

BROOKHOLLOW BUSINESS PARK



1570

BROOKHOLLOW DR.

SANTA ANA, CALIFORNIA 92705

FOR LEASE ±7,000-30,000



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BUILDING FEATURES



- ±7,000 TO 30,000 SQUARE FEET AVAILABLE FOR LEASE
- RECENTLY UPGRADED LOBBIES, INTERIOR AND EXTERIOR COMMON AREAS
- ONSITE BUILDING AMENITIES INCLUDE CONFERENCE ROOMS, INDOOR/OUTDOOR KITCHEN AREA WITH BBQ, PUTTING GREEN, BOCCIE BALL COURT, FIRE PIT AND WATERFALLS

- CAMPUS AMENITIES INCLUDE WALKING PATHS, SEATING AREAS, PONDS, ABUNDANT SURFACE PARKING AND WALKING DISTANCE TO HOTELS, RESTAURANTS AND OTHER AMENITIES
- FREEWAY VISIBLE LOCATION WITHIN THE HEART OF THE ORANGE COUNTY / JOHN WAYNE AIRPORT AREA
- BUILDING TOP SIGNAGE AVAILABLE FACING THE COSTA MESA (55) FREEWAY

- EASY ACCESS TO THE COSTA MESA (55), SAN DIEGO (405), SAN JOAQUIN CORRIDOR (73) TOLL ROAD AND JOHN WAYNE AIRPORT
- LISTED LEASE RATE: \$2.25 PER SQUARE FOOT, MODIFIED GROSS
- CALL TO TOUR

BUILDING FEATURES



BUILDING SIZE:	±38,316 SF FIRST FLOOR - 19,658 SF SECOND FLOOR - 18,658 SF
LOT SIZE:	104,631 SF / 2.40 ACRES
YEAR BUILT / RENOVATED:	1978 / 2015
PARKING:	153 PARKING SPACES / 4.00/1,000 SF - IN COMMON
PARCEL NUMBER:	016-221-14
PROPERTY TYPE:	OFFICE BUILDING (ALTERNATIVE MEDICAL USES POSSIBLE SUBJECT TO CITY & ASSOCIATION APPROVALS)
EXPOSURE / ACCESSIBILITY:	DIRECT ACCESS TO WARNER AVENUE & BROOKHOLLOW DRIVE, EASY ACCESS TO COSTA MESA (55) FWY, SAN DIEGO (405) FREEWAY AND SAN JOAQUIN (73) TOLL ROAD
FREEWAY EXPOSURE/ SIGNAGE:	343 FEET OF FRONTAGE ALONG COSTA MESA (55) FREEWAY

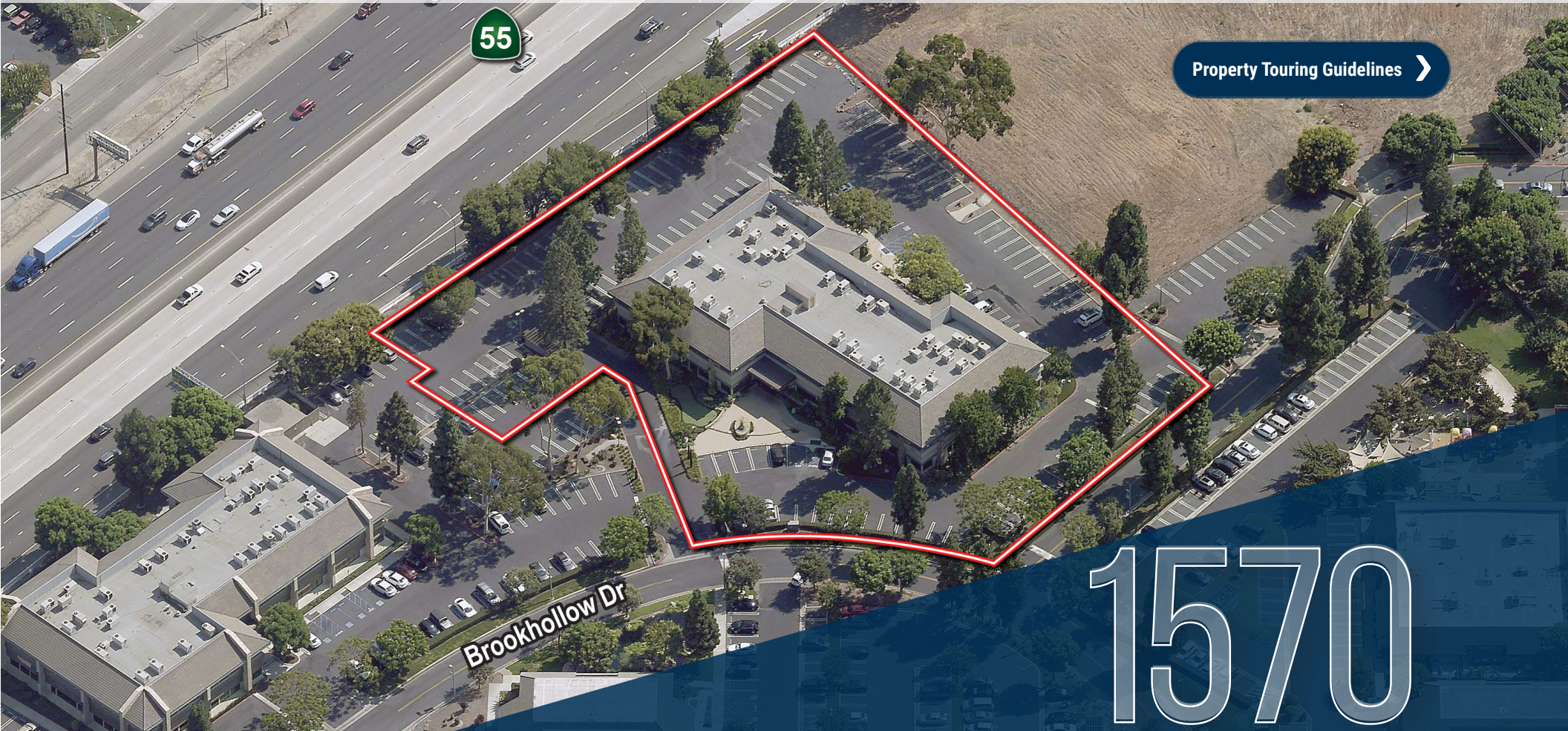


SECOND FLOOR

±18,658 RENTABLE SF / ENTIRE SECOND FLOOR AVAILABLE



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