

PARK PLACE

THE MODERN WORKPLACE



PREMIER

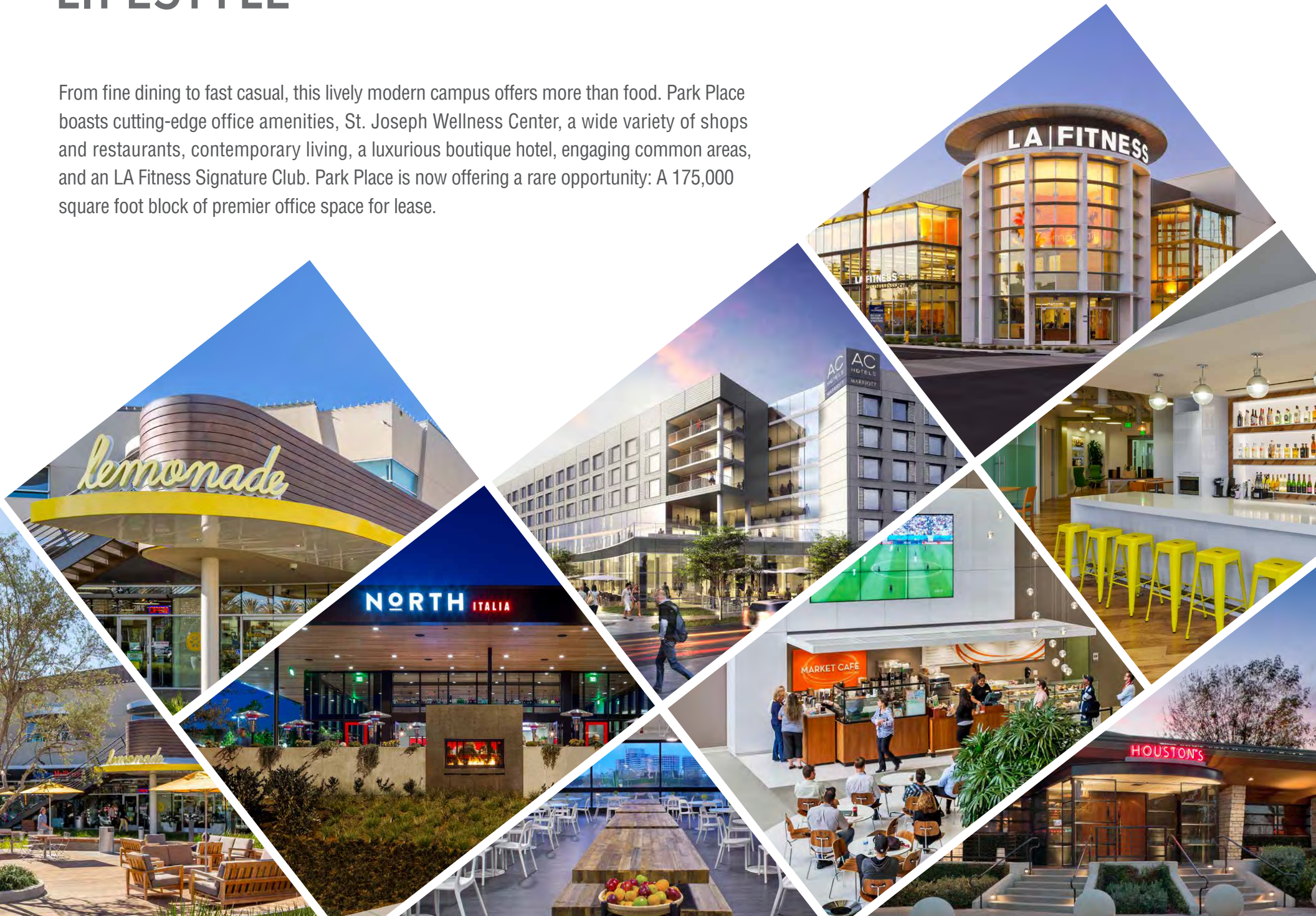
Certain properties transcend local markets and develop a unique environment that makes the property stand out. Park Place is an example of such an iconic asset. It provides one of the few true work, live and play communities in Southern California with its modern architecture, unsurpassed amenities and all-encompassing campus environment.



