

FOR LEASE

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

1,016 SF – 3,378 SF



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 283-5800 x500



Jerelyn Bradshaw

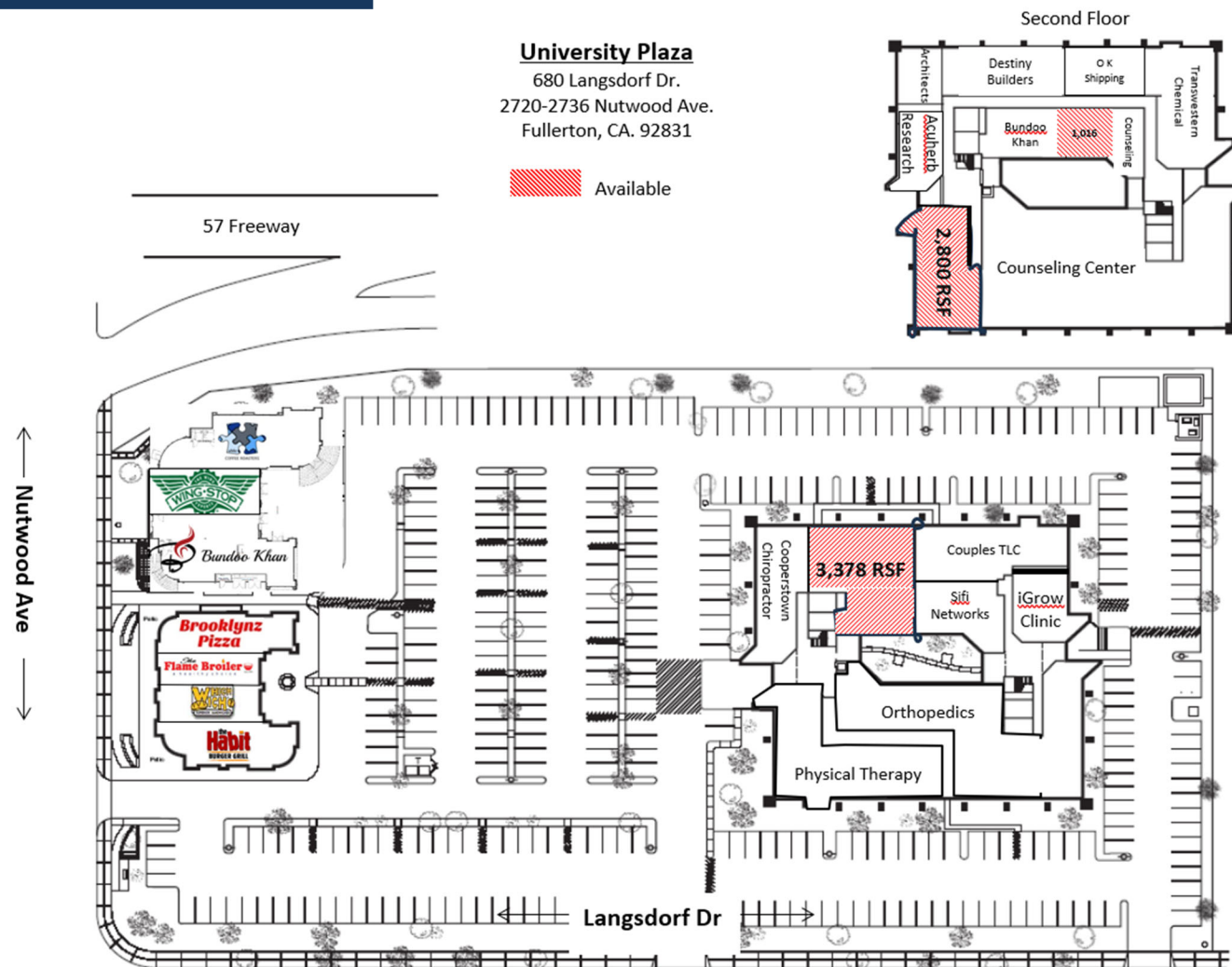
jerelynb@icirporate.com

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SITE PLAN



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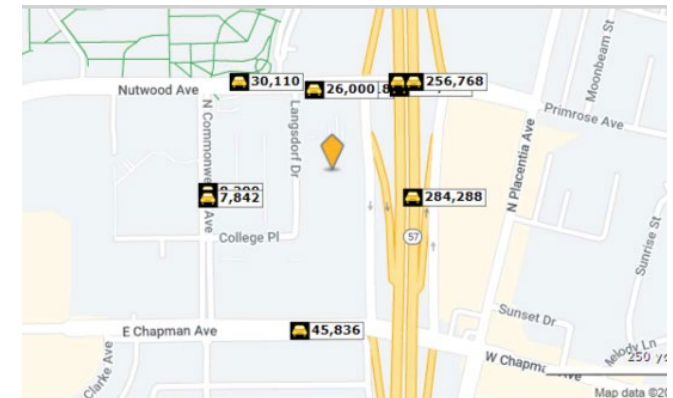
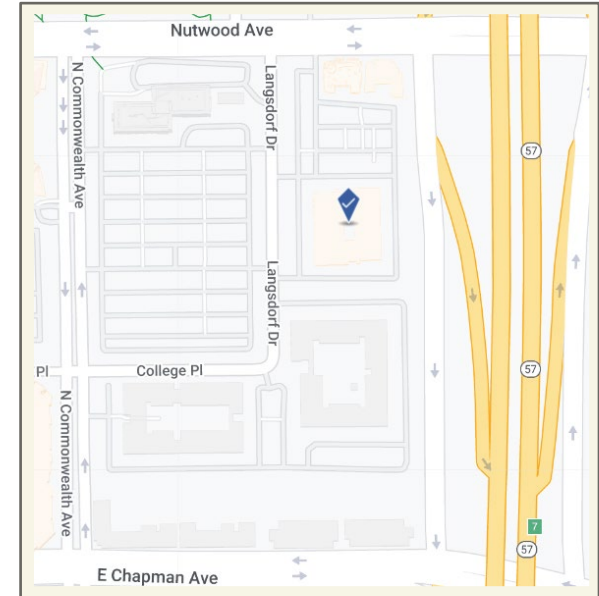
PROPERTY INFO

\$2.00 - \$2.35 PSF/MO FULL-SERVICE GROSS
LANDLORD CONSTRUCTED IMPROVEMENTS AVAILABLE

- TWO STORY OFFICE BUILDING
- IMMEDIATELY OFF THE 57 FWY AT NUTWOOD
- ACROSS FROM CAL STATE FULLERTON & MARRIOTT
- ON-SITE FOOD COURT
- ONE ELEVATOR, TWO STAIRWAYS
- MONUMENT SIGNAGE FOR OFFICE TENANTS
- MONITORED FREE SURFACE PARKING
- INTERIOR AND EXTERIOR SECURITY CAMERAS
- 24/7 BUILDING ACCESS TO TENANTS VIA KEY CARD
- GARDEN STYLE ATRIUM

Demographics >>

	1 mile	3 miles	5 miles
Population	28,774	191,393	455,933
Households	9,858	61,600	142,796
Average Age	35.10	38.90	39.30
Average HH Income	\$84,745	\$114,283	\$117,339
Daytime Employees	26,709	181,272	436,073



