

Class A Office + Medical Building



# Property Highlights

- Modern Elevator Service
- Free Surface Parking
- New Ownership and Management
- 60 Seconds to the 22 Freeway and immediate access to the 5, 55, and 57 Freeways
- Prime Location Near an abundance of Food and Retail Amenities
- HiroNori Craft Ramen onsite
- Move-In Ready Space Available
- Recently Remodeled Courtyard and Common Areas
- Approved for Medical Uses



# Property Highlights

Elevate Your Business at 765 The City Drive, Orange, CA Immerse yourself in a sophisticated and vibrant space designed to empower your business success. 765 The City Drive, situated in the heart of Orange, California, offers more than just an office address - it's a strategic springboard for growth and prosperity.

#### Unwind the Advantages:

- **Prime Location:** Nestled within the prestigious City Centre II complex, you'll enjoy immediate access to the 5 freeway, John Wayne Airport, and a wealth of dining, shopping, and entertainment options.
- **Modern Design:** The recently acquired and renovated building boasts a sleek and contemporary aesthetic, creating a professional and inspiring environment for your team.
- Flexible Solutions: Whether you require the intimacy of a smaller suite or the grandeur of a larger space, City Centre II offers adaptable configurations to perfectly match your needs.
- **Medical-Ready:** The building features essential infrastructure, zoning, parking, and potential layouts ideal for healthcare professionals seeking new facilities.
- **Community Vibe:** City Centre II fosters a collaborative atmosphere, connecting you with a diverse network of businesses and fostering potential partnerships.



#### **Beyond the Bricks and Mortar:**

- Enhanced Productivity: Streamlined common areas, ample free surface parking, and on-site amenities facilitate a smooth and efficient workday.
- **Elevated Image:** Impress clients and attract top talent with a prestigious address and a modern work environment.
- **Cost-Effective Choice:** Competitive rental rates and a central location contribute to a smart financial decision for your business.
- **Growth Potential:** As your business flourishes, City Centre II can seamlessly adapt to accommodate your expanding needs.

## **765 The City Drive is not just an office; it's a strategic move for your business.** Contact us today to schedule a tour and discover how this dynamic space can propel your success to new heights.