PARK PLACE
APARTMENT HOMES

LIFESTYLE

From fine dining to fast casual, this lively modern campus offers more than food. Park Place boasts cutting-edge office amenities, St. Joseph Wellness Center, a wide variety of shops and restaurants, contemporary living, a luxurious boutique hotel, engaging common areas, and an LA Fitness Signature Club. Park Place is now offering a rare opportunity: A 175,000 square foot block of premier office space for lease.



COMMUNITY

Park Place accommodates the most discerning space users—from high tech research and development to large corporate headquarters, leading start-ups to national service corporations. The campus is Orange County's leader in 'creative space' improvements and has become the choice for dynamic, fast growing technology firms.



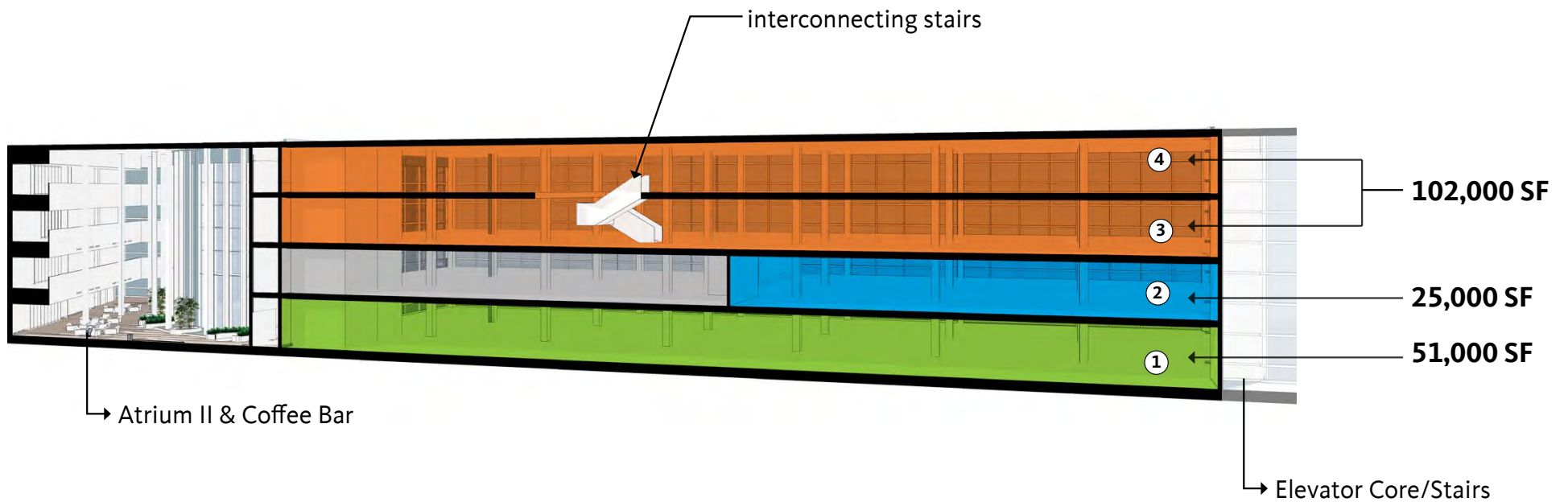
BRAND IDENTITY

Create a strong brand presence at Orange County's most prestigious location Park Place. Now there is one last opportunity available: A prime block of 175,000 square feet of office space, with the option to create your own branded lobby and entrance. Make your statement at Orange County's address of choice for tech, financial, healthcare and professional services. Park Place truly defines the 'Modern Workplace'.



FLEXIBILITY

Iconic and flexible. This is an opportunity to explore a new way of working and connecting. The 175,000 square feet is available as a contiguous block, or divisible into 25,000-plus units. The large floor plates equate to an efficient design strategy, while creating a unique and collaborative office environment.



PARK PLACE RETAILERS

Park Place is located in the heart of Orange County, at Jamboree and the 405, with easy access to John Wayne Airport. Situated on 105 acres, Park Place boasts a wide variety of shops and restaurants, cutting-edge office space, contemporary living, a boutique hotel, St. Joseph Wellness Center, and an LA Fitness Signature Club. Nowhere else will you find the synergy of quality space and on-site amenities within a lively campus environment.



