



765 The City Dr

City Centre II
765 The City Drive, Orange CA

Class A Office + Medical Building

CBRE

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.



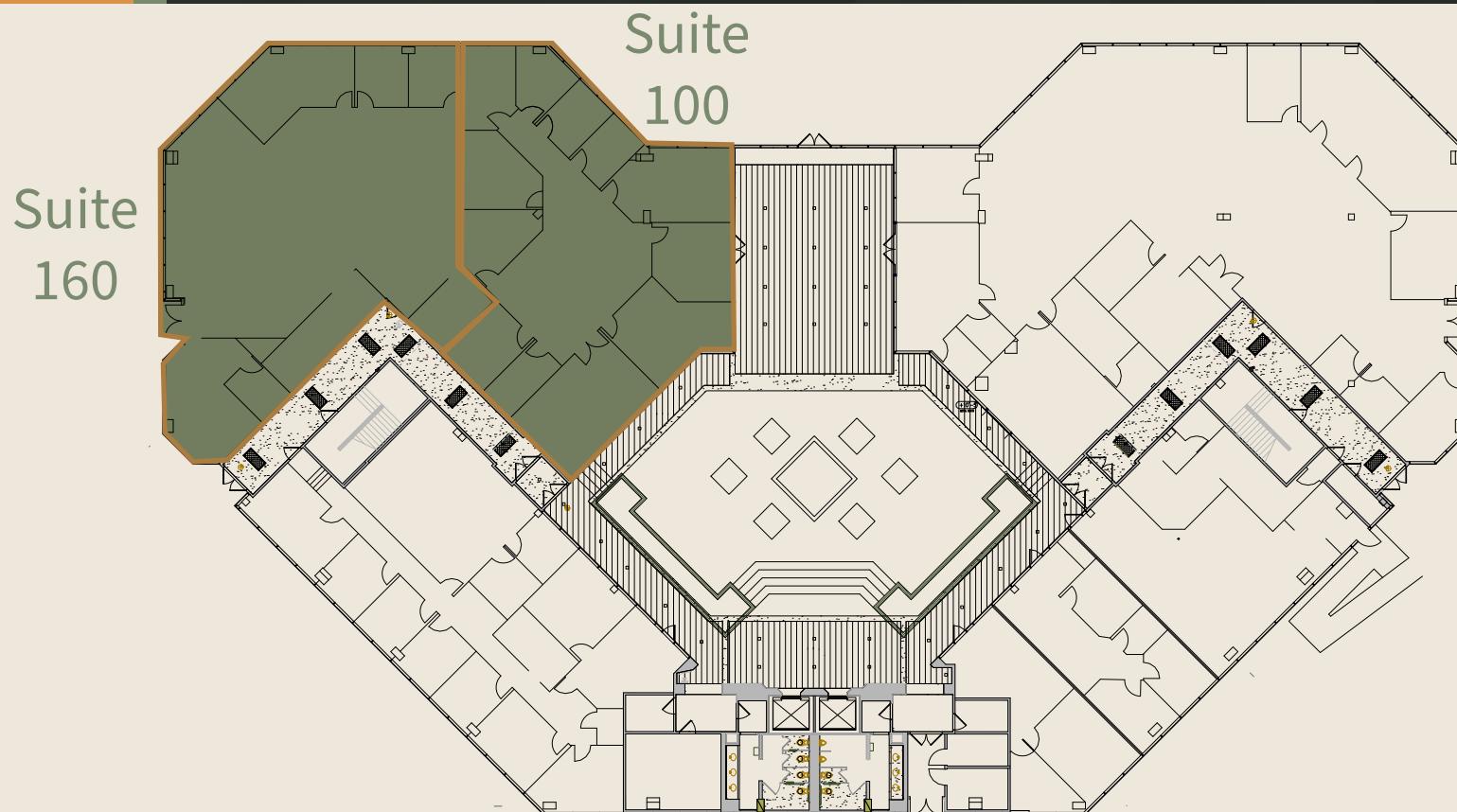
Beyond the Bricks and Mortar:

- **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.