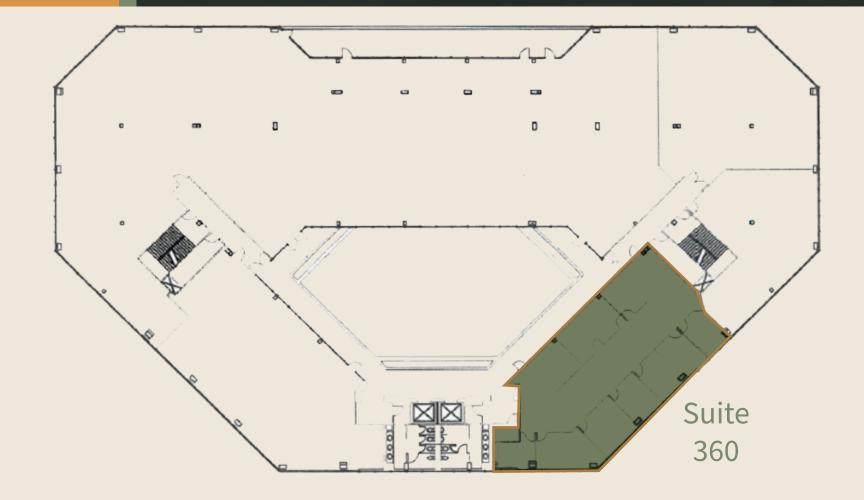


## Suite 105 | 3,731 SF Suite 150 | 7,567 SF



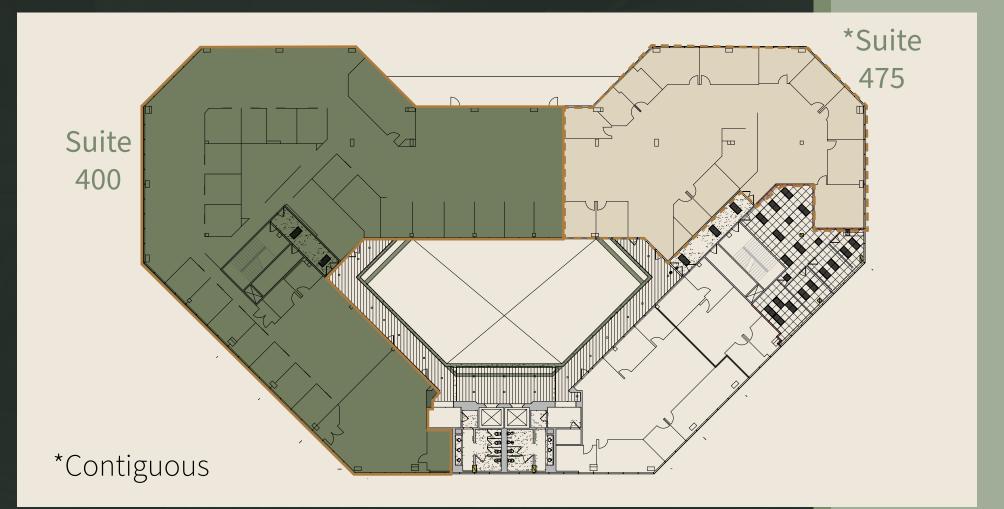


### Suite 360 | 3,357 SF Available 12/1/24



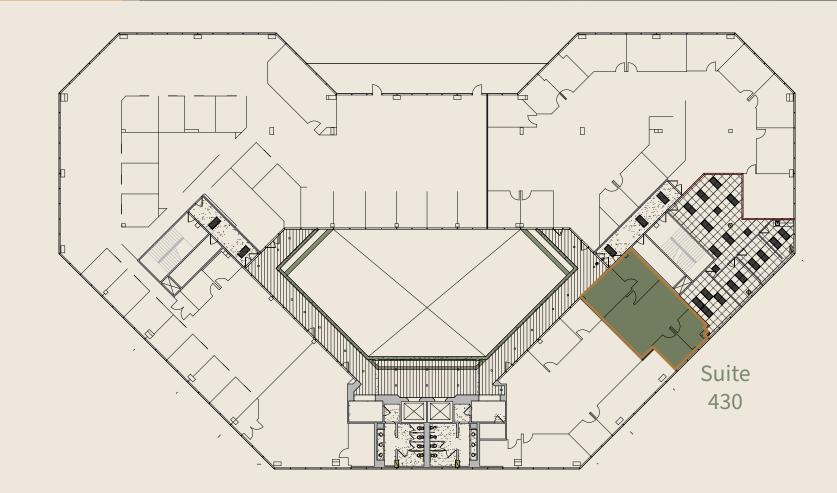
# Floor Plans

## Suite 400 | 14,165 SF \*Suite 475 | 5,995 SF



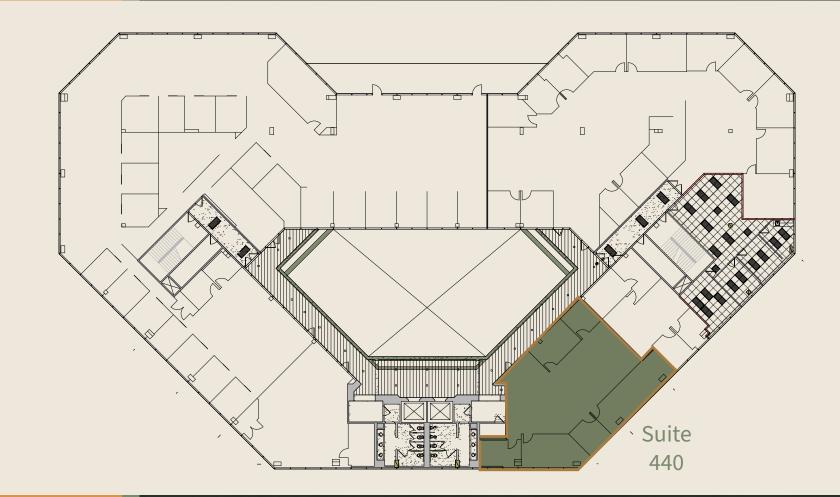


## Suite 430 | 1,018 SF

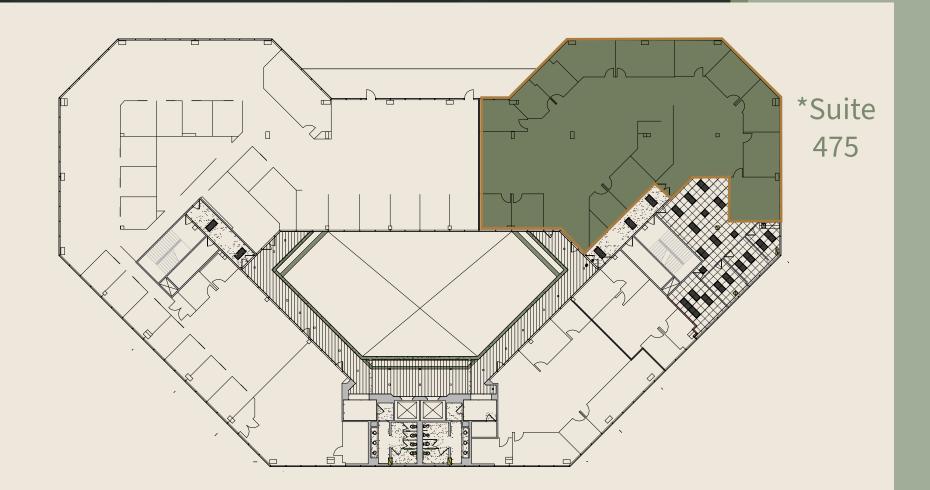




## Suite 440 | 2,397 SF



## Suite 475 | 5,995 SF



Floor

Plans

FOR MORE INFORMATION, PLEASE CONTACT:

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## 765 The City Dr

THE CITY

City Centre II 765 The City Drive, Orange CA

#### CBRE

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