



ORANGE
CENTER
TOWER

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CBRE



Property FEATURES



CLASS A OFFICE HIGH-RISE TOWER IN ORANGE with immediate access to Santa Ana (5), Orange (57) and Garden Grove (22) Freeways - offering 281,699 SF in a one of a kind office building



ADJACENT to Angel Stadium of Anaheim, offering **SPECTACULAR STADIUM VIEWS**



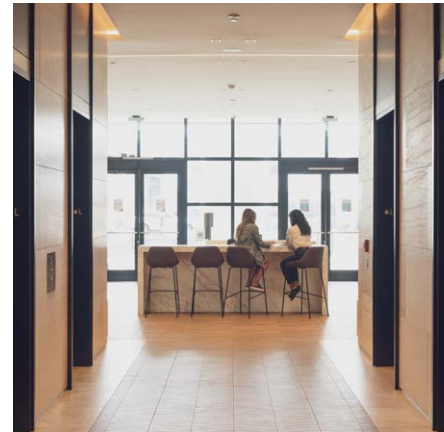
IMMEDIATE ACCESS to Honda Center, Disneyland Resort, Anaheim Convention Center, The Outlets of Orange and numerous entertainment and retail amenities



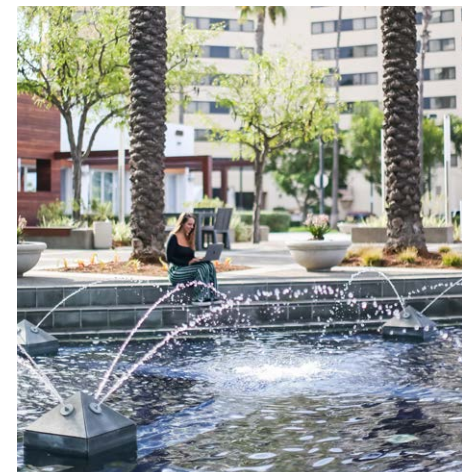
ON-SITE amenities include expanded parking structure, building conference center (coming soon), the Embassy Suites Hotel, Subway Café plus Espresso Bar, 24-Hour Fitness Sports Club, and outdoor people spaces with Wi-Fi

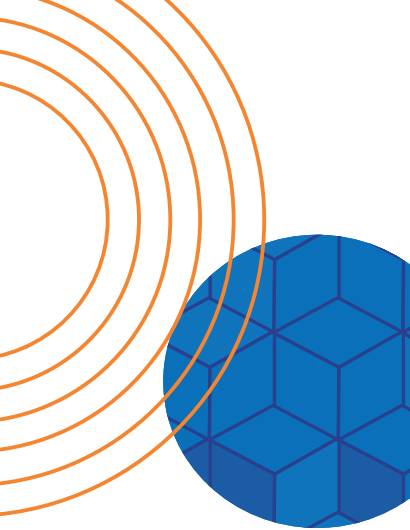


RECENT CAPITAL IMPROVEMENTS completed including lobby enhancements, elevator modernizations, outdoor amenity spaces and new landscape




