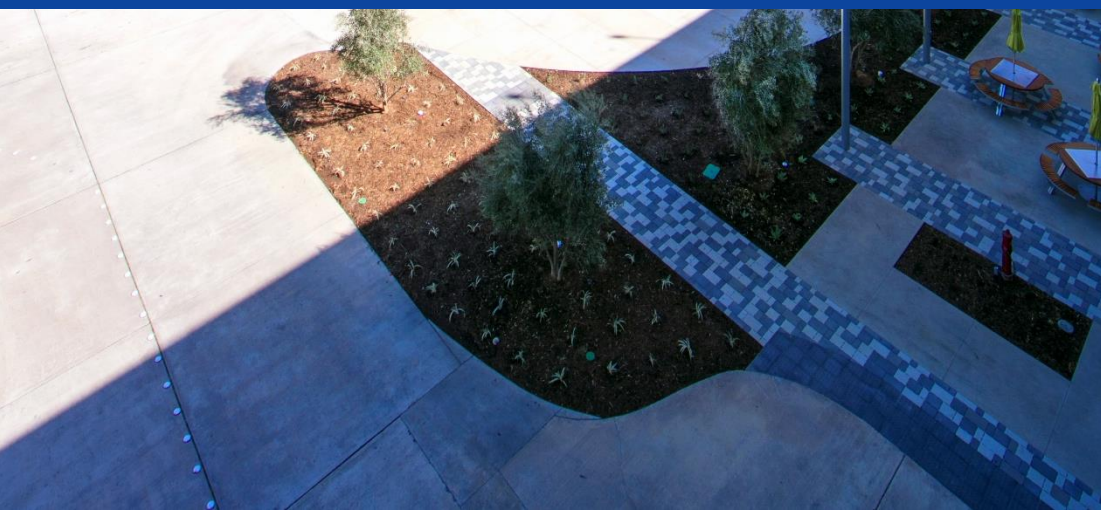




5 & 6
HUTTON
CENTRE
DRIVE


GRIFFIN TOWERS

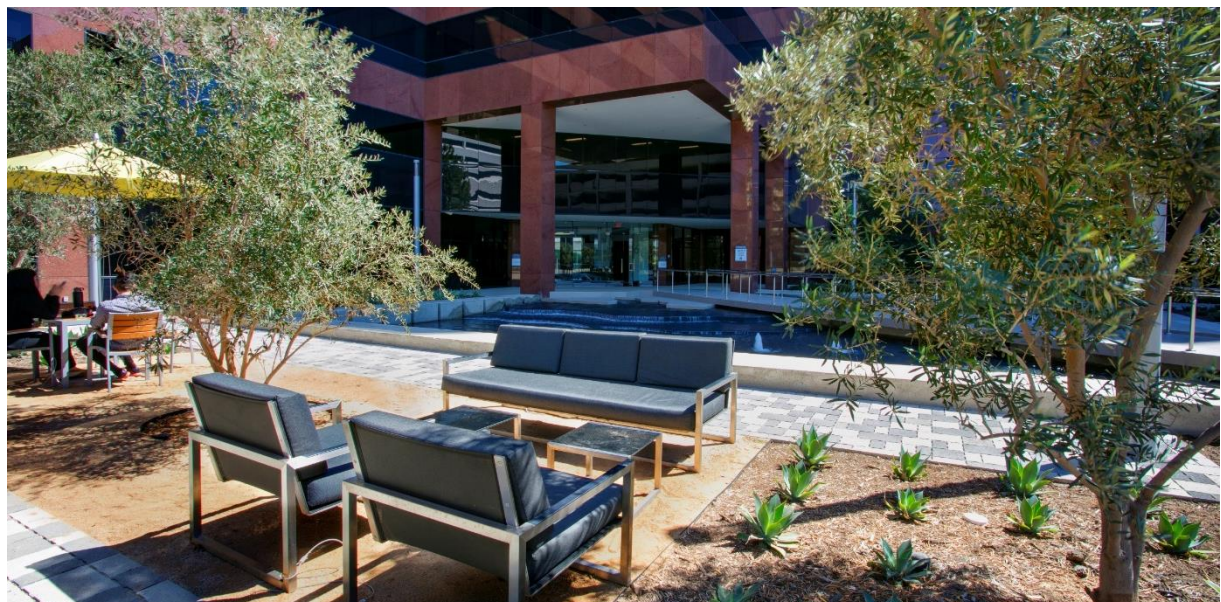


South Coast Metro



EQ Office

CBRE



PROPERTY FEATURES

Class “A”, landmark twin-office towers totaling 555,993 rentable square feet

Strong, well capitalized ownership

OC’s 1st **Wired Certified** project

Freeway signage and visibility

Immediate access to the **55 & 405 freeways** with a dedicated lane to the airport

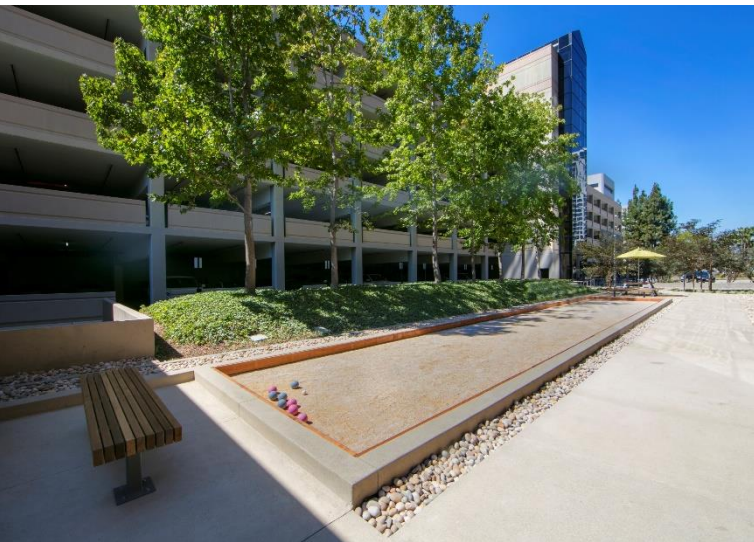
Abundant **on-site amenities** as well as three hotels and numerous **walkable retail** amenities

Six-story parking structure with **4/1,000** parking



INTERIOR UPGRADES

- + Lobby modernization
- + Full renovation of corridors, elevator lobbies & restrooms in progress
- + Numerous progressive spec suites



ON-SITE AMENITY UPGRADES

- + Fitness center with high-end equipment
- + Shower and locker rooms
- + Customer concierge
- + Conference center with full catering kitchenette
- + On-site retail revitalization

EXTERIOR UPGRADES

- + Decomposed granite bocce court
- + Abundant outdoor soft seating areas
- + Exterior is Wi-Fi enabled
- + Expansive water feature
- + New project signage
- + Parking structure beautification and EV charging stations





A



B

griffin towers.

SOUTH
COAST
PLAZA



D

F

H

E

G

C

I

NEARBY AMENITIES

- A. Fashion Island
- B. Performing Arts Center
- C. Starbucks
Wasabi Japanese Grill
Juice It Up
Togo's Eatery
Thai Spice
- D. Griffin Café
Lakeside Bistro
- E. Courtyard Marriott
- F. Nate's Korner
Havana Coffee
- G. Mexican Restaurant
- H. Double Tree Hotel
- I. MacArthur Place Café

**FOR MORE
INFORMATION,
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