RESTAURANTS

- | | |
|-----------------------------|------------------------------------|
| 1. North Italia | 8. Lemonade |
| 2. Houston's Restaurant | 9. Which Wich? Superior Sandwiches |
| 3. Ruth's Chris Steak House | 10. The Counter |
| 4. Starbucks | 11. Lady M (Cake Boutique) |
| 5. Panini Café | 12. Puesto |
| 6. Market Café | 13. Fatty Tuna |
| 7. Wahoo's Fish Taco | |

SHOPPING & SERVICES

- | | |
|-------------------------|-------------------------|
| 1. Mother's Market | 7. Park Place Optometry |
| 2. Verizon Wireless | 8. LA Fitness |
| 3. Bluemercury | 9. Massage Envy |
| 4. Empire Salon | 10. Baretan |
| 5. Nailtique | 11. Chase Bank |
| 6. Park Place Dentistry | 12. US Bank |

LEASING

For more information:

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#00891244

David Dowd | CBRE | 949.725.8410
david.dowd@cbre.com
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PARK PLACE

The Modern Workplace



PARK PLACE

AVAILABILITIES 3333 MICHELSON DRIVE



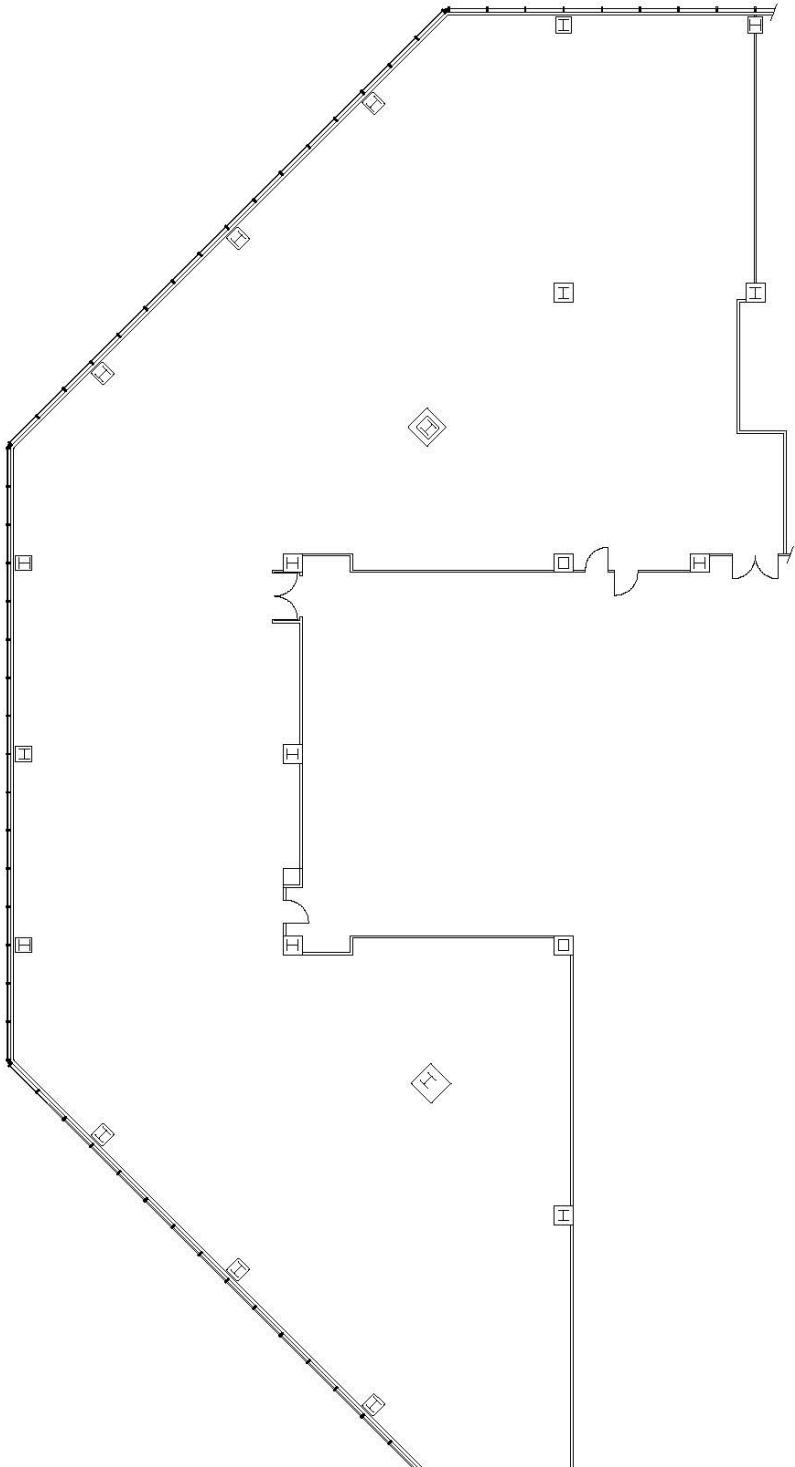
Floor Plans	Suite #	Sq. Ft.	Divisible	Profile
YES	900	13,318	NO	Office
YES	650	10,987	NO	Office
YES	420	6,479	NO	Office
YES	700	5,630	NO	Office
YES	750	3,143	NO	Office
YES	230	2,808	NO	Office