RBA
281,699 RSF
TYPICAL FLOOR
20,443 RSF
STORIES
14
PARKING
Up to 5.3 per 1,000 RSF



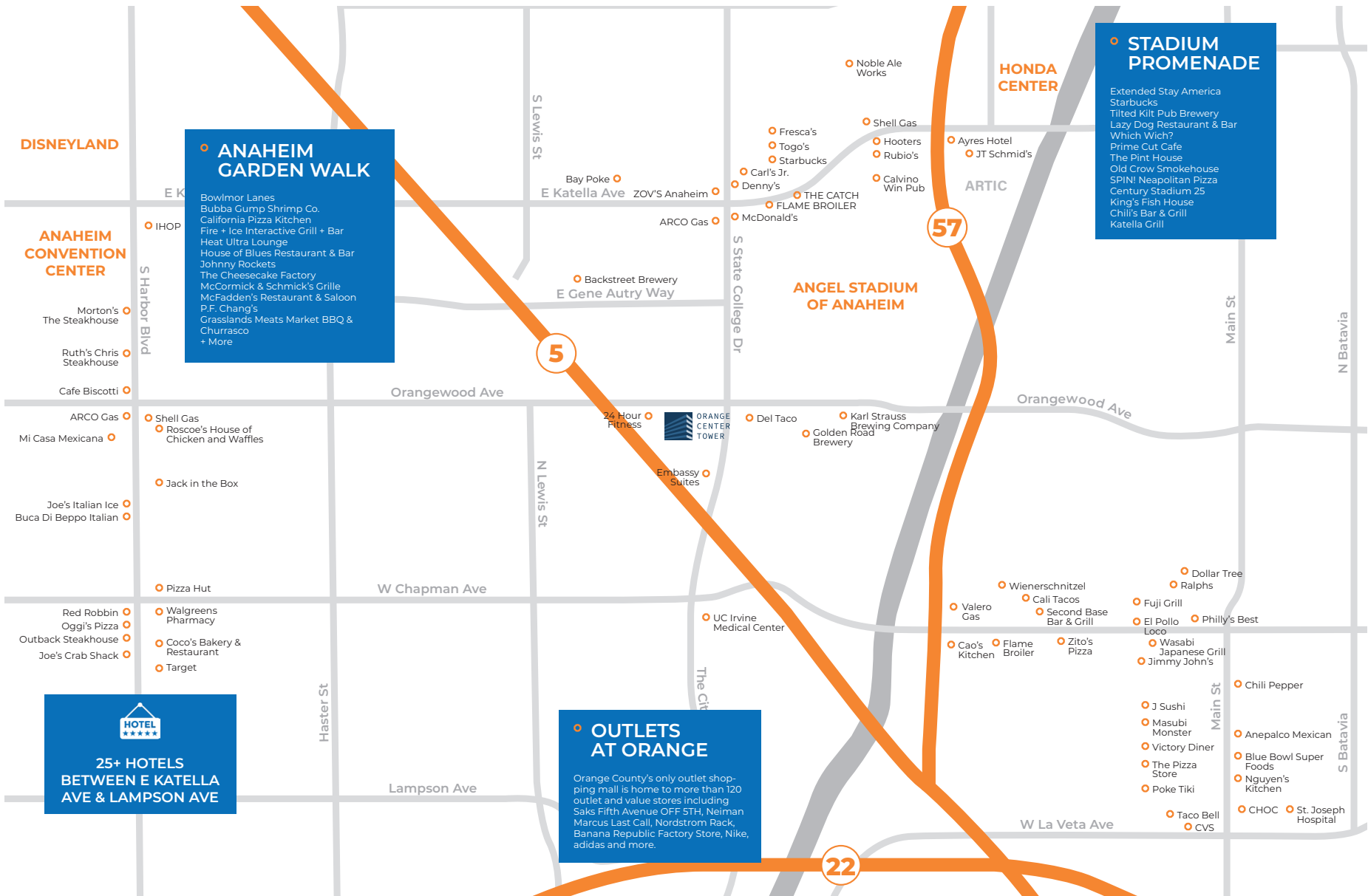


Suite AVAILABILITIES

SUITE	SIZE	AVAILABLE	DESCRIPTION
760	6,519 RSF	Immediate	Double door lobby entry, large conference room, 3 smaller conference/huddle rooms, 9 window private offices, kitchen/break room, additional coffee bar area, copy/work area, storage, IT room and large open workspace.
800	20,443 RSF	Immediate	Full floor available; Divisible
1000	4,654 RSF	Immediate	Spec suite coming 5/1/24 - Double door entry with upper floor views, private reception area, 3 private offices, work room, open kitchen, and large open work area.
 1220	2,565 RSF	Immediate	Spec suite coming soon! Corner space with spectacular stadium views, 5 private window offices, conference room, kitchen/break room, IT/storage, and large open work area.
1280	2,427 RSF	Immediate	3 large private offices, conference room, kitchen/break area, and open work area.



Property AMENITIES





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www.orangecentertower.com

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