

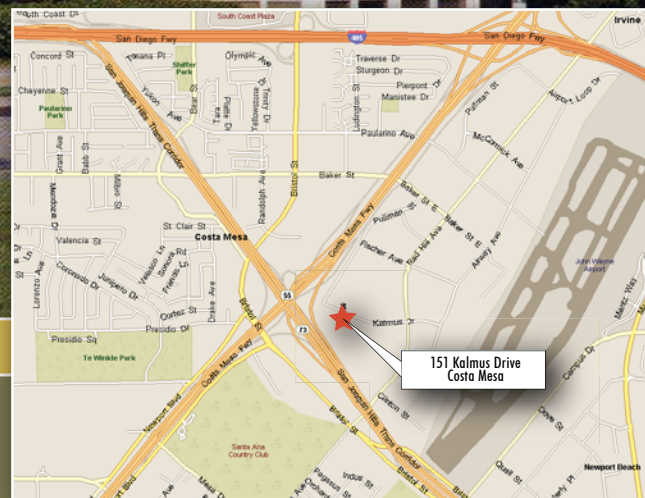
COPPER TREE BUSINESS PARK

AVAILABLE FOR LEASE

**\$0.99
FSG***

*See Lease Rate
Promotional Details on
Back.

COPPER TREE
BUSINESS PARK 151



151 KALMUS DRIVE, COSTA MESA, CALIFORNIA

- Outstanding location
- Minutes from John Wayne Airport, Fashion Island and South Coast Plaza
- Located in the Heart of the Redhill Corridor
- High Visibility from Kalmus
- Efficient Office Layouts
- Professional Work Environment
- 3.2:1,000 Free Surface Parking
- Lush Campus Setting
- Flexible Floor Plans for Unique Business Environments
- Extensive Window Lines

EXCLUSIVELY OFFERED BY:

ALLEN BASSO
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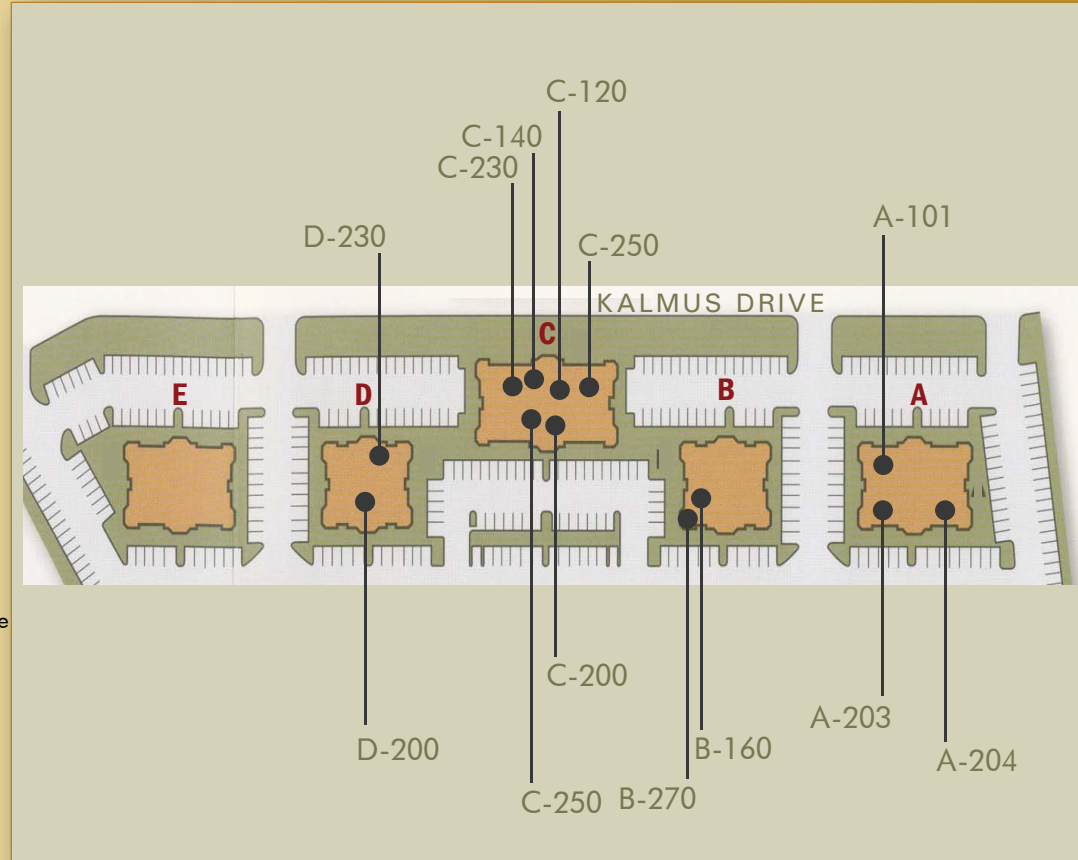
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COPPER TREE BUSINESS PARK