BROKER INFO

DAVID DOWD / BOB THAGARD
CBRE / CUSHMAN & WAKEFIELD
949.725.8410 / 949.372.4909

PARK PLACE

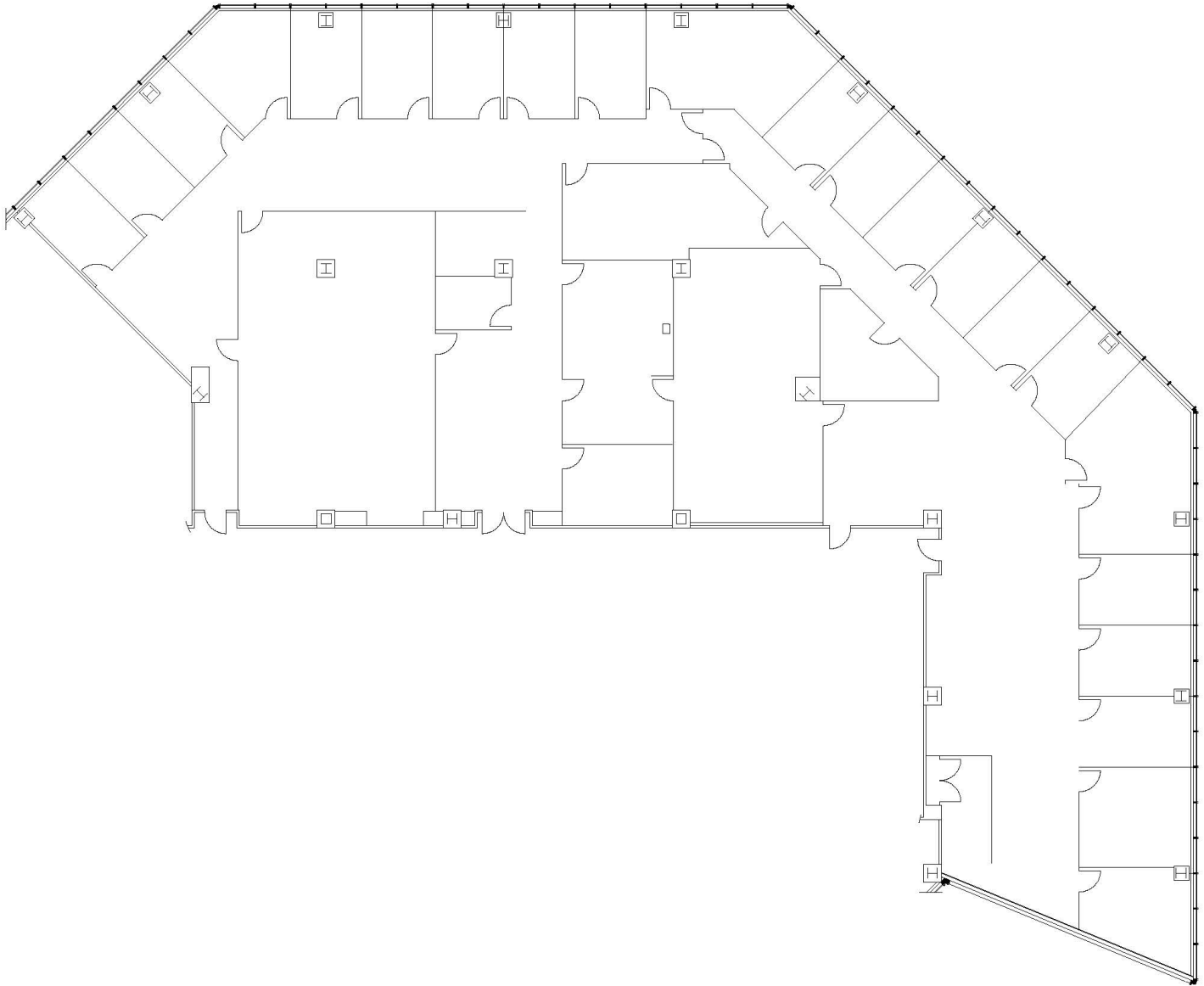
3333 MICHELSON DRIVE



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RENTABLE SQUARE FEET
