

**CBRE**












# 67,622 SF OFFICE BUILDING

1240 SOUTH STATE COLLEGE BOULEVARD ANAHEIM, CA 92806

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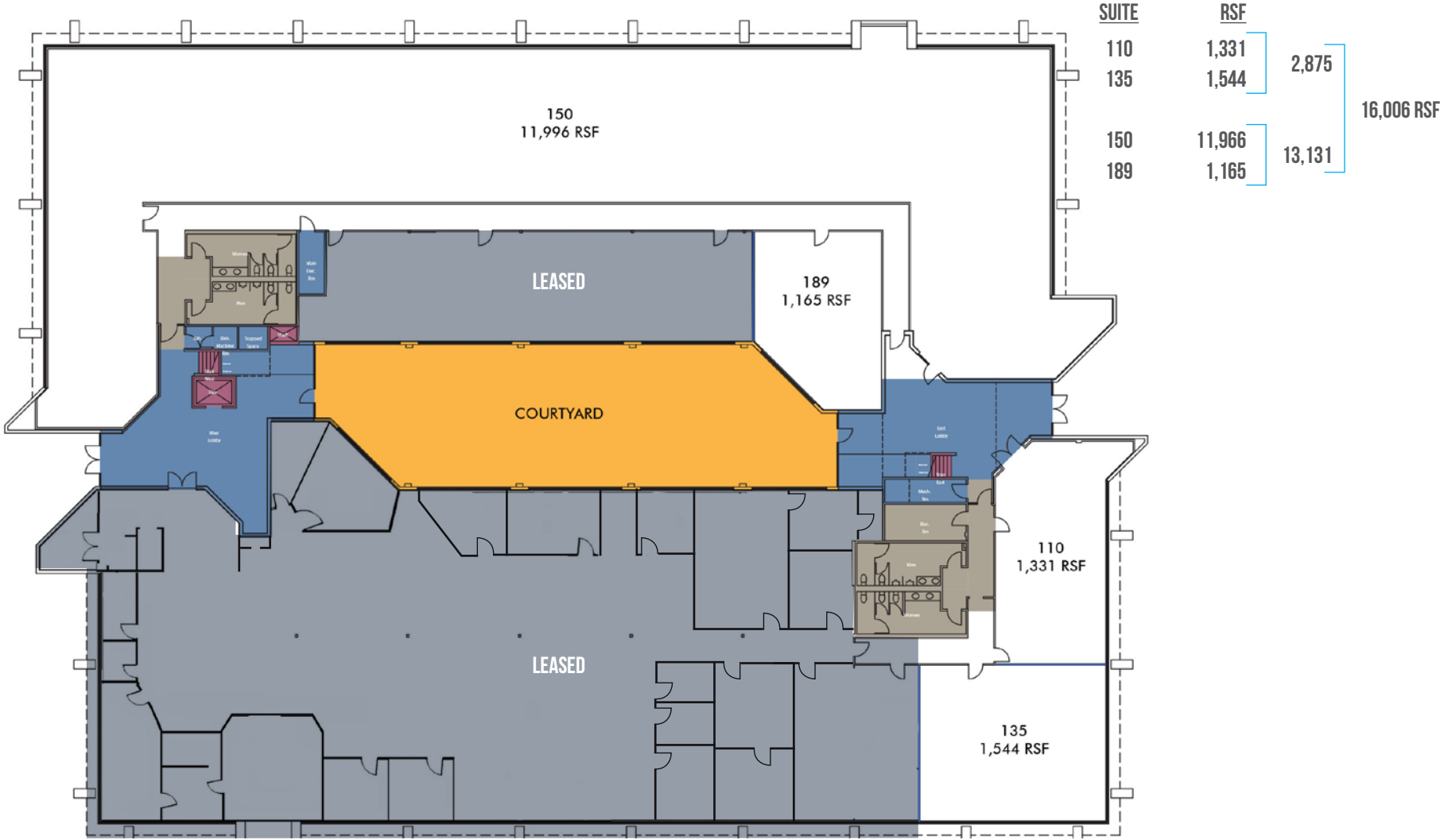


## BUILDING FEATURES

-  Walk to Starbucks, In-N-Out, El Torito, Subway, Benihana
-  Building Top Signage Available
-  67,622 SF 2-Story Office Building (Divisible to 10,000 SF)
-  Great Visibility on the Corner of State College and Ball Road
-  On-Site Property Management
-  8 Minutes to Anaheim Commuter Rail (Orange Line)
-  14 Minutes to John Wayne Airport
-  Good Access to 5 / 57 / 22 / 91 Freeways
-  4:1,000 Free Surface Parking Plus Reciprocal Parking