AVAILABILITY:

ADDRESS	SQ. FT.	RATE*	MO. RENT	DESCRIPTION
A-101	2,236	\$0.99 FSG	\$2,213.64	4 private offices, reception, open area and restrooms in suite.
A-203	2,200	\$0.99 FSG	\$2,178.00	5 private offices, conf. room and break room. Corner suite.
A-204	2,197	\$0.99 FSG	\$2,175.03	4 pvt. offices, recep., kitchen, restroom, conf. room and open area. Corner suite.
B-160	2,054	\$0.99 FSG	\$2,033.46	2 private offices, reception, conference room & open area.
C-110	1,554	LEASED		3 private offices, conference room, kitchen, reception & open area.
C-120	601	\$0.99 FSG	\$594.99	1 private office, reception & open area.
C-140	3,133	\$0.99 FSG	\$3,101.67	3 private offices, kitchenette, storage closet, reception and built-in cubicles.
C-200	1,409	\$0.99 FSG	\$1,394.91	3 private offices, conference room and reception.
C-230	2,300	\$0.99 FSG	\$2,277.00	1 office, reception and lg. open area (former architect space).
C-250	2,668	\$0.99 FSG	\$2,641.32	7 pvt. offices, conf. room and reception.
C-260	1,205	LEASED		2 private offices, conference room, coffee bar & reception.
D-200	1,447	\$0.99 FSG	\$1,432.53	3 private offices, reception and open area.
D-230	1,102	\$0.99 FSG	\$1,090.98	3 private offices and open area.
D-240	1,039	LEASED		3 private offices, kitchen, storage and reception.
E-120	1,454	LEASED		2 private offices, kitchen, storage, large open area & reception.
				FURNITURE AVAILABLE.
E-140	1,270	LEASED		2 private offices, reception, open area and kitchenette.

Site Plan



*Promotional Rate for Months 1-9.
 1st Floor Lease Rate for Months 10-12 is \$1.50 FSG.
 2nd Floor Lease Rate for Months 10-12 is \$1.45 FSG.
 3% Annual Increases Thereafter. Excludes Janitorial. As Is Condition.