13,318 SQUARE FEET

SUITE#
900



BROKER INFO

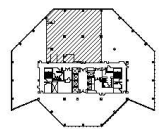
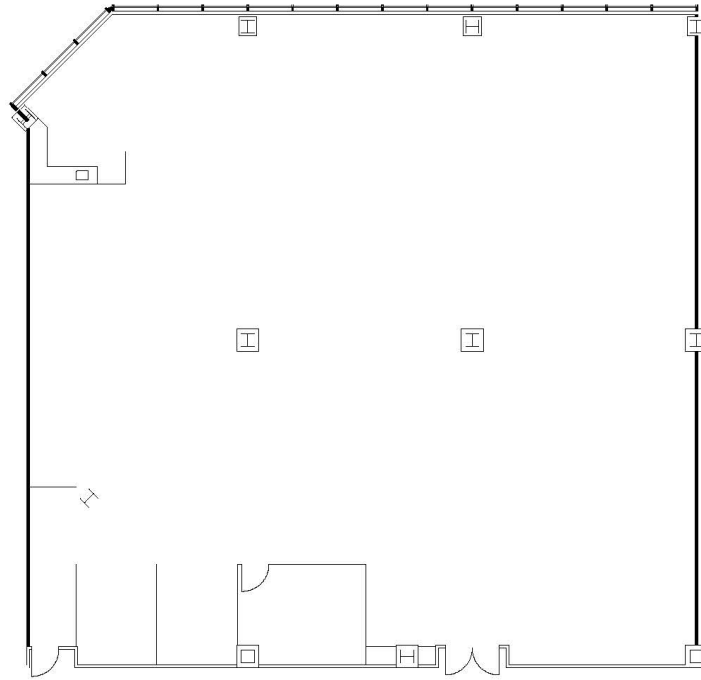
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RENTABLE SQUARE FEET