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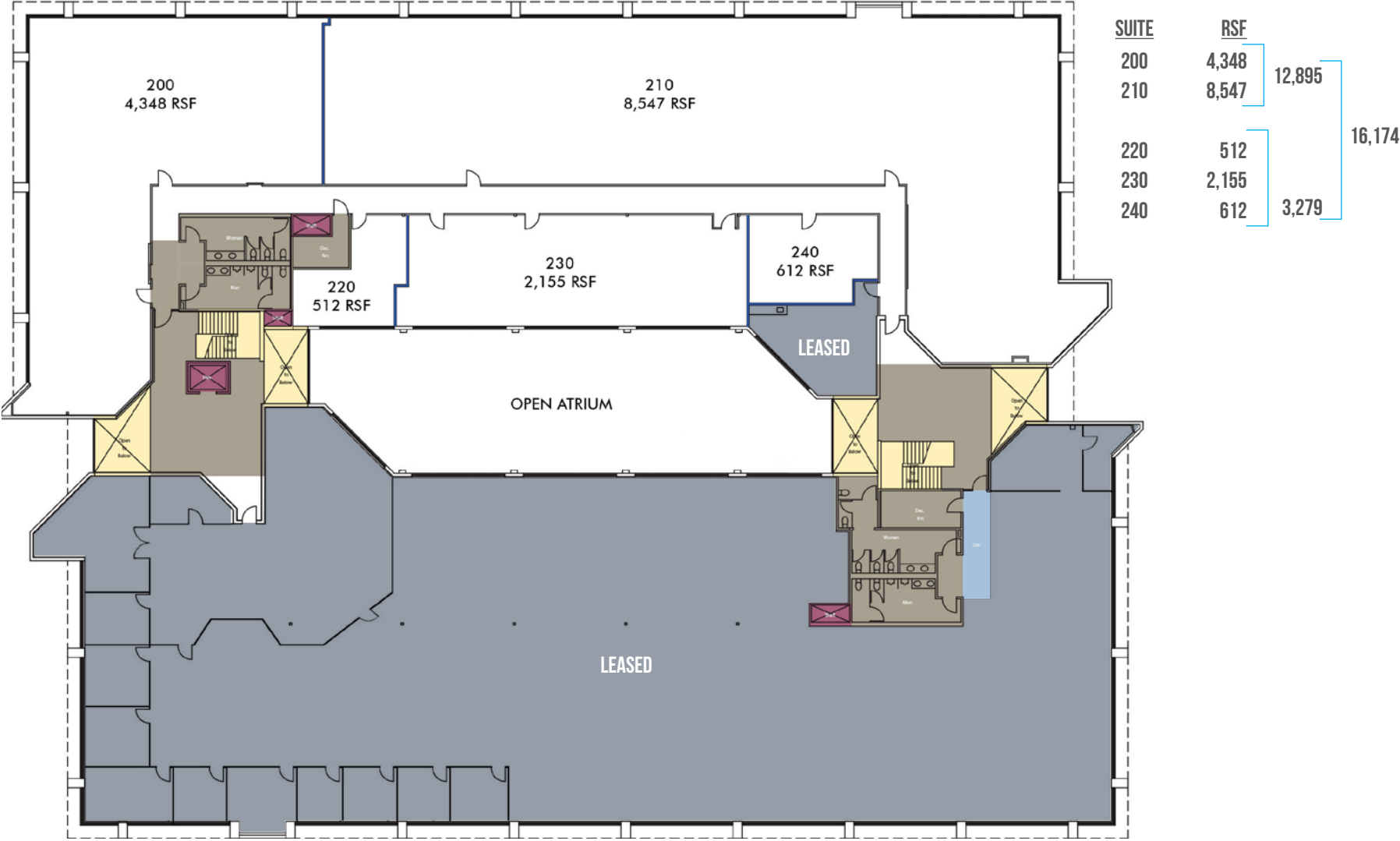
## FIRST FLOOR



\*MEASUREMENTS ARE ESTIMATES ONLY

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## SECOND FLOOR



\*MEASUREMENTS ARE ESTIMATES ONLY



**SITE: 1240 S STATE COLLEGE BLVD**  
1. IN N OUT  
2. STARBUCKS  
3. THANH BINH PHO  
4. ALBERTO'S MEXICAN FOOD  
5. SUBWAY  
6. BENIHANA  
7. HAPPY KITCHEN (CHINESE)  
8. EL TORITO

**STARBUCKS - IN-N-OUT - SUBWAY - BENIHANA - EL TORITO AND MORE**

## CONTACT US

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