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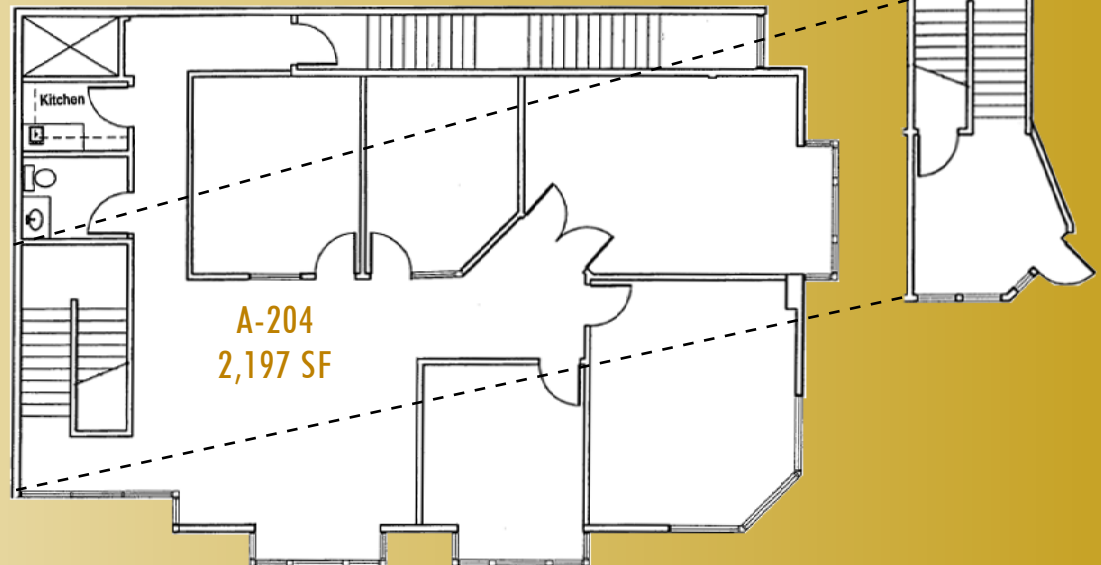
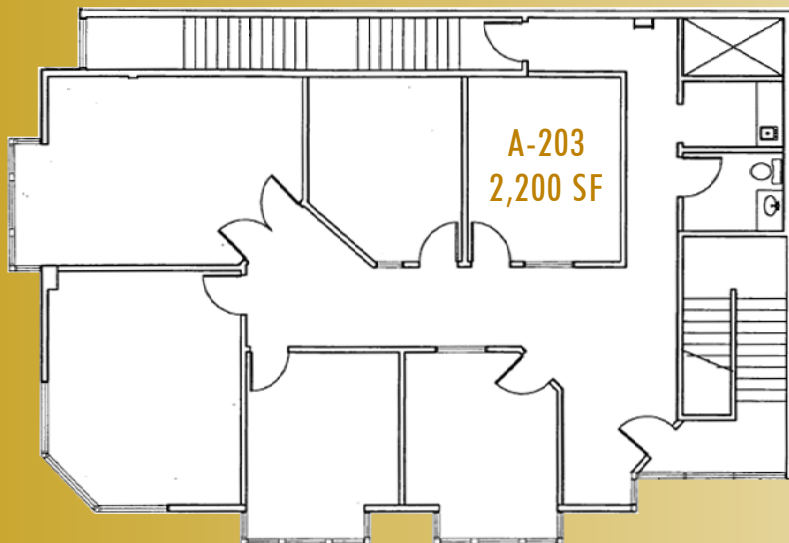
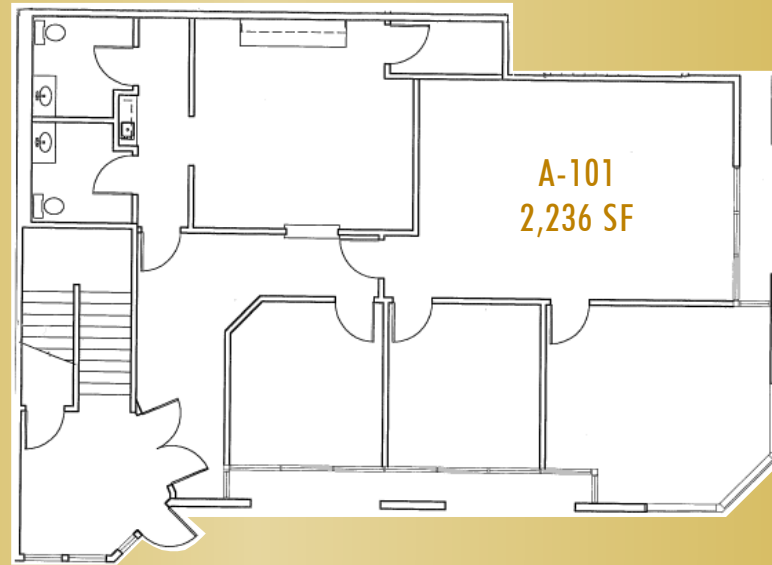
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COPPER TREE BUSINESS PARK BUILDING A