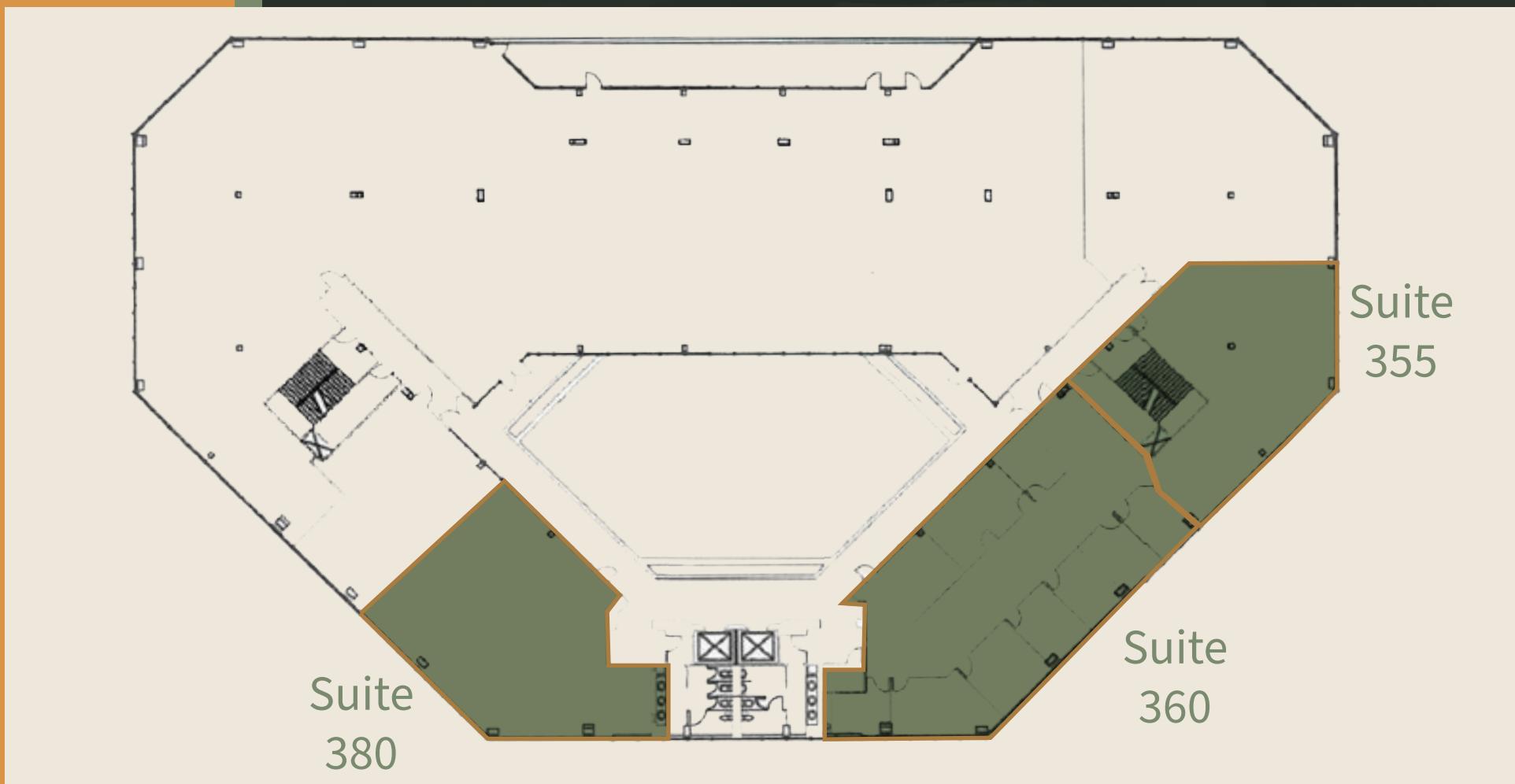
Floor Plans

Suite 100 | 3,695 SF
Suite 160 | 4,004 SF



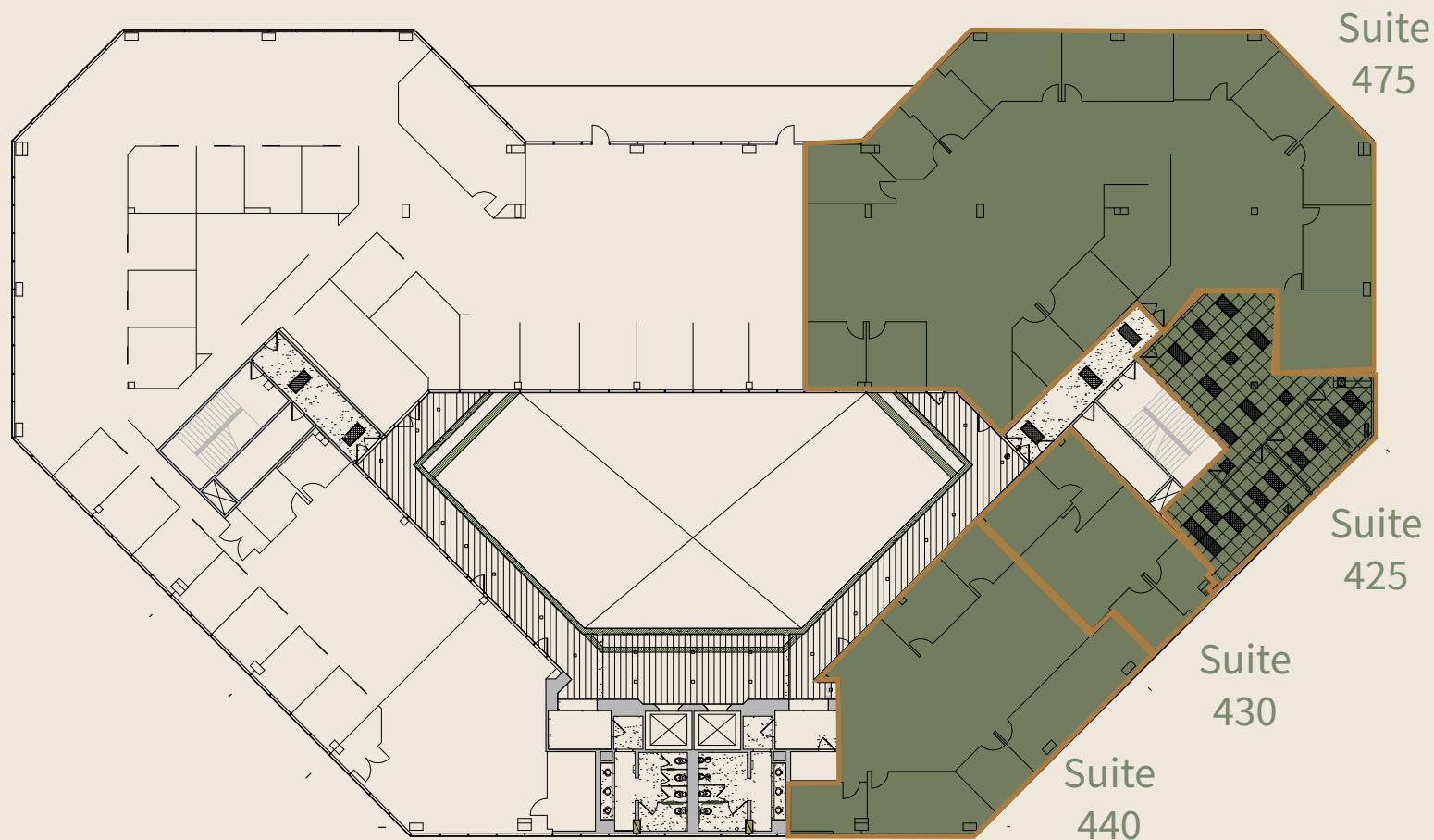
Floor Plans

Suite 355 | 1,433 SF
Suite 360 | 3,357 SF
Suite 380 | 1,911 SF



Floor Plans

Suite 425 | 1,380 SF
Suite 430 | 1,018 SF
Suite 440 | 2,397 SF
Suite 475 | 5,995 SF