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AERIAL PHOTO



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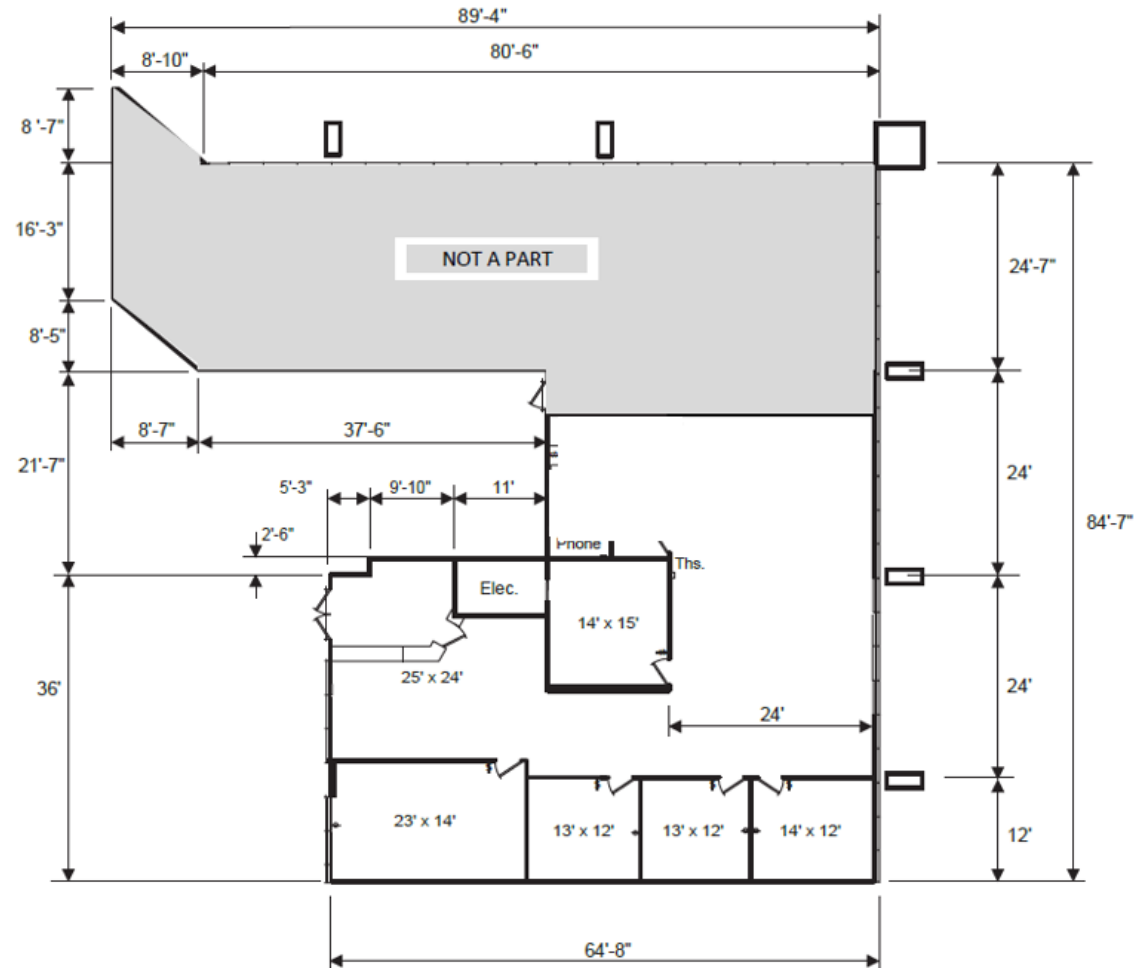
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680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