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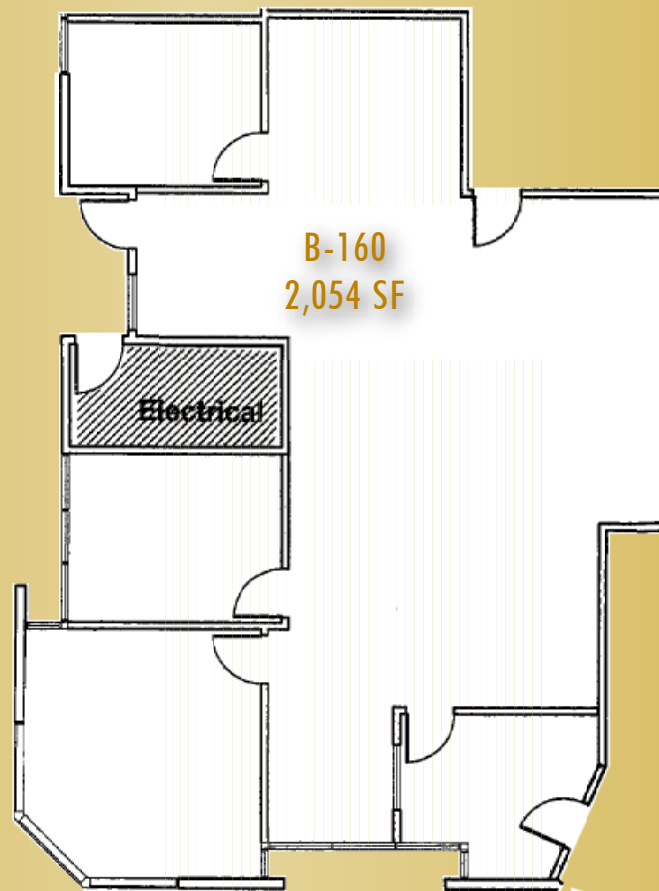
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COPPER TREE BUSINESS PARK BUILDING B



