

1515 ORANGEWOOD

Anaheim, California



NEWMARK

1515 ORANGEWOOD

1515 Oranewood is one of the premier office buildings in Central Orange County with versatile floor plates which feature turnkey creative office build outs, extensive building amenities and numerous walkable amenities that aid tenant retention. The Property, constructed in 1987, has been institutionally owned and maintained since its inception and provides tenants a true “Main & Main” location with high corporate visibility, efficient floor plates which are suitable for a wide-range of uses, and ample surface parking at a ratio of $\pm 3.53/1,000$ RSF.



Rare, Free-Standing 4-Story Class A Opportunity Inside the Platinum Triangle

- Full Building Identity for Corporate Users
- Highly Visible I-5 Freeway Signage Opportunity
- ±22,000 RSF Highly Efficient Floor Plates
- Heavy Power and Back-up Power Generator
- 14 - 16' High Ceilings
- Open Ceiling, Creative Build-Out on Second Floor
- Unparalleled Nearby Amenities

PROPERTY SUMMARY

Address

1515 East Orangewood Avenue
Anaheim, CA 92805

Rentable Building Area

84,980

Stories

4

Year Built

1987

of Surface Parking Stalls

±300

Parking Ratio

±3.53/1,000 RSF

RSF Available

First Floor: 18,860

Second Floor: 21,720

Third Floor: 22,200

Fourth Floor: 22,200

Total:

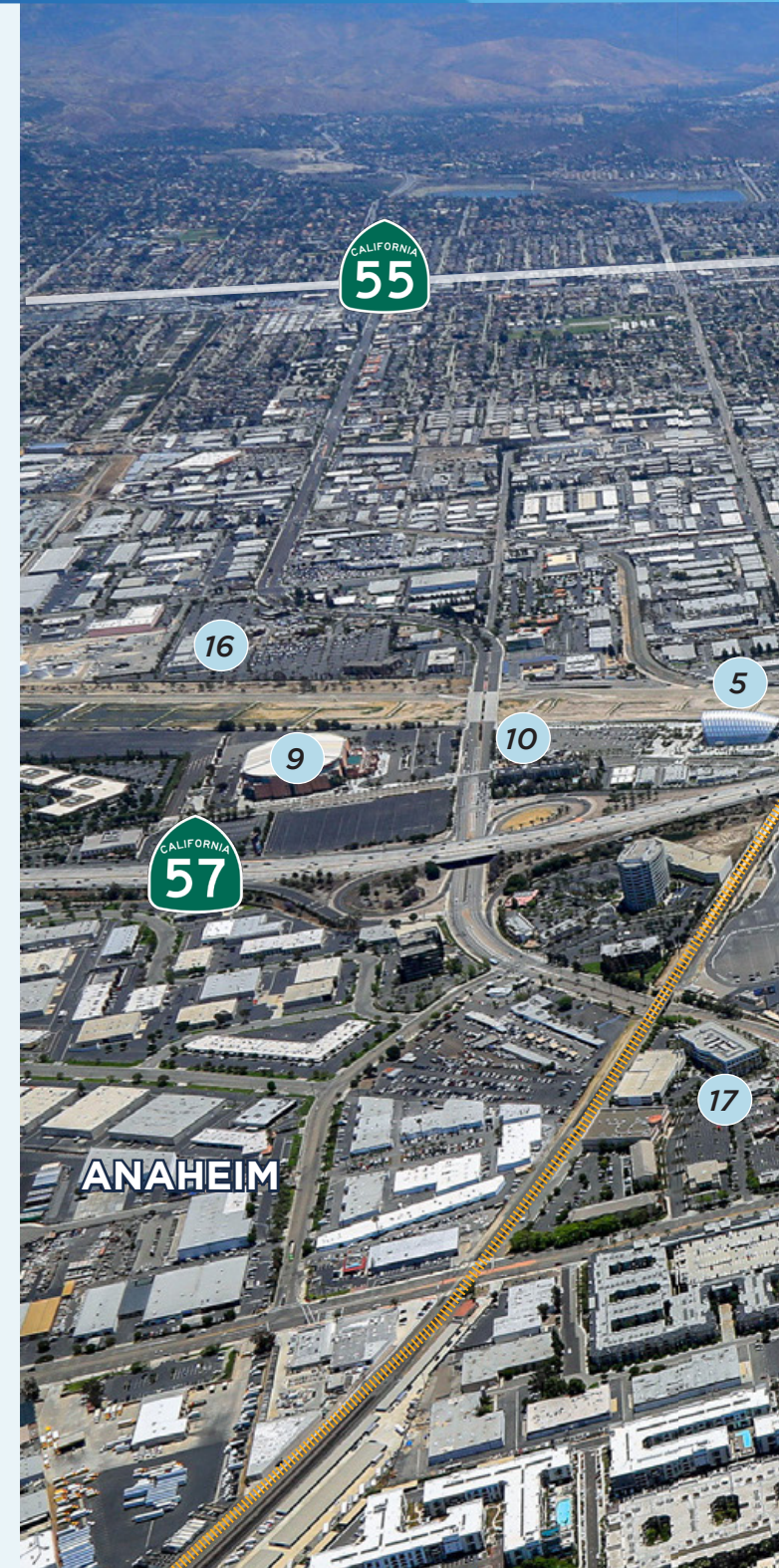
84,980

EXPANSIVE RETAIL, ENTERTAINMENT, HOTEL AND SERVICE AMENITIES

1515 Orangewood is in proximity to the best entertainment venues in Orange County such as Angel Stadium (Los Angeles Angels of Anaheim), Honda Center (Anaheim Ducks) and the National Grove of Anaheim. Tenants enjoy a wide array of walkable retail and restaurant options including Del Taco, Karl Strauss Brewery, The Catch, Starbucks and JT Schmidt's. Directly across Orangewood Avenue is a 24-Hour Fitness Super Sport gym. The Property is less than one mile to the Outlets at Orange— an 806,000 SF outdoor dining, shopping and entertainment destination that features 30 restaurants, Lucky Strike Bowling and an AMC 30 movie theater, providing tenants convenient dining and entertainment options.

IN THE NEIGHBORHOOD *(partial list)*

1. 24-Hour Fitness
2. A-Town Metro (1,346 Units)
3. Anavia (250 Units)
4. Angel Stadium
5. ARTIC Station | Metrolink
6. Del Taco
7. Experience at Gene Autry (1,208 Units)
8. Golden Road Brewing
9. Honda Center
10. JT Schmidt's
11. Karl Strauss Brewery
12. LT Platinum Center (Mixed-Use)
13. National Grove of Anaheim
14. Outlets at Orange
15. St. Joseph Hospital | CHOC
16. Stadium Promenade
17. Starbucks
18. The Catch
19. The George (340 Units)
20. UC Irvine Medical Center



TUSTIN

IRVINE



Orange County Railroad Line

Chapman Ave

ORANGE



State College Blvd

Orangewood Ave

1515 ORANGEWOOD

13

4

11

19

8

12

6

3

1

7

2

18

Katella Ave

20

14



1515 ORANGEWOOD

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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ORANGE COUNTY

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