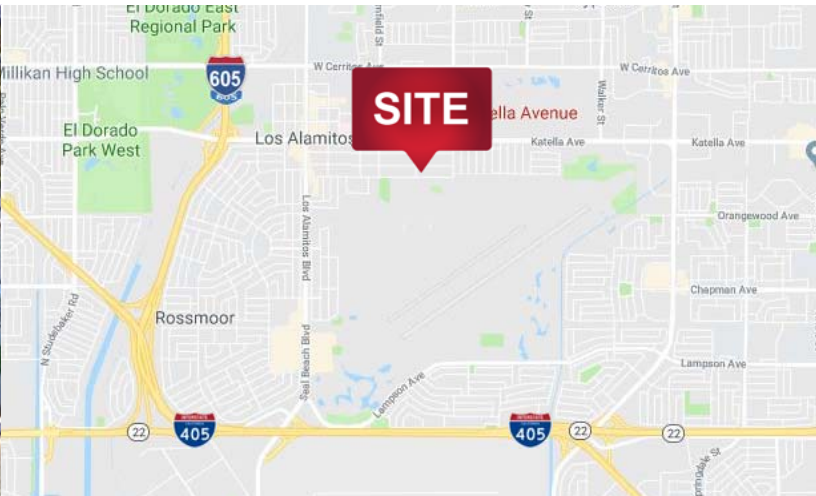


SOLD!!! 4152 Katella Ave, Los Alamitos

The Office Advisory Group of Lee & Associates has successfully completed the sale of 4152 Katella Ave located in Los Alamitos, CA. The Buyer will occupy and convert a portion of the two-story 6,000 SF office building to medical and lease out the remaining spaces to the existing tenants. With limited available inventory, our team was able to identify an **OFF MARKET** property and match the perfect Buyer with the ideal Seller. The transaction was completed in only 75 days!!!

**REQUIREMENT**

Exclusively engaged by Katella Wellness Center to find an office building to purchase for a 3,000 SF +/- medical practice in the City of Los Alamitos.

SOLUTION

With zero available inventory, we contacted building owners direct to uncover off-market opportunities.

CHALLENGES

- ◆ Limited inventory
- ◆ Parking requirement for specific use
- ◆ Coordination with current lease expiration

BENEFITS

- ◆ Location to hospital
- ◆ Stand alone building with sufficient parking
- ◆ Built in income with existing tenants

To learn how the www.OfficeAdvisoryGroup.com can help with your real estate requirements, please contact us.

Marshal J. Vogt

Principal

mvogt@lee-associates.com
Lic #: 01519213

714.564.7117

Matt Orville

Principal

morville@lee-associates.com
Lic #: 01830994

714.564.7145

Jaimeson Hearne

Principal

jhearne@lee-associates.com
Lic #: 01925107

714.564.7146



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

www.leeorange.com

www.OfficeAdvisoryGroup.com