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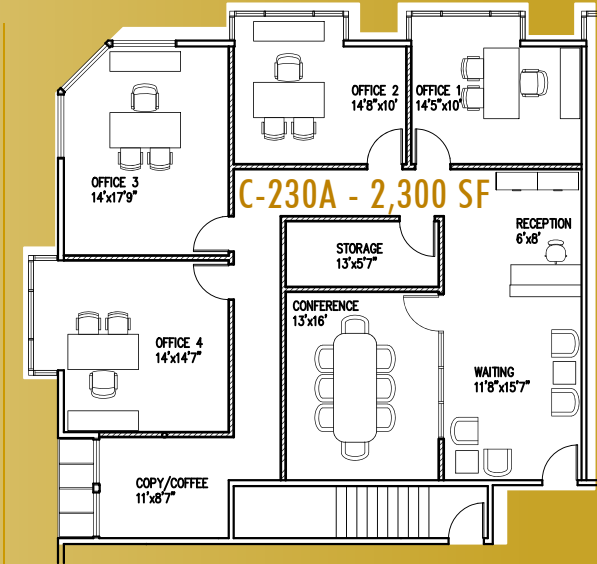
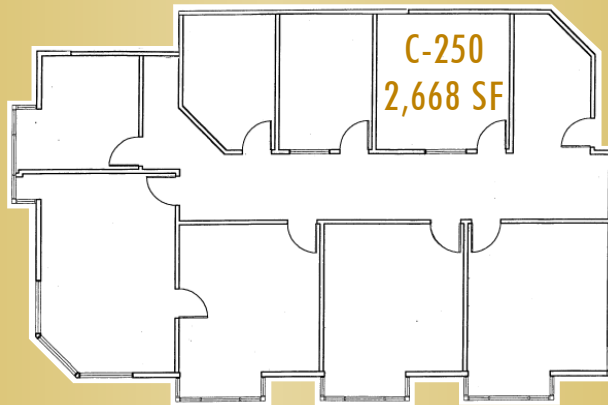
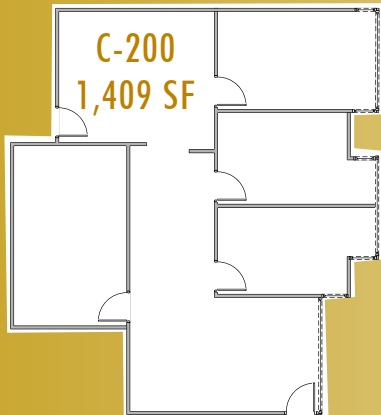
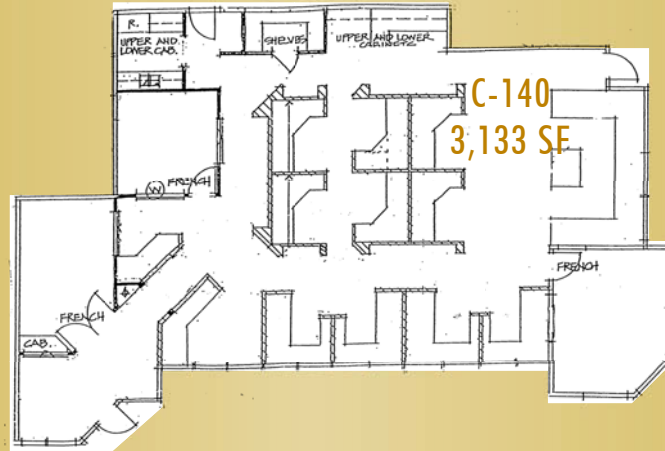
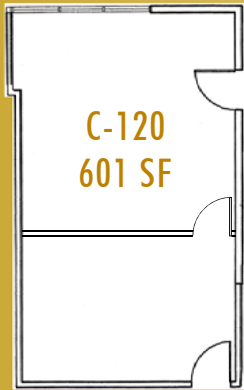
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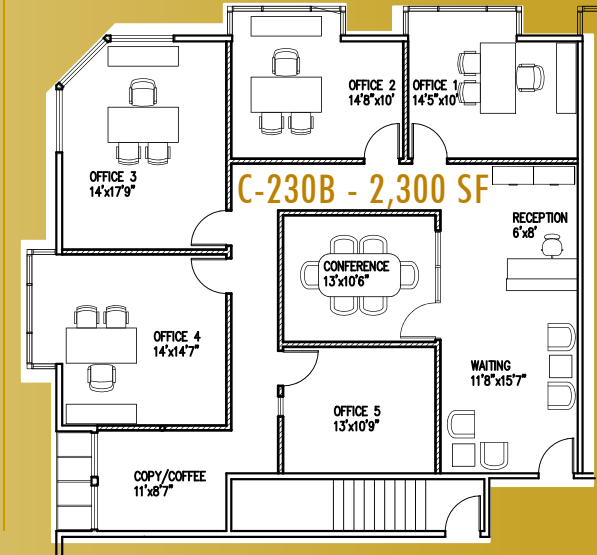
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COPPER TREE BUSINESS PARK BUILDING C



Proposed Spec Suites for C-230



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COMMERCIAL REAL ESTATE SERVICES

