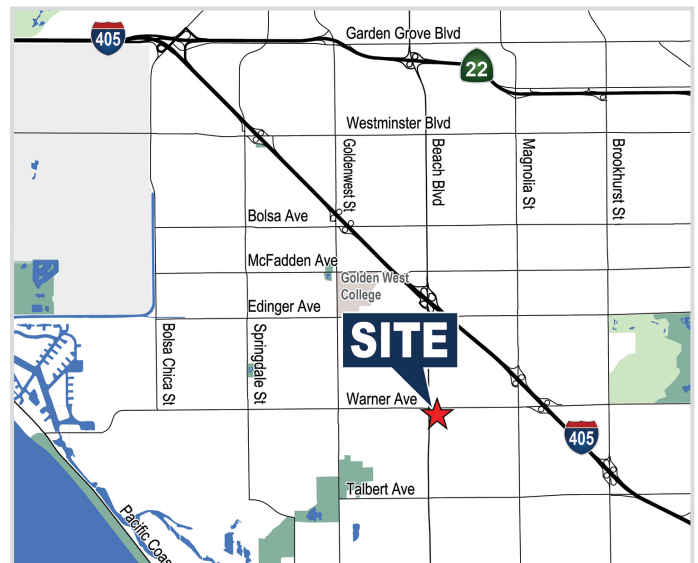
## Freestanding Creative Office Space

8092 Warner Ave., Huntington Beach, CA



### BUILDING FEATURES

- ± 2,950 SF Freestanding Creative Office Space
- Beautiful Renovations Just Completed: New Hardwood Floors, New Paint, New HVAC, New Lighting, New Security System
- One-of-a-Kind Styling, High-End Finishes
- Hardwood Flooring
- Open Concept Floorplan
- High Ceilings with Incredible Natural Light
- High-Speed Internet
- Monument Signage
- Close Proximity to the 405 Freeway, Located Just Off of Major Arteries, Beach Blvd. & Warner Ave.



[Property Touring Guidelines](#)



#### ERIC SMITH

Vice President  
714.935.2310  
esmith@voitco.com  
Lic. #01940591

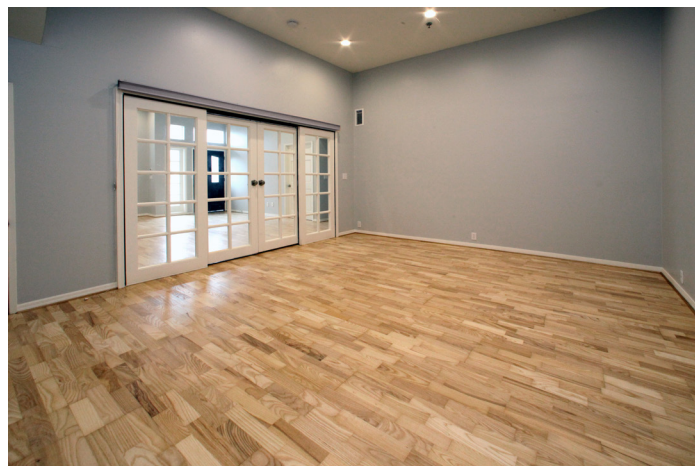
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**ERIC SMITH**  
Vice President  
714.935.2310  
esmith@voitco.com  
Lic. #01940591

2400 E. Katella Ave., Suite 750, Anaheim, CA 92806 • 714.978.7880 • 714.978.9431 Fax • Lic #01991785

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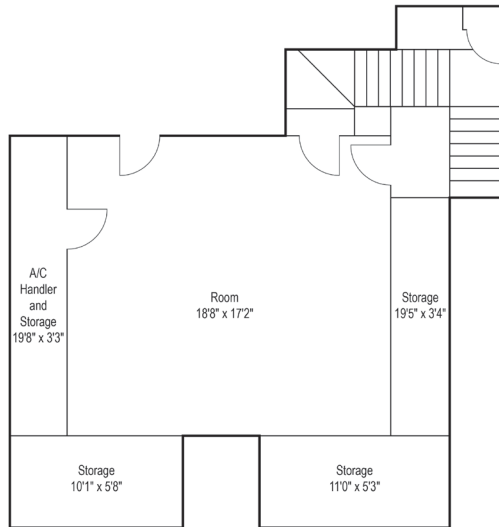
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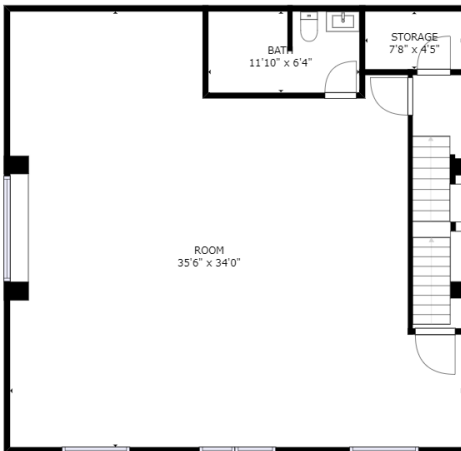
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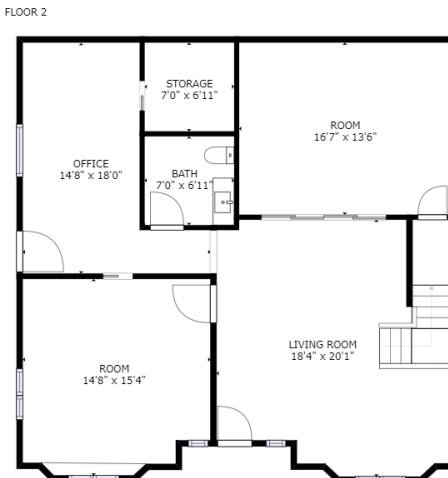
### THIRD FLOOR