FOR MORE INFORMATION,
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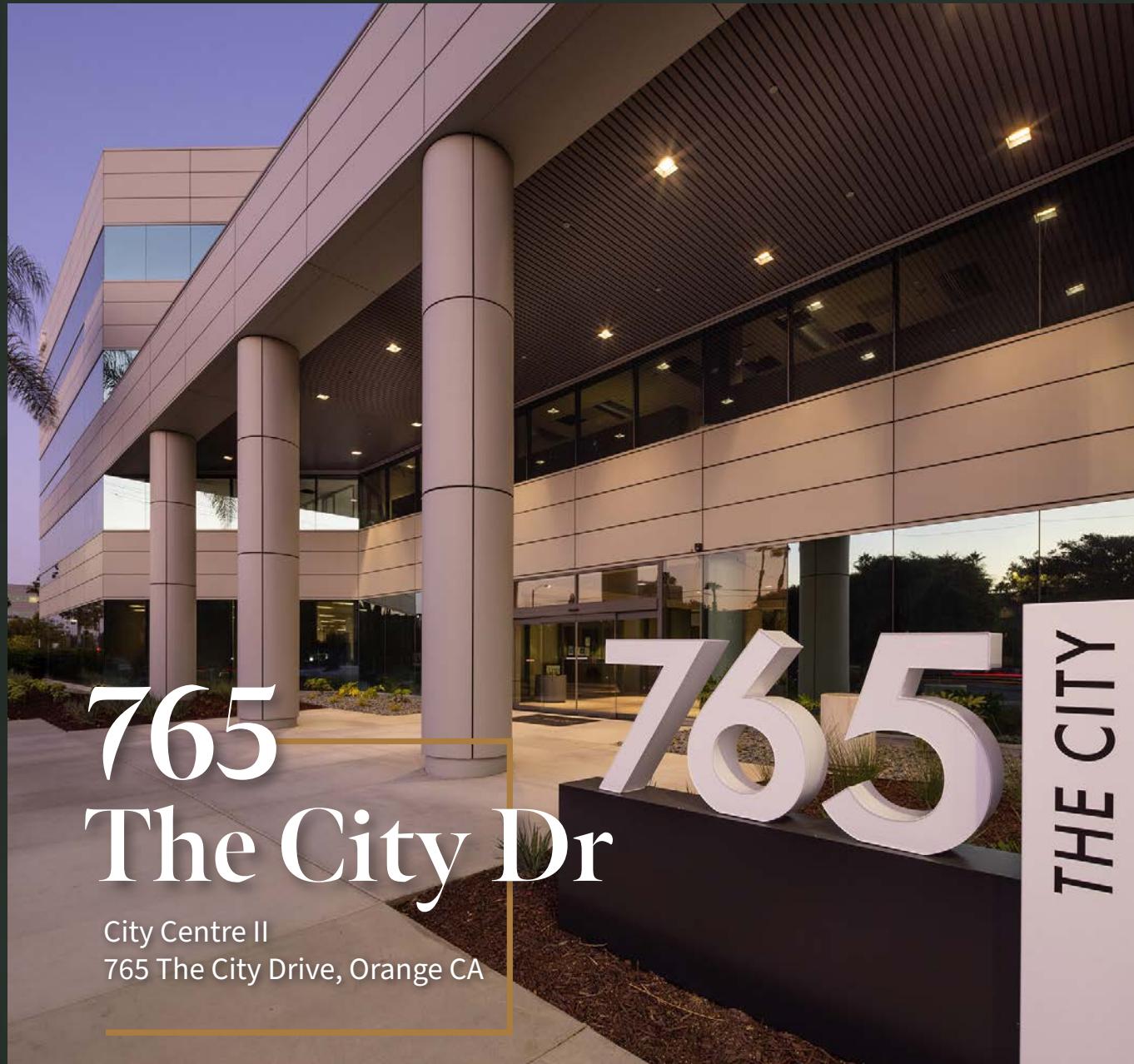
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