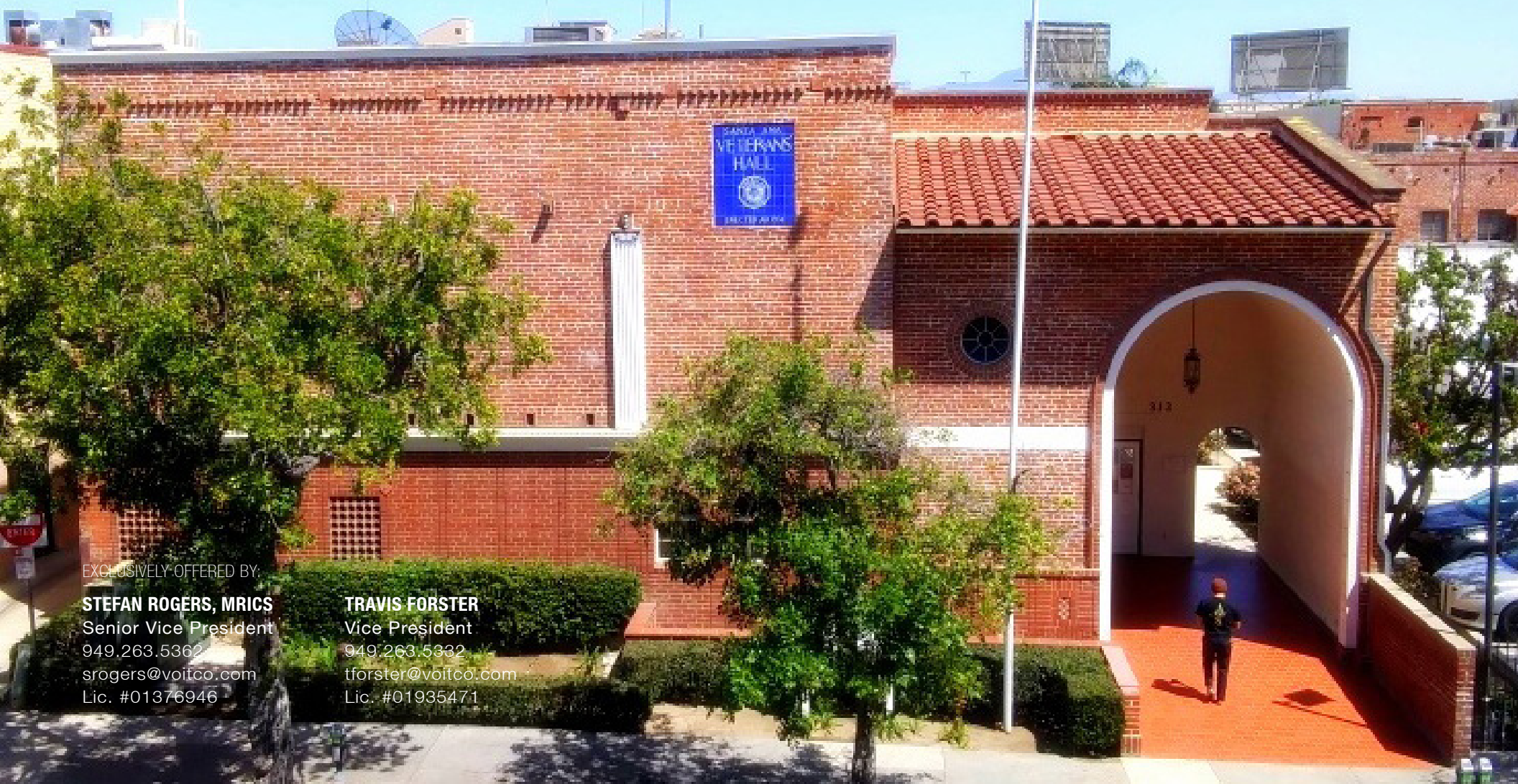


# LEASE A PIECE OF HISTORY

BUILT-TO-SUIT OFFICE ±1,234 SF TO ±5,678 SF



EXCLUSIVELY OFFERED BY:

