

Cannabis Eligible Real Estate for Lease *Delivery and Distribution*

Costa Mesa

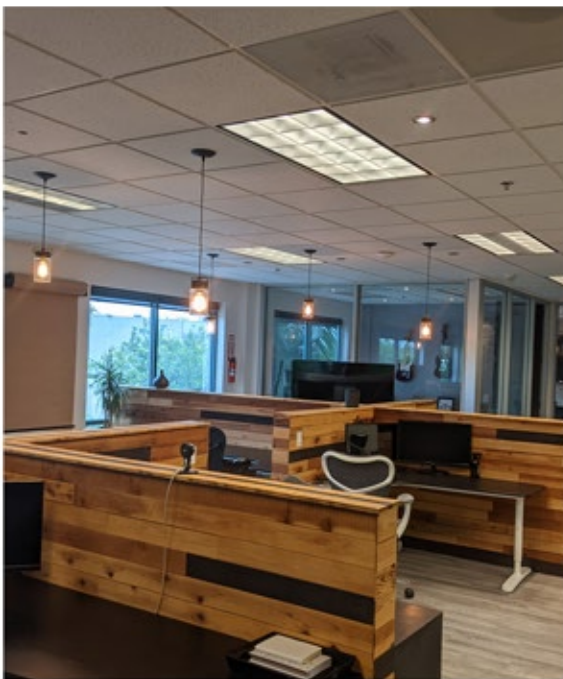


One cannabis-eligible unit remaining, a class-B office condo. Unit is currently Owner-occupied, and will allow a future tenant to initiate licensing on the unit prior to Lease commencement, saving several months of payments. Lease commencement will occur after Owner/Tenant is provided notice.

**1 Unit
Remaining**

Property Highlights

- Prime Costa Mesa location
- Size: 2,683SF
- Pre-negotiated Lease Rate:
 - Suite 235: \$2.50/SF + NNN
- Owners' Association has agreed to allow Cannabis Distribution and Delivery
- Property is leased AS-IS. Improvements are Tenant's responsibility
- Touring provided with proof of funds



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