10,987 SQUARE FEET

SUITE#

650



KEY MAP

BROKER INFO

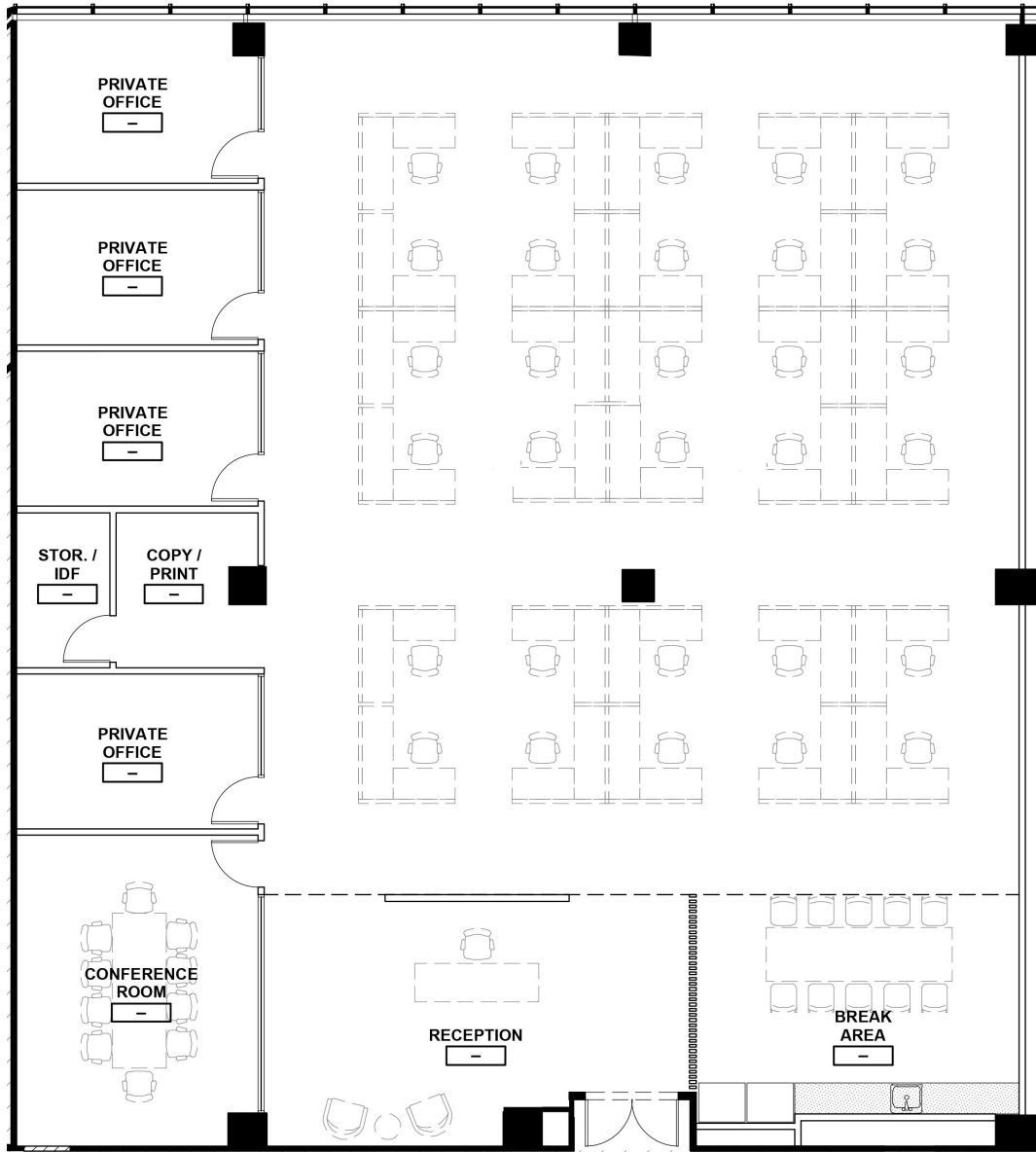
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RENTABLE SQUARE FEET

