

A photograph of a modern, multi-story office and medical building at dusk. The building features a prominent entrance with large glass windows and several tall, cylindrical columns. The sky is a deep blue, and the building's interior lights are visible through the glass. A large, stylized white number '765' is overlaid on the upper right portion of the image, and the text 'The City Dr' is written in a large, white, serif font below it. A thin orange line forms a partial rectangular frame around the text.

765 The City Dr

City Centre II
765 The City Drive, Orange CA

765
THE CITY

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.



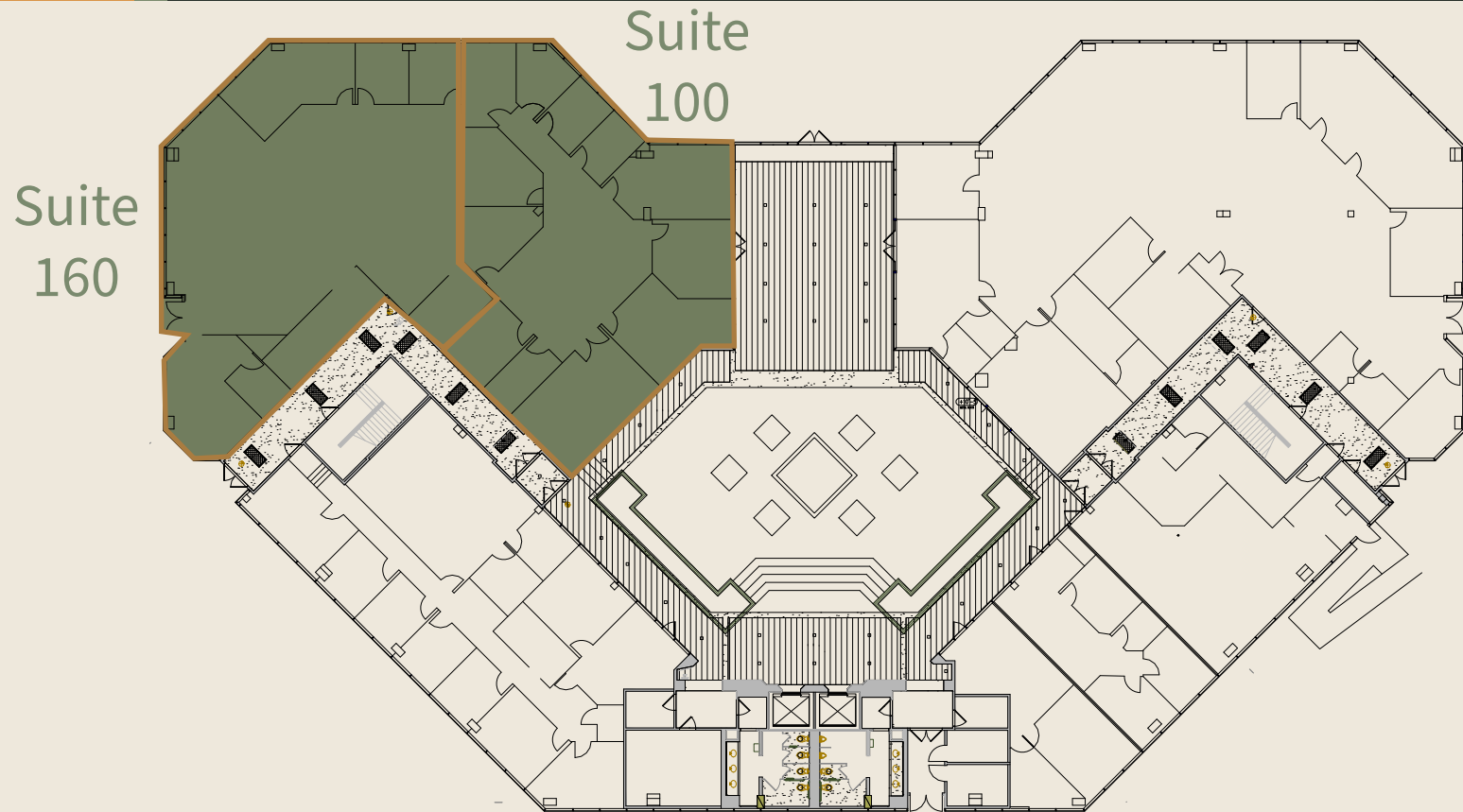
Beyond the Bricks and Mortar:

- **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.

