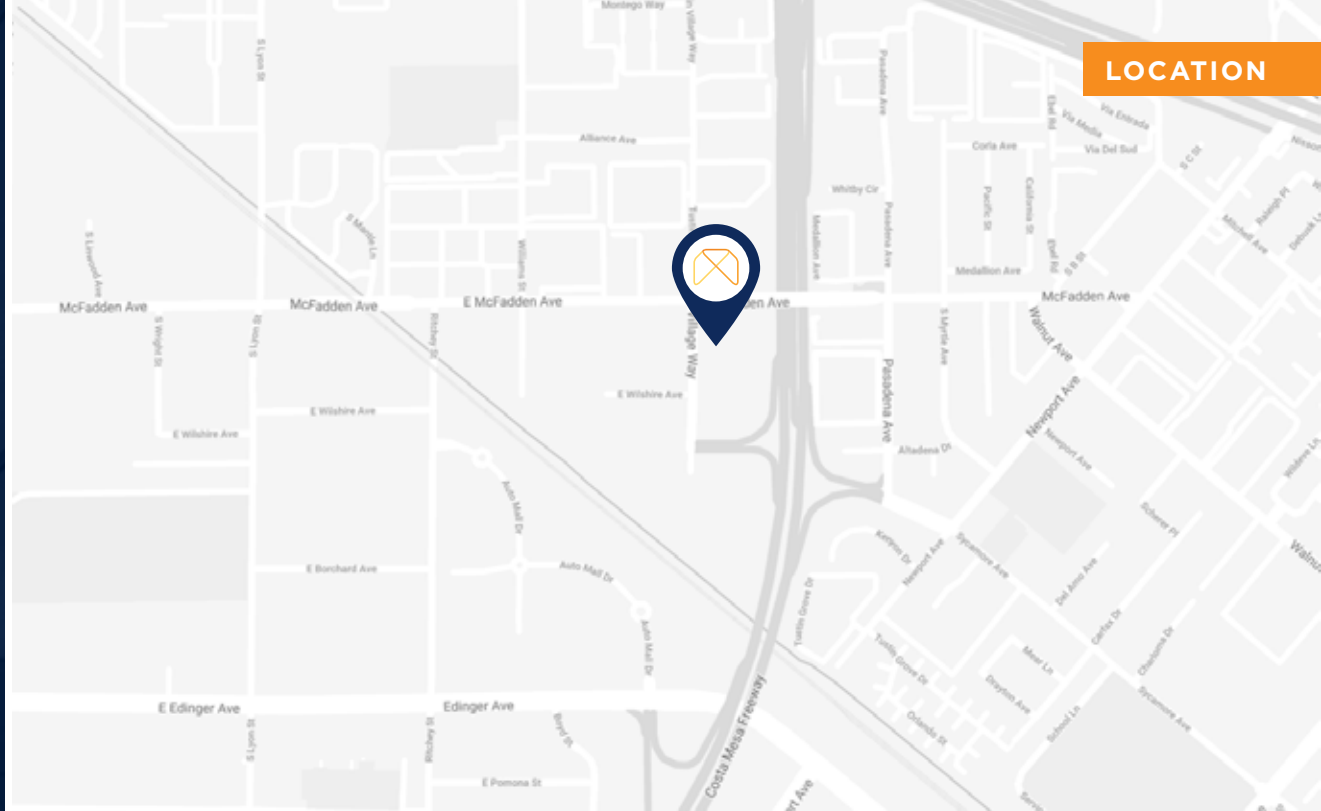


FOR LEASE



BUILDING FEATURES

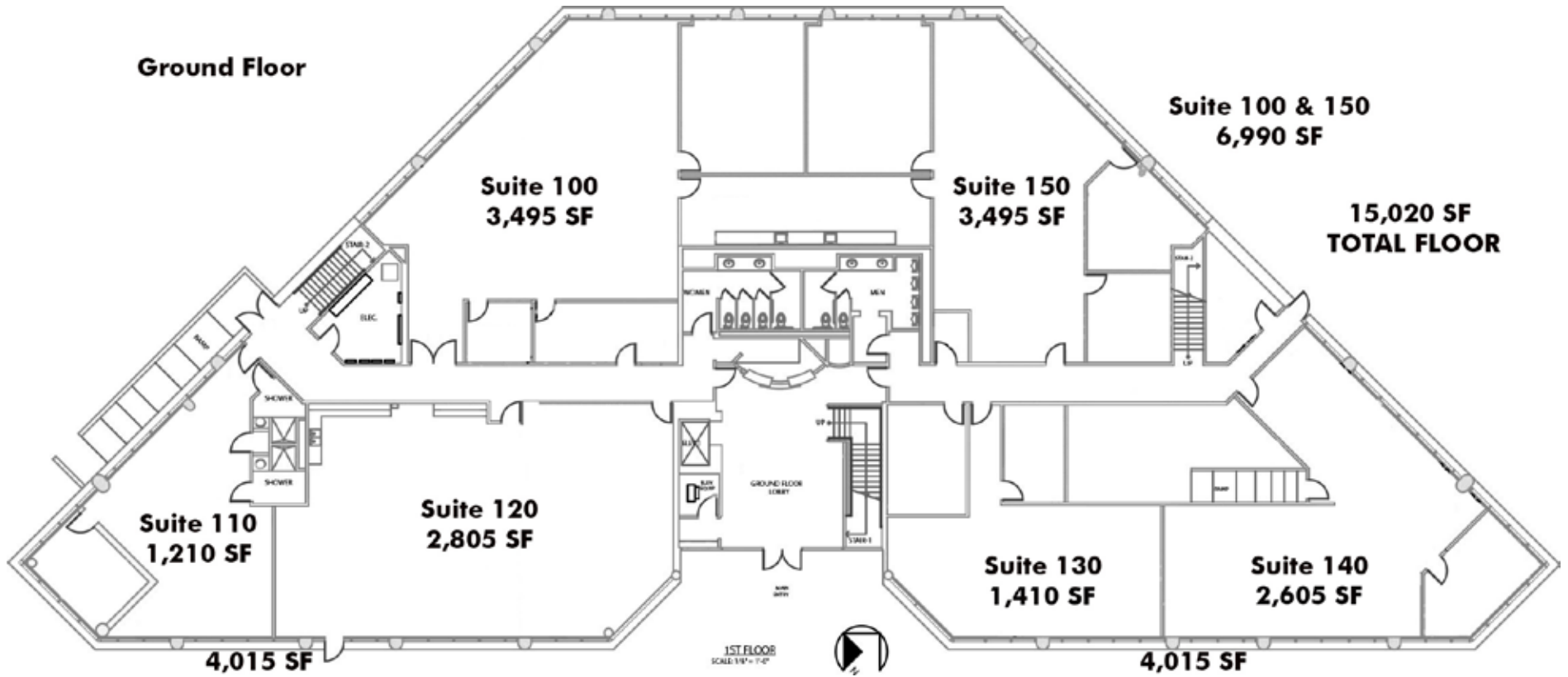
- + ±30,040 RSF (Divisible to 3,500 SF)
- + Available Now
- + Campus Environment
- + 4:1,000 parking and free gated parking
- + On-Site Property Management
- + Direct Access to 55 Freeway
- + Call to Show
- + Strategically located near John Wayne Airport with immediate access to the 5 and 55 freeways
- + Rare opportunity to lease an entire 30,000 sf building
- + Free and in-common parking, plus Tenant would also have access to 51 secured and gated parking stalls at no charge
- + Impressive food options just minutes away as well as affordable housing and apartments for employees





