



**WARNER
COMMONS**



WARNER COMMONS

1371-1431 Warner Avenue, Tustin, CA 92780

Functional office, warehouse, and flex/R&D suites in the heart of the Tustin Legacy submarket—one of Southern California's largest and most dynamic master-planned communities. Warner Commons places your business at the center of Orange County, with immediate freeway access, abundant parking, and walkable proximity to The District, Flight, and the region's best live-work-play amenities.

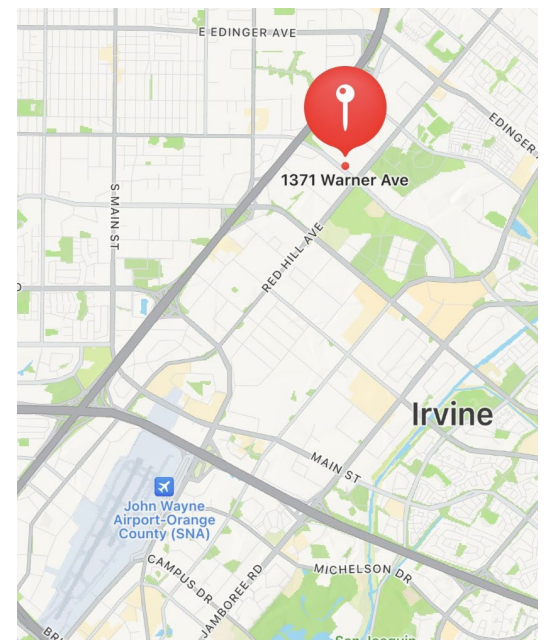
MODERN OFFICE / WAREHOUSE / FLEX

Versatile $\pm 2,193$ – $2,928$ SF suites configured for office, warehouse, flex, and R&D users—efficient, move-in-ready layouts supported by a generous 3:1,000 parking ratio.

ACCESSIBILITY & CONNECTIVITY

Centrally positioned in Tustin with immediate access to the I-5, SR-55, and I-405 Freeways and just minutes from John Wayne Airport—seamless connectivity across all of Southern California.

LOCATION



- Heart of the Tustin Legacy Submarket
- Immediate I-5, SR-55 & I-405 Access
- Minutes to John Wayne Airport
- Walk to The District & Flight at Tustin Legacy
- 3:1,000 Parking Ratio



Managed by Olen Properties
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VALUE ORIENTED | CUSTOMER DRIVEN



LEASING WITH OLEN

Olen is a full-service owner-developer with over 50 years of management, construction, and property expertise. Come to us with your needs and we'll take the steps to ensure they are met with expedience and discipline. To learn more about current availability, reach out to our leasing team below.



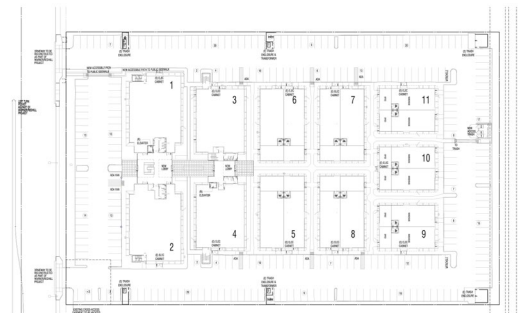
MARIA MEYER

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SITE PLAN



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