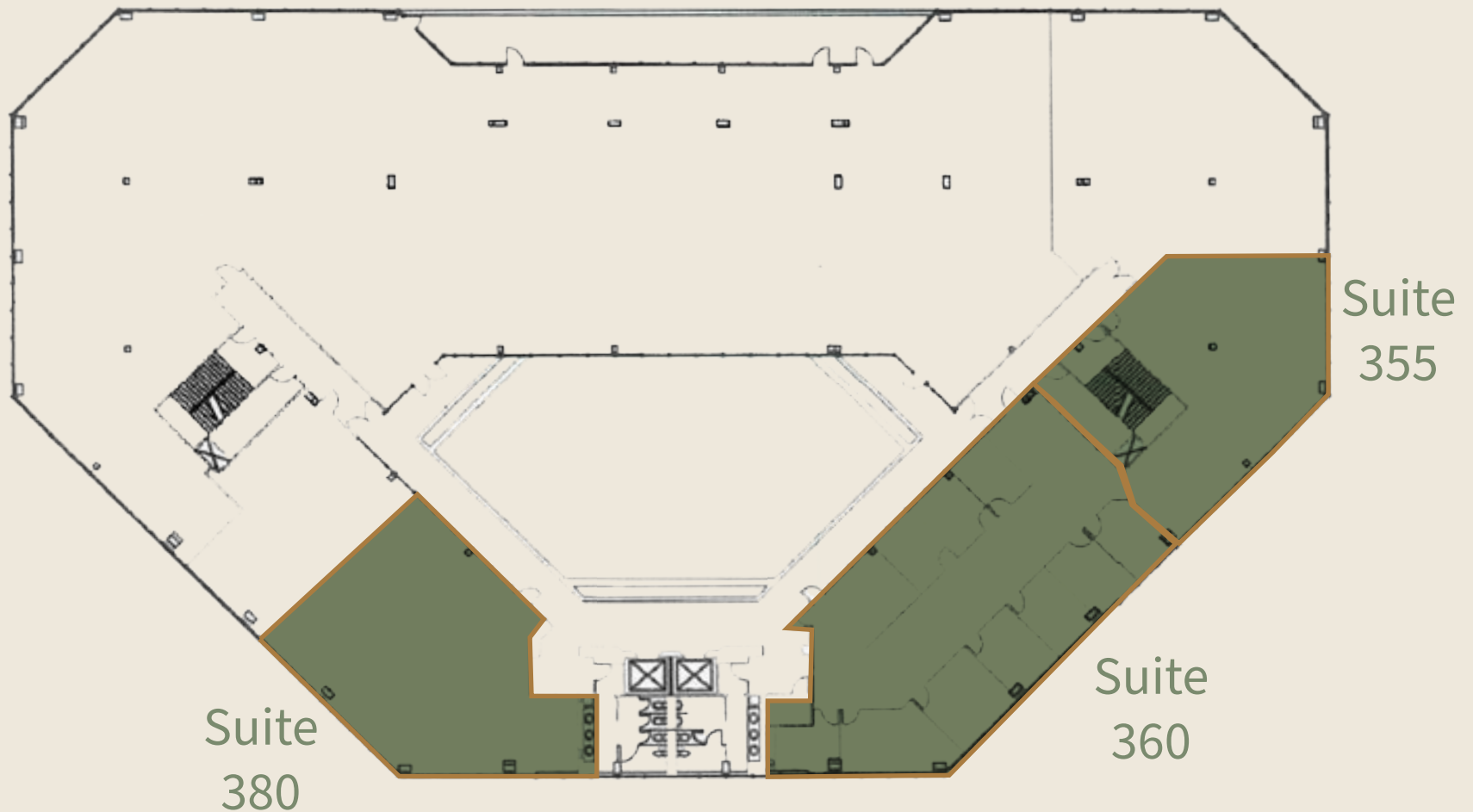
Floor Plans

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



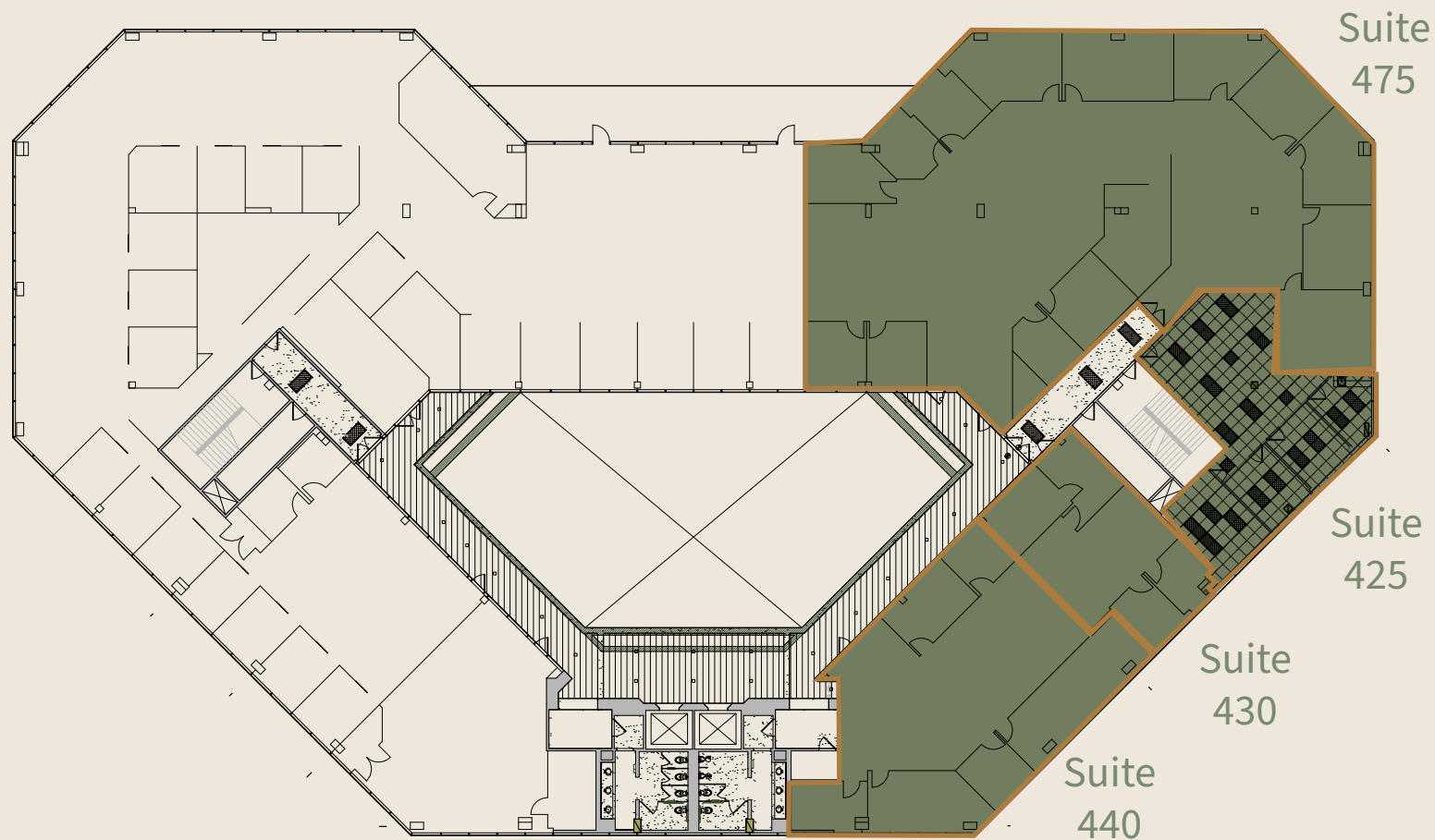
Floor Plans

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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