

1522 BROOKHOLLOW DRIVE

Santa Ana, CA



NEWMARK

FOR SALE
±13,093 SF

Freestanding office

HIGHLIGHTS

APN

016-221-34

YEAR BUILT / RENOV.

1979 / 2022 & 2024

RECENT UPGRADES

All suites have undergone recent upgrades to modernize the spaces

ZONING

Flexible - office, medical, specialty, and retail

PARKING

45 total spaces (3.5:1,000)

CONSTRUCTION

Wood frame

CABLING

Cat 5 cabling throughout wired to server room with dedicated air and server racks

HVAC

Professionally maintained roof-mounted units

SECURITY & ACCESS

Electronic entry and security system in place with interior and exterior security cameras

ASSOCIATION

\$1,754 per month

UPDATED

CREATIVE OFFICE SPACE

2 TENANT

BUILDING

±7,218 SF

SUITE 1 & 2

±5,875 SF

SUITE 3 & 4

4 RESTROOMS

2 PER SUITE

NATURAL LIGHT

LOTS OF WINDOWS / POND VIEWS

WALKABLE

AMENITIES

BROOKHOLLOW BUSINESS PARK

24 BUILDINGS, 31 ACRES, +400K RSF

ADJACENT TO

55 FREEWAY

OUTDOOR

PATIO AREAS

SHORT DRIVE

TO JOHN WAYNE AIRPORT



SUITE 1 & 2

1522

BROOKHOLLOW



BROOKHOLLOW BUSINESS PARK

Website Link: www.brookhollowbusinesspark.com

About

Surrounded by greenery, water and wildlife, Brookhollow Business Park is the place to be! The entire park consists of 24 buildings, 31 acres of land, and over 400K SF of office, medical, food, and retail space. Whether you are looking for office space, retail or fulfillment spaces, you'll be sure to find what you need at our Brookhollow Business Park.

Location Location Location

BHOPA is located in Santa Ana, part of the bustling Orange County area, known for its strong business environment and skilled workforce. Next door is the Irvine Business Complex area known for its diverse mix of businesses, numerous dining options, shopping centers, fitness facilities, and parks.



The District @
Tustin Legacy



John Wayne
Airport



South Coast
Plaza

**Zen
Garden**
Meditation

Concerts
By the Pond

-Vineyard
-Bocce Ball
-Putting Green
-Workout Stop
-Free Library
-Medical
Facilities



Lunch Spots

Various picnic areas by the pond, and several nearby food amenities



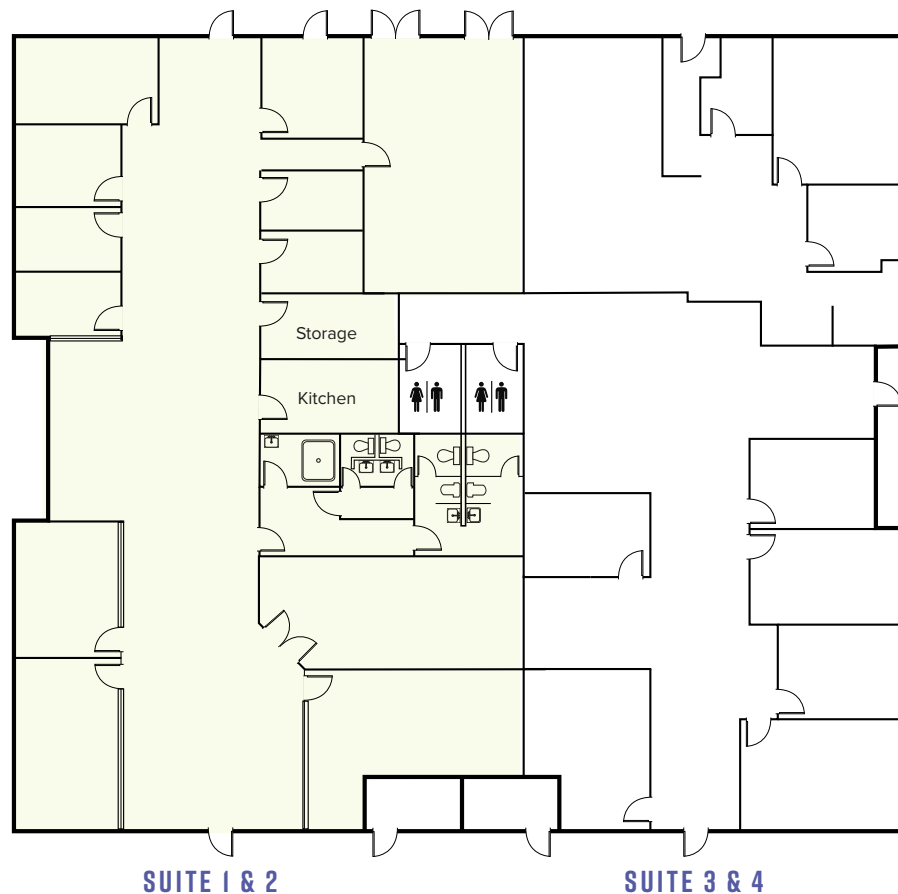
1522

BROOKHOLLOW



SUITE 1 & 2

FLOOR PLANS



SUITE 1 & 2

SUITE 3 & 4

TENANT INFO.