6,479 SQUARE FEET

SUITE#

Suite 420



BROKER INFO

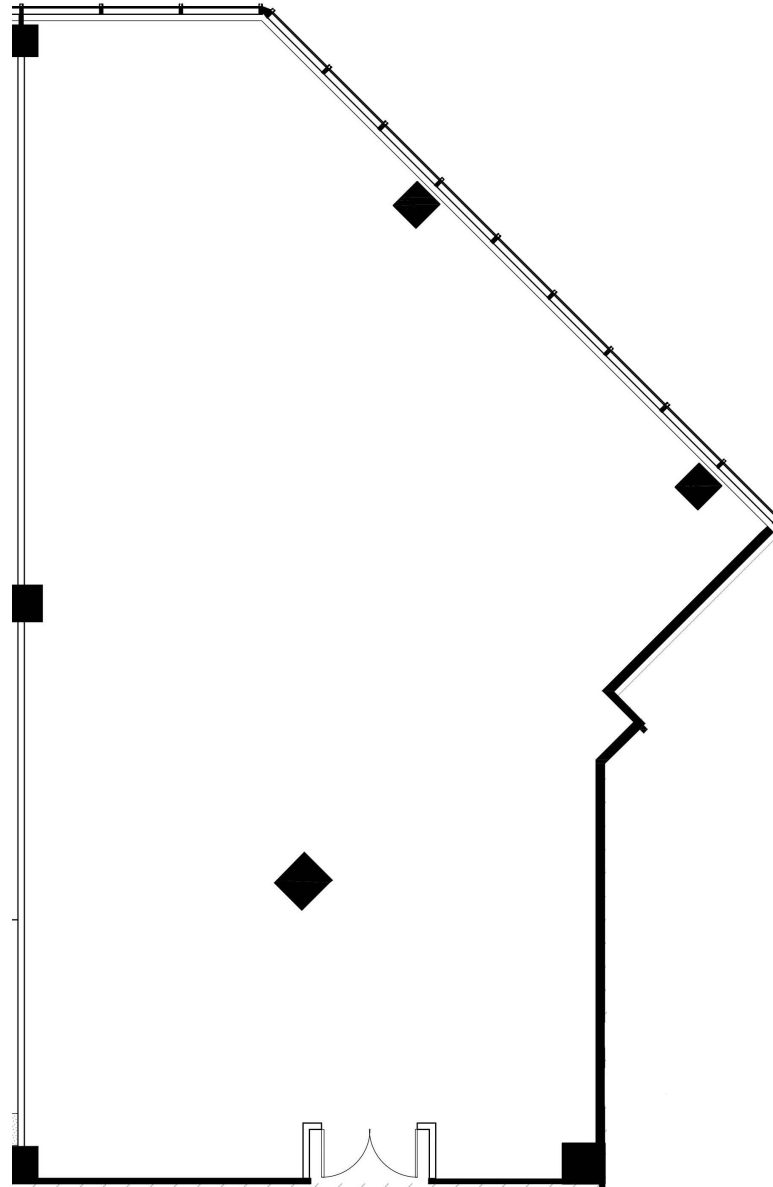
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RENTABLE SQUARE FEET

5,630 SQUARE FEET

SUITE#

700



BROKER INFO

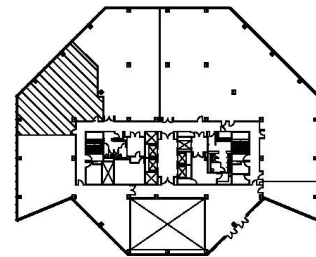
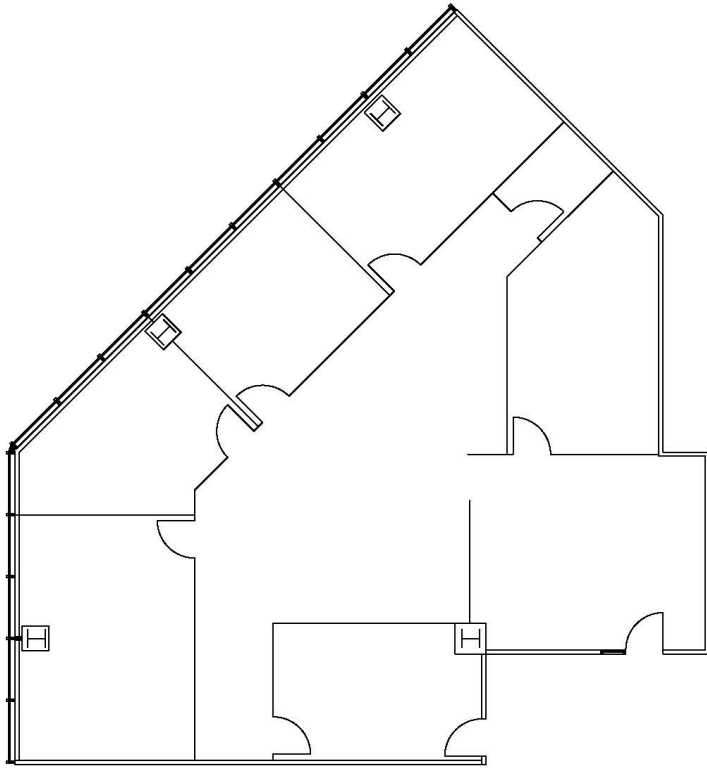
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RENTABLE SQUARE FEET

3,143 SQUARE FEET

SUITE#

750



BROKER INFO

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RENTABLE SQUARE FEET

2,808 SQUARE FEET

SUITE#

230