#102 – 3,378 rsf

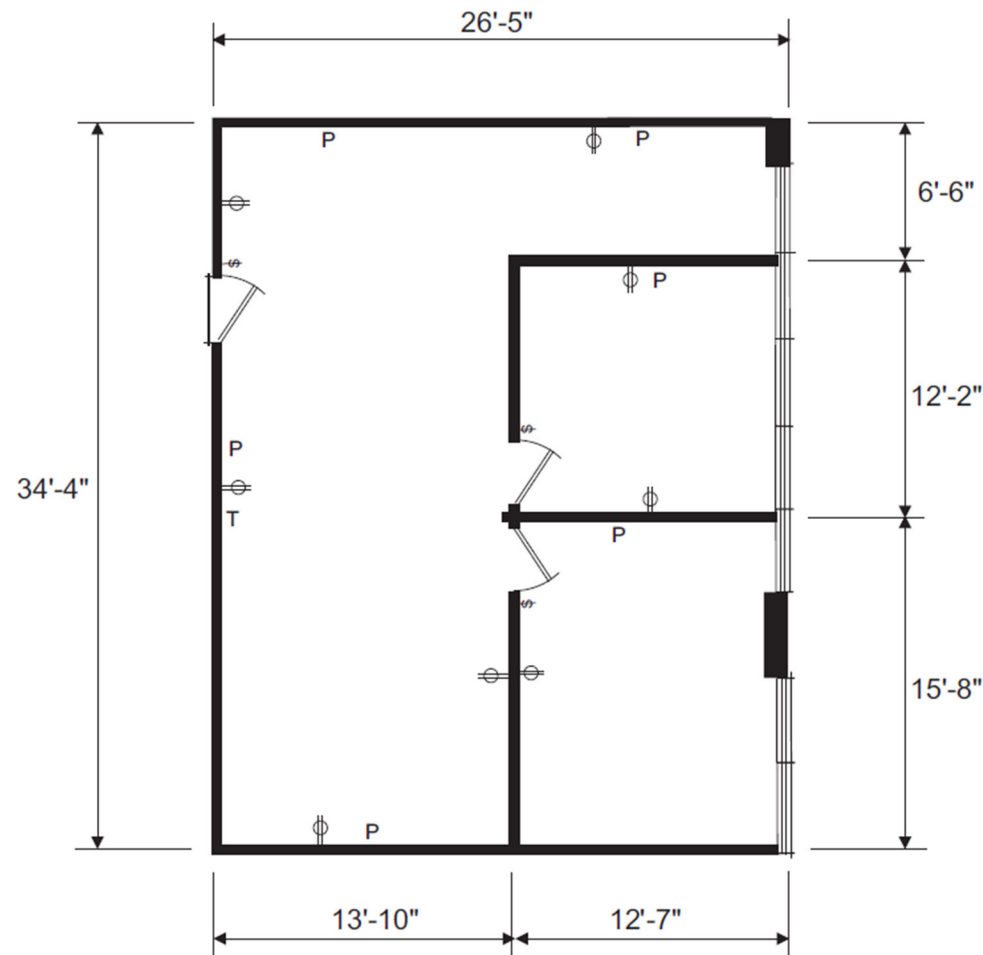


FOR LEASE

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

#210 – 1,016 rsf



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 283-5800 x500



Jerelyn Bradshaw

jerelynb@icirporate.com

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

Architectural floor plan of a building with the following details:

- Overall Dimensions:**
 - Top: 55'-6" (split into 13'-7", 15'-7", 15'-7", and 9')
 - Right: 14'-3" (split into 11'-7" and 2'-6")
 - Bottom: 19'-10" (split into 13'-7", 15'-7", 15'-7", and 9')
 - Left: 29'-11" (split into 17'-6" and 10'-10")
 - Bottom Right: 43'-7" (split into 11'-7", 11'-8", and 4')
- Rooms and Features:**
 - Office 1:** 234 SQ.FT., CEILING HEIGHT H=8'-8", OUTLET H=1'-2".
 - Office 2:** 181 SQ.FT., CEILING HEIGHT H=8'-8", OUTLET H=1'-2".
 - Office 3:** 172 SQ.FT., CEILING HEIGHT H=8'-8", OUTLET H=1'-2".
 - Office 4:** 143 SQ.FT., CEILING HEIGHT H=8'-8", OUTLET H=1'-2".
 - Office 5:** 104 SQ.FT., CEILING HEIGHT H=8'-8", OUTLET H=1'-2".
 - Office 6:** 139 SQ.FT., CEILING HEIGHT H=8'-8", OUTLET H=1'-2".
 - Office 7:** 220 SQ.FT., CEILING HEIGHT H=8'-8", OUTLET H=1'-2" (TYP.).
 - Office 8:** 149 SQ.FT., CEILING HEIGHT H=8'-8", OUTLET H=1'-2".
 - Hall:** 427 SQ.FT., CEILING HEIGHT H=8'-8".
 - Kitchen:** 130 SQ.FT., TILE FLOOR.
 - Entrance:** 15'-4" x 8'-2".
 - Exit:** 9'-3".
- Windows:**
 - Office 1: 11'-7" x 6'-4", H=2'-6".
 - Office 2: 15'-7" x 6'-4", H=2'-6".
 - Office 3: 6'-10" x 6'-4", H=2'-6".
 - Office 4: 6'-10" x 6'-4", H=2'-6".
 - Office 5: 9' x 6'-4", H=2'-6".
- Columns:** Two columns are indicated, one near the top left and one near the top center.
- Other Dimensions:**
 - Office 1: 13'-7" x 15'-6".
 - Office 2: 15'-7" x 11'-7".
 - Office 3: 15'-7" x 11'-7".
 - Office 4: 11'-8" x 11'-7".
 - Office 5: 11'-7" x 9'.
 - Office 6: 11'-8" x 11'-8".
 - Office 7: 10'-10" x 11'-2".
 - Office 8: 7'-2" x 11'-2".
 - Hall: 9'-6" x 11'-2".
 - Kitchen: 11'-1" x 11'-1".
 - Entrance: 15'-4" x 8'-2".
 - Exit: 9'-3" x 4'.