**STEFAN ROGERS, MRICS**  
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## THE ARMORY

313 N BIRCH STREET  
DOWNTOWN SANTA ANA, CA 92701

***Voit***

REAL ESTATE SERVICES

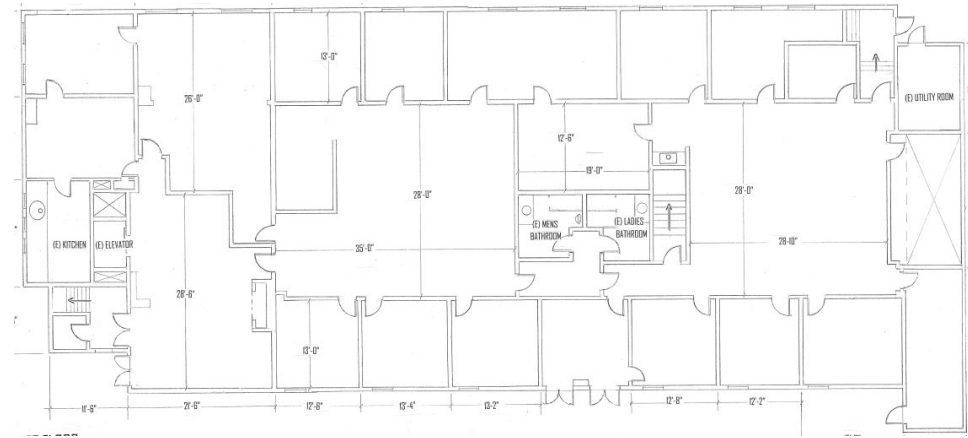


# FEATURES

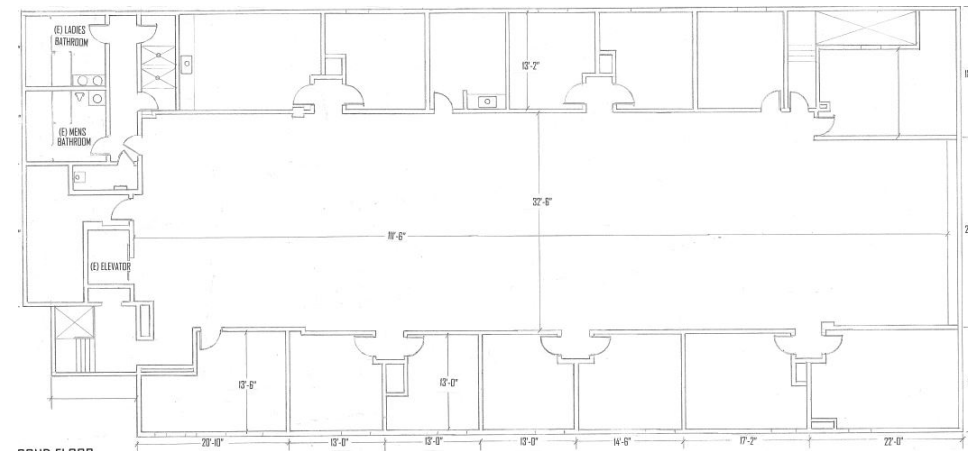
- Beautiful well-maintained historical architecture and brick features
- Originally built in 1934; 2018 renovations underway
- ±15,742 SF 2-story brick building with a basement
- Skylights throughout 2nd floor
- Building signage.....
- Private gated parking



## FIRST FLOOR



## SECOND FLOOR





# INTERIOR PHOTOS





# PRIME LOCATION

- Located in the Civic Center part of Downtown Santa Ana accommodating a mixture of city, county, federal and state agencies as close as across the street
- Convenient access to the 5, 55, 22 and 405 freeways
- Within walking distance to an array of dining, entertainment, light services, and retail amenities, as well as residential uses
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