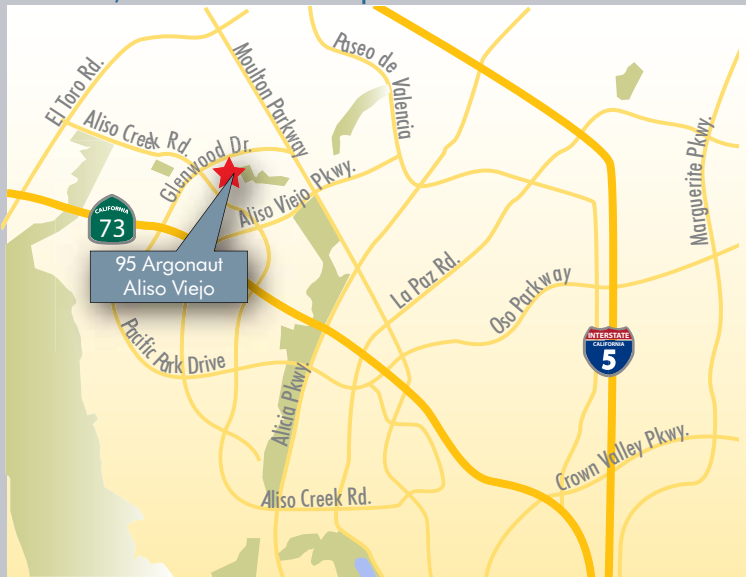


For more information, visit www.OCofficespace.com



95 ARGONAUT FEATURES:

- High Image, Two-Story, Class "A" Office Building
- Immediate Access to 73 Toll Road
- Abundant Free Surface Parking
- Close Proximity to Retail Amenities
- Elevator-Served/Upgraded Lobby
- New, Proactive Ownership



AVAILABILITY:

SUITE	RSF	LEASE RATE	COMMENTS
110	1,967	\$1.69 FSG	5 offices and open area. Available immediately.
130	1,159	\$1.69 FSG	2 offices, storage and open area. Available immediately.
115/145	2,172	\$1.69 FSG	New spec suite. Available immediately.
170	2,177	\$1.69 FSG	4 offices, reception & kitchen. Available immediately.
190	6,135	\$1.69 FSG	13 offices, conference room, storage, kitchen, reception & open area. Available immediately.
200*	3,346	\$1.69 FSG	6 offices, conference rm. & kitchen. Available immediately.
210*	2,228	\$1.69 FSG	3 offices, conference room, kitchen & open area. Available immediately.
260*	5,972	Suite Sale!	15 offices, conference room, open area & reception. Available immediately.
280*	2,368	Suite Sale!	Kitchen, open area & conference room. Available immediately.
200-280	13,914	\$1.69 FSG	*Divisible. Up to 24 offices, 4 conference rooms, recep., kitchen & open area. Available immediately.

Suite Sale - \$1.25 FSG for max 2-year deal, As-Is.

Please Contact Exclusive Agents:

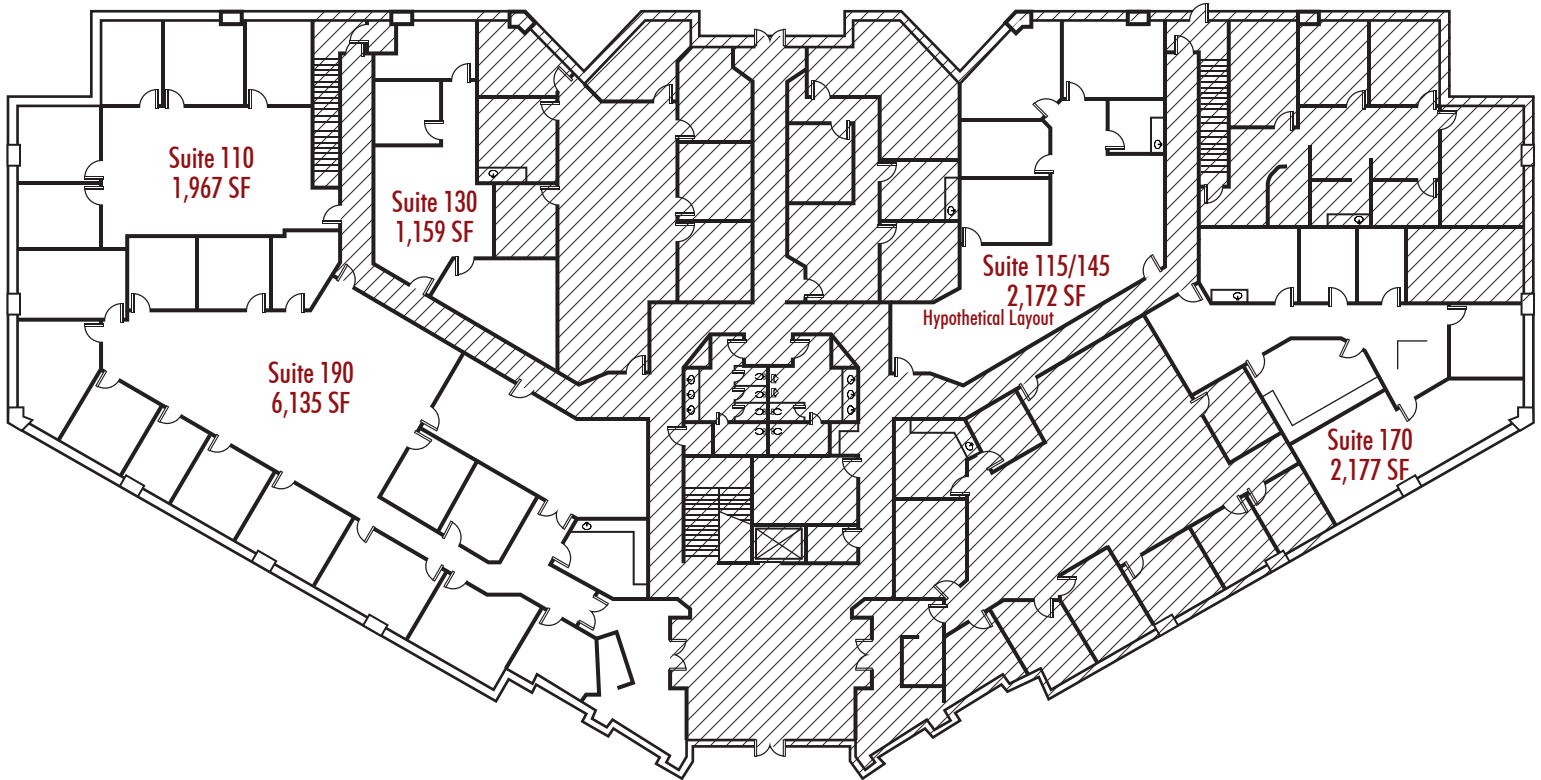
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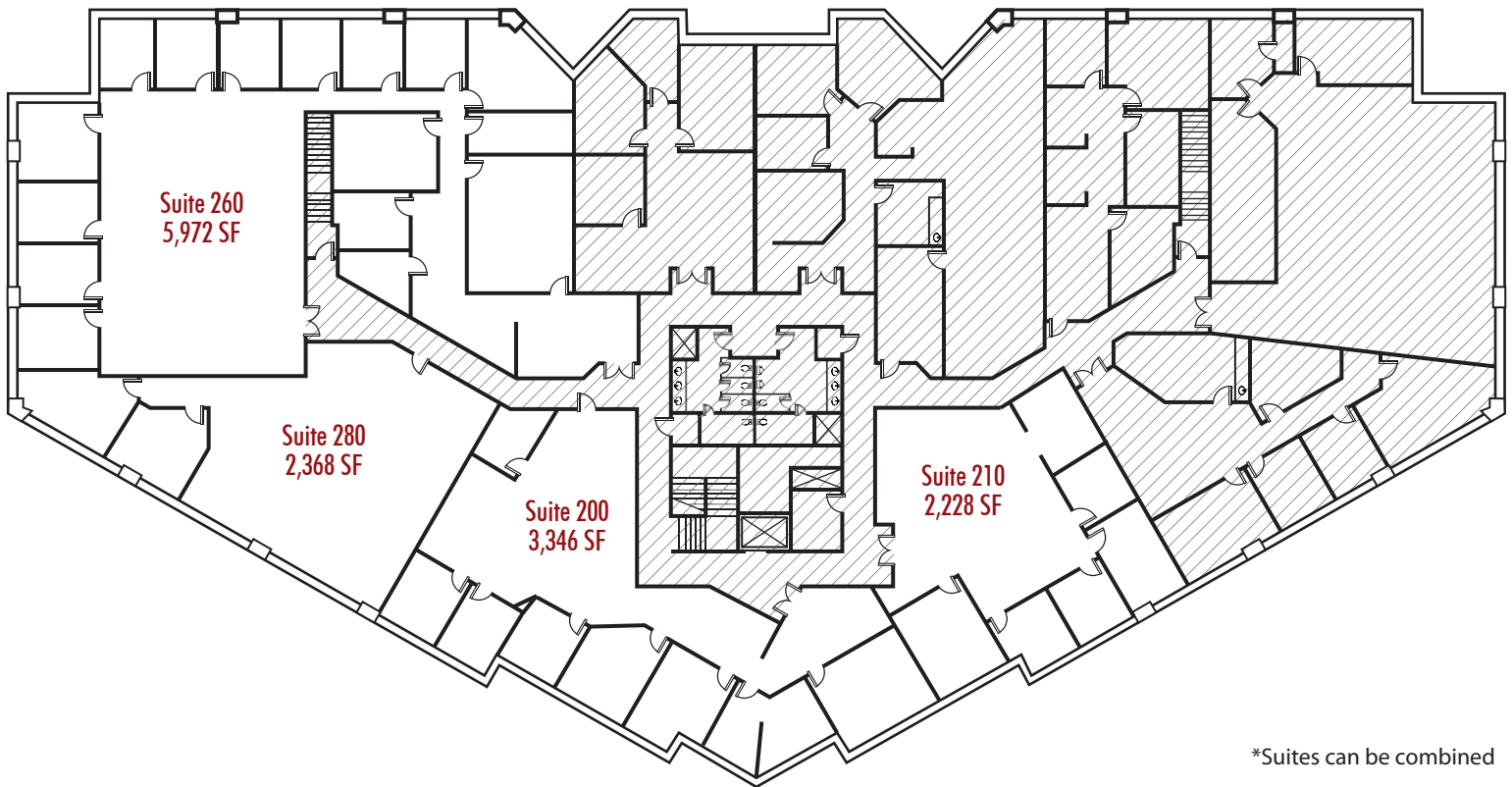
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*Suites can be combined

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