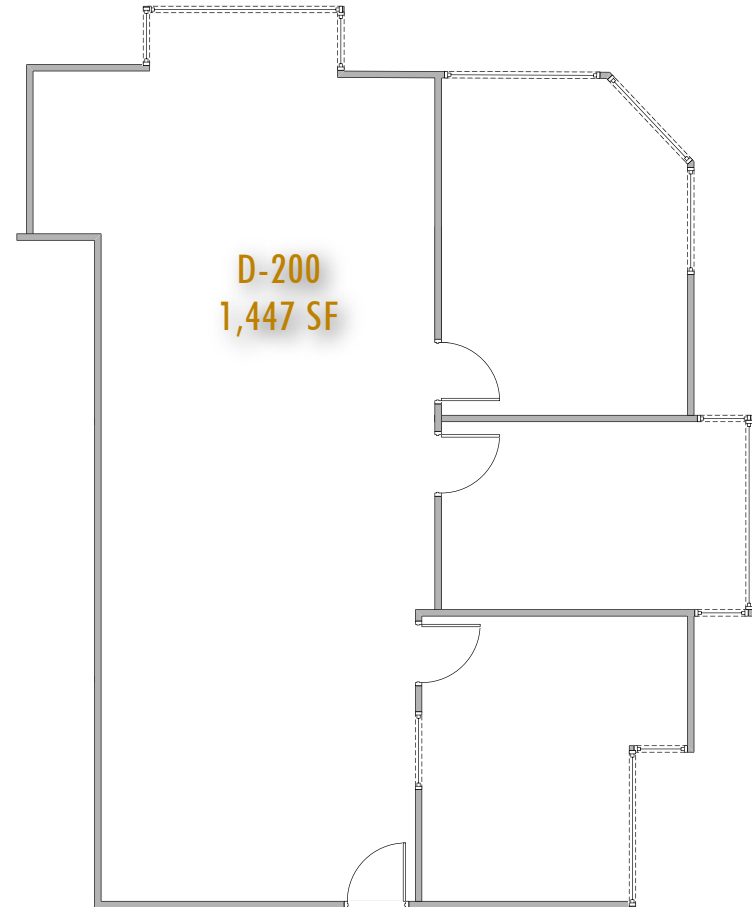
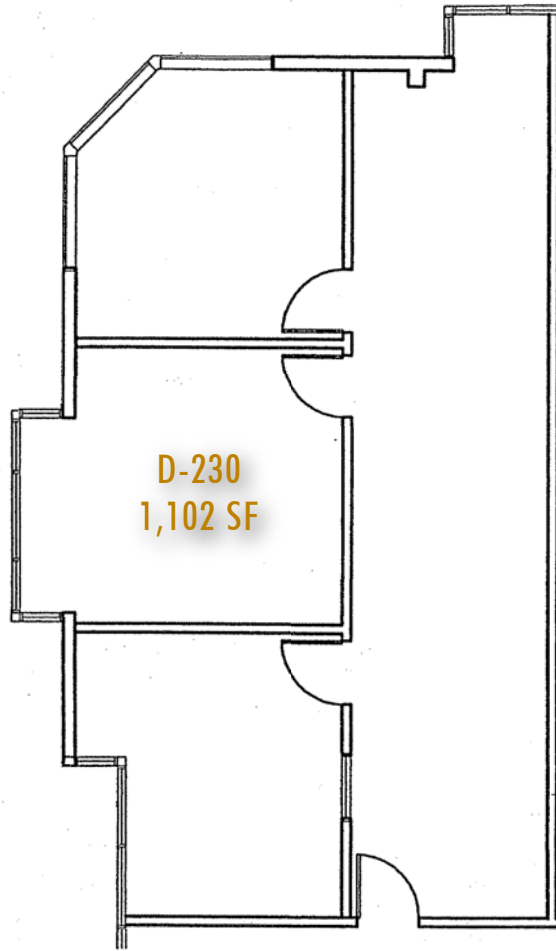
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COPPER TREE BUSINESS PARK BUILDING D



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