



OFFICE FOR SUBLEASE

One Point Drive
Suite 530
Brea, CA | 92821

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Disclaimer: Harvest Realty Development doesn't guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by all parties or obtaining from public records or other sources. The new tenant is advised to independently verify the accuracy of that information through personal inspection and with the appropriate professionals.

BUILDING HIGHLIGHTS

FEATURES:

- Class A professional office campus.
- 4 full-services restaurants and 2 gourmet coffees with outdoor patio.
- Located at the heart of the City of Brea in the downtown area and just minutes away from the Brea mall.
- 24/7 security patrol officer on duty.
- Easy access to Orange freeway (57) at Lambert Road Exit.



OFFICE HIGHLIGHTS

FACILITIES INCLUDED:

- ❖ Reception area.
- ❖ Large/Small open conference room with open seating.
- ❖ 2 kitchens with dining area.
- ❖ Inside waiting area with two sofas.
- ❖ 9 individual offices equipped with office furniture.
- ❖ 10 TV's in the conference and main area / office.
- ❖ Furnished with high-class furniture and refrigerator.
- ❖ Cubicle workstation with furniture desk set.
- ❖ Approximately 6,417 sq ft rentable area.
- ❖ All furniture and TVs remain to the new tenant after the lease is expired.





OFFICE FOR SUBLEASE

TERMS & CONDITION:

- ❖ Sublease 16 months starting January 2023 to May 31, 2024.
- ❖ 2 months of security deposit with 1st month rent.
- ❖ The sublessor will provide a discount of \$4,000 per month until the sublease is expired. Thus, the rent will be \$12,299.11 per month.
- ❖ New tenant will comply the existing rules / agreement from Olen Point Brea Corp.
- ❖ Move in ready. NO tenant improvement shall be provided from the sublessor.



DIVERSE TENANCY

- ❖ Furniture
- ❖ Law
- ❖ Mutual Fund
- ❖ Financial Office
- ❖ Insurance
- ❖ Asset Management
- ❖ Performing Arts



LOCATION OVERVIEW

ORANGE COUNTY | BREA



BUILDING AERIAL VIEW

OLEN POINTE BREA
Pointe Drive
Brea, CA

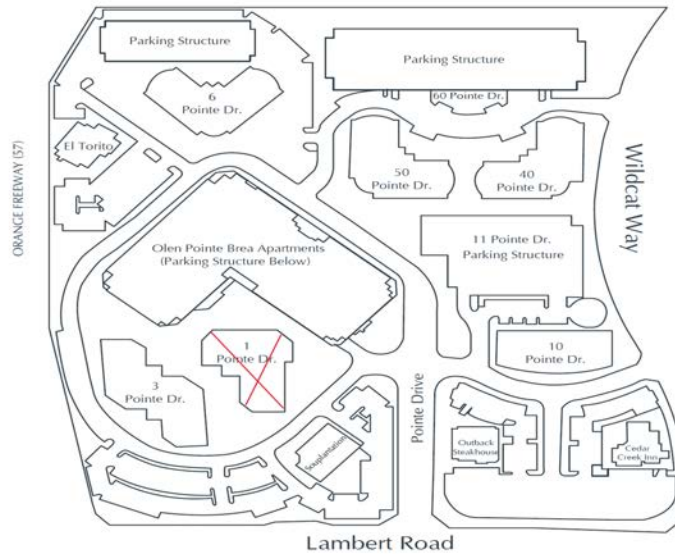


EXHIBIT "A"





BUILDING AERIAL VIEW



OFFICE OVERVIEW

OLEN POINTE BREA
One Pointe Drive, Suite 530
Brea, CA

6,417 Square Feet
Full Service Gross



EXHIBIT "A-1"

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OFFICE GALLERY