### SECOND FLOOR



### FIRST FLOOR



\*Not To Scale



**ERIC SMITH**  
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Lic. #01940591

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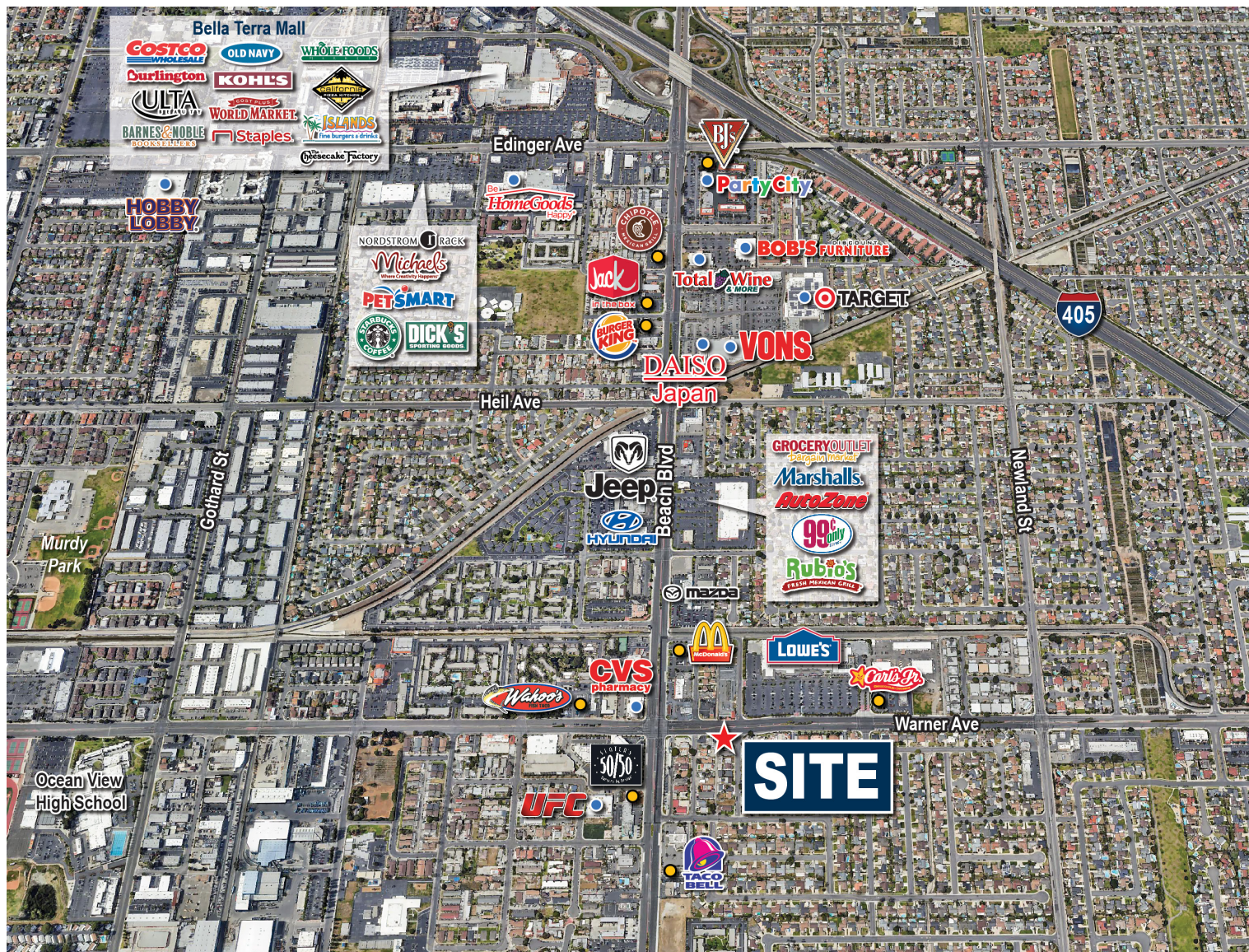
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### DEMOGRAPHICS & TRAFFIC COUNT

Population	Household Income	Approx. Cars Per Day
534,138 within 5 mile radius	\$111,752 within 5 mile radius	71,900



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