Tenant	Square Feet	% of Property	Lease Exp.	Monthly Rent	Monthly Rent PSF	Comments
Suite 1 & 2 Shield Management Group, LLC	±7,218 SF	55%	04/30/26	\$12,000	\$1.66 MG	<ul style="list-style-type: none"> Lease termination possible 3% rate increase on 11/1/25
Suite 3 & 4 Pantogran LLC, dba Center for Autism and Related Disorders	±5,875 SF	45%	01/31/28	\$8,000	\$1.36 MG	<ul style="list-style-type: none"> Landlord has the option to terminate Lease Agreement after 9/1/27 One (1), three (3) year option at FMV 3.5% rate increase on 2/1/26 and 2/1/27
±13,093 SF		\$20,000				

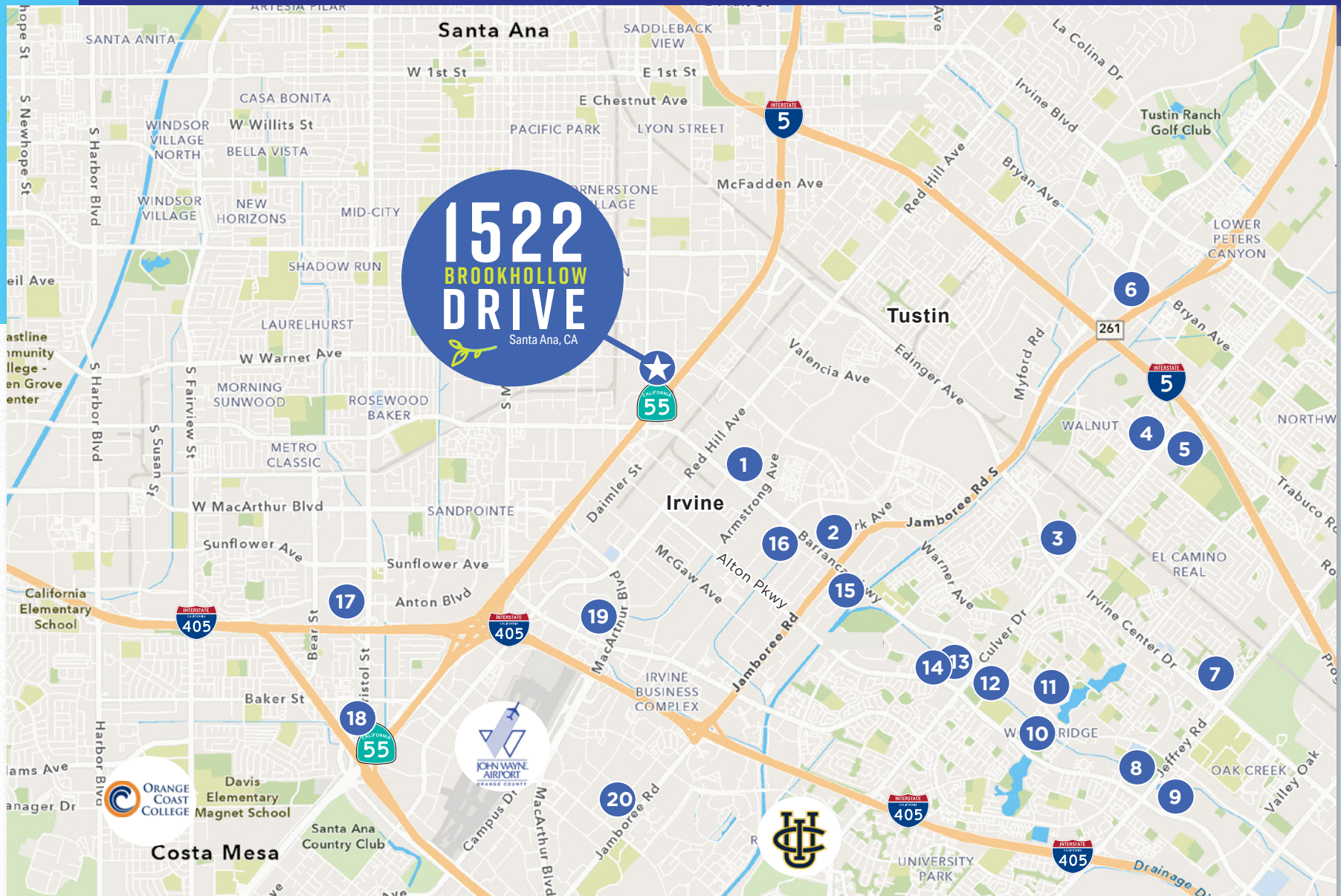


SITE PLAN



Vibrant business district that offers convenient access to nearby amenities

LOCATION MAP



- | | | | | |
|----------------------------------|--------------------------|-----------------------------|-----------------------|------------------------|
| 1. Mess Hall at FLIGHT | 5. Heritage Square | 9. Oak Creek Village Center | 13. Crossroads Center | 17. South Coast Plaza |
| 2. The District at Tustin Legacy | 6. The Market Place | 10. Woodbridge Square | 14. Westpark Plaza | 18. The Lab/Camp |
| 3. Culver Plaza | 7. Irvine Village Center | 11. Lakeside Plaza | 15. Corporate Plaza | 19. The Square |
| 4. Walnut Village | 8. Alton Square | 12. Centerstone Plaza | 16. Von Karman Plaza | 20. Jamboree Promenade |

+ MANY MORE



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DRIVE
Santa Ana, CA

NEWMARK

FOR SALE ±13,093 SF



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