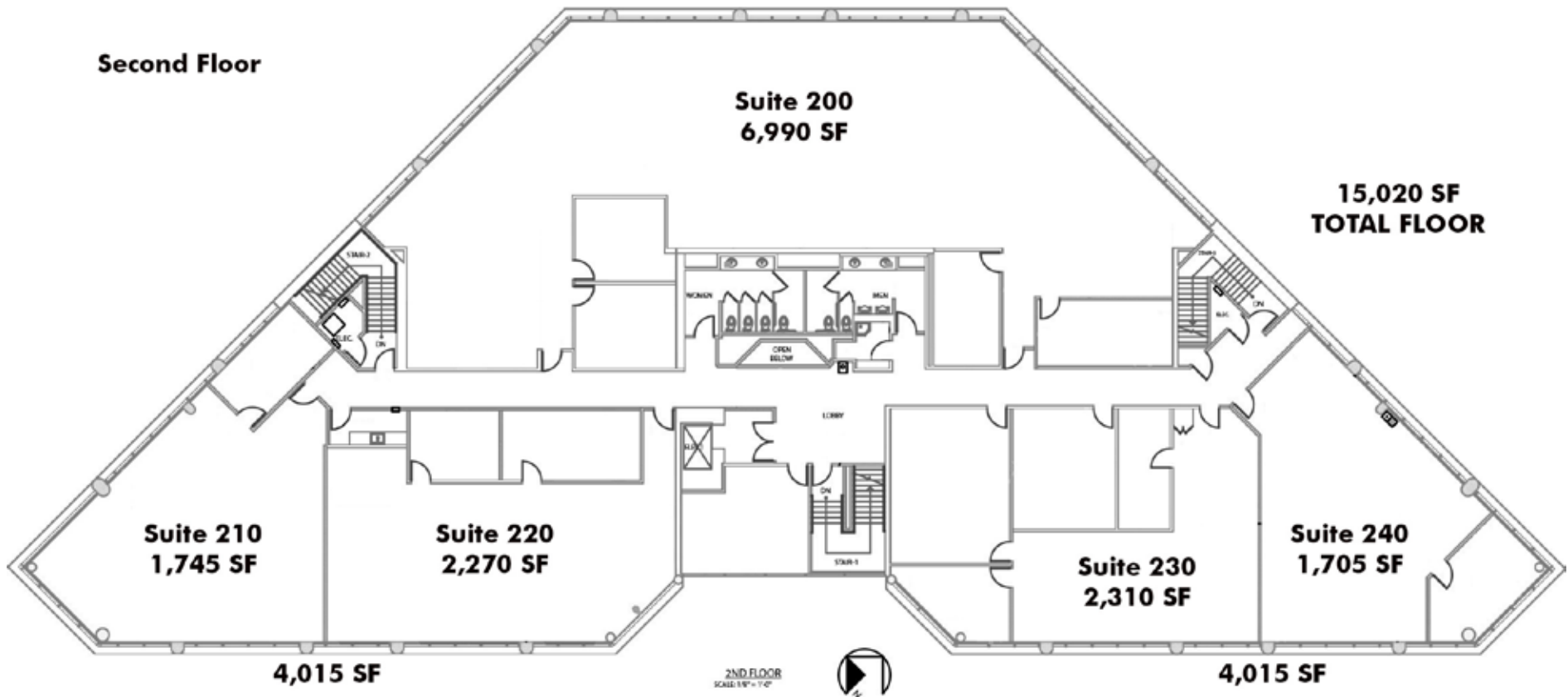
FLOOR PLANS

Suite 100	3,495 RSF	} 6,990 RSF	} Ground Floor 15,020 RSF
Suite 150	3,495 RSF		
Suite 110	1,210 RSF	} 4,015 RSF	
Suite 120	2,805 RSF		
Suite 130	1,410 RSF	} 4,015 RSF	
Suite 140	2,605 RSF		
Suite 200	6,990 RSF	} Second Floor 15,020 RSF	
Suite 210	1,745 RSF		} 4,015 RSF
Suite 220	2,270 RSF		
Suite 230	2,310 RSF		} 4,015 RSF
Suite 240	2,310 RSF		
			Full Building 30,040 RSF



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FOR LEASE



MCFADDEN

P L A Z A

2000 E. McFadden Street
Santa Ana, CA 92705

SIMON DILLON

Lic. 01010564
+1 949 725 8668
simon.dillon@cbre.com

REID WEAVER

Lic. 01995422
+1 949 725 8688
reid.weaver@cbre.com

CBRE

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