

**130 VANTIS • 130 VANTIS DR. • ALISO VIEJO, CALIFORNIA****7**

Spaces Available

**1,274 SF**

Minimum

**6,091 SF**

Maximum

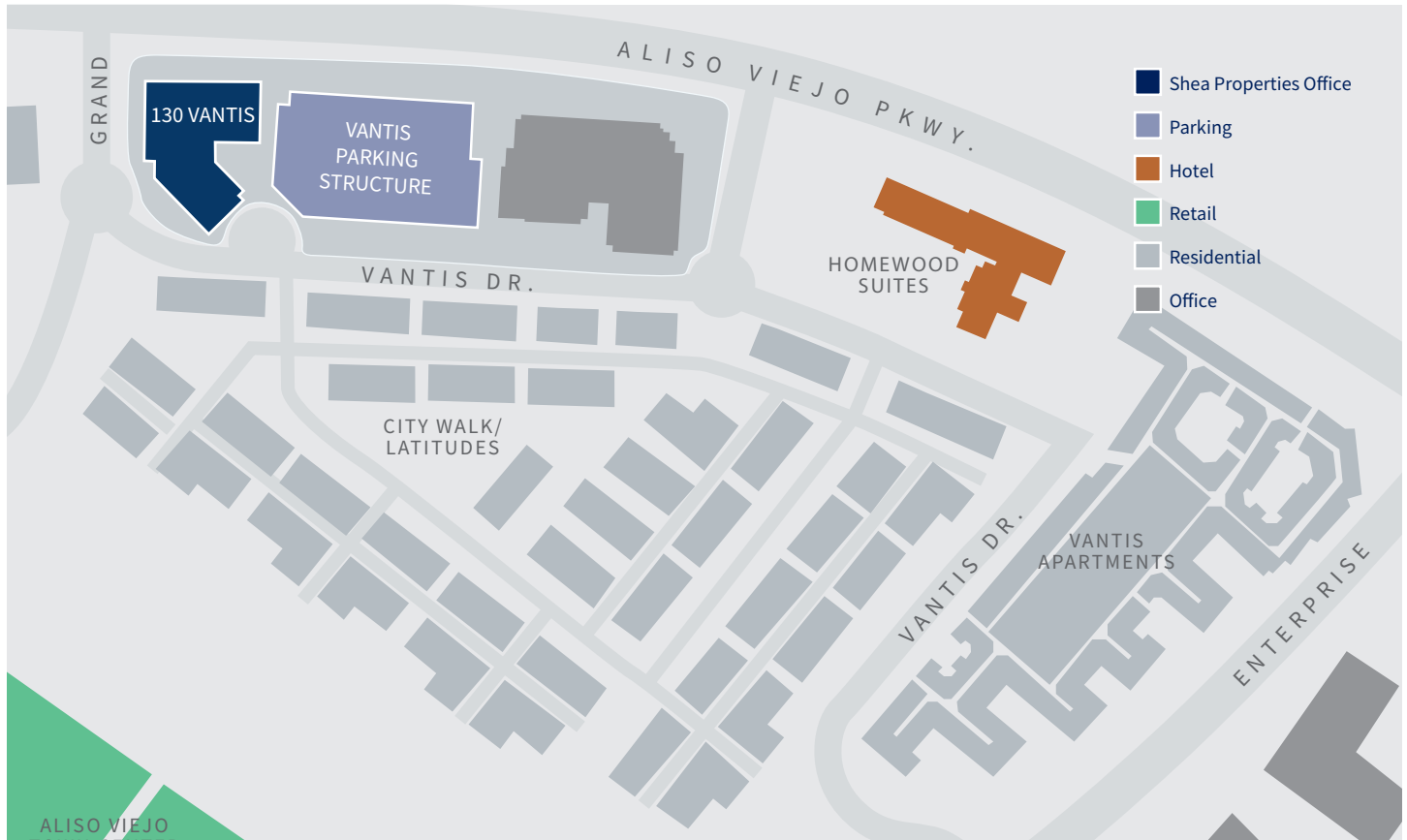
This three-story, 79,010 square foot, Class A office building is one of two in the architecturally distinctive Vantis development. Strategically located in the emerging urban center of South Orange County, it offers an environment where tenants can live and play just steps from where they work. The live/work units at City Walk, the condominiums at Latitudes and new 435-unit Vantis apartment complex are adjacent to the property while the City Lights apartments are just down the street.

Vantis is served by the Aliso Viejo town center offering a wide variety of shops and restaurants including Eureka, Opah's, Urban Plates, Wahoo's, Chick-fil-A, Staples, Barnes & Noble, and more.

In addition, a Hilton Homewood Suites hotel sits across the street. Access to Vantis is easy and convenient from the 73 Toll Road or the 5 and 405 Freeways.

130 Vantis offers efficient 25,000 square-foot floor plates that work well for single or multi-tenant users. Lobby and interior finishes, construction and materials are all of the highest standards. Backed by the long-term ownership and customer service expertise of Shea Properties, Vantis is a clear choice for many emerging companies.

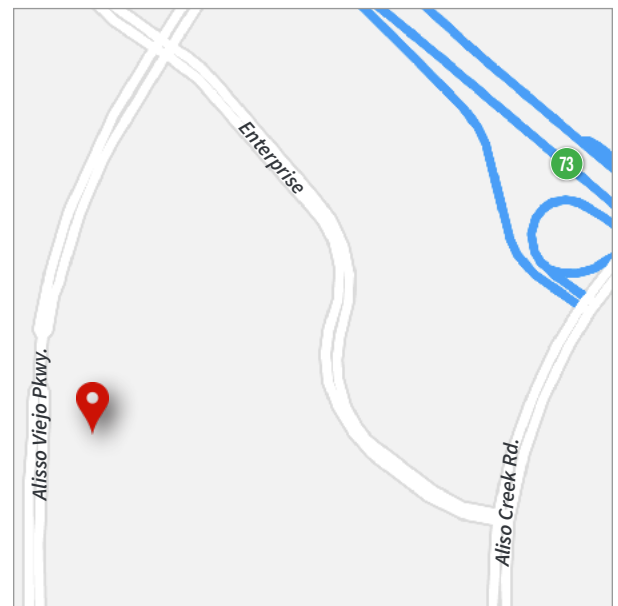
For more information about 130 Vantis and to view a current list of available space, visit [SheaProperties.com](https://SheaProperties.com).



## 130 VANTIS - 130 VANTIS DR. - ALISO VIEJO, CALIFORNIA

### FEATURES & AMENITIES:

- Three-story, Class A office building totaling 79,010 SF
- Efficient 25,000 SF floor plates for single or multi-tenant users
- Class A lobby, restroom and interior finishes
- Structured parking at 4 cars per 1,000 SF
- Richly landscaped grounds with outdoor seating areas
- Hi-tech, connected environment with wireless access points
- Easy access from the 5, 405 and 73
- Spectacular views of the mountains and Saddleback Valley
- Near Eureka, Opah's, Urban Plates, Wahoo's, and more
- Adjacent to a wide variety of residential options
- 15 minutes to John Wayne Airport and the beaches of Orange County



Location Map

### NEWMARK

Andrew Robben (LIC. 01372891) ▪ (949) 608-2073 ▪ [andrew.robben@nmrk.com](mailto:andrew.robben@nmrk.com)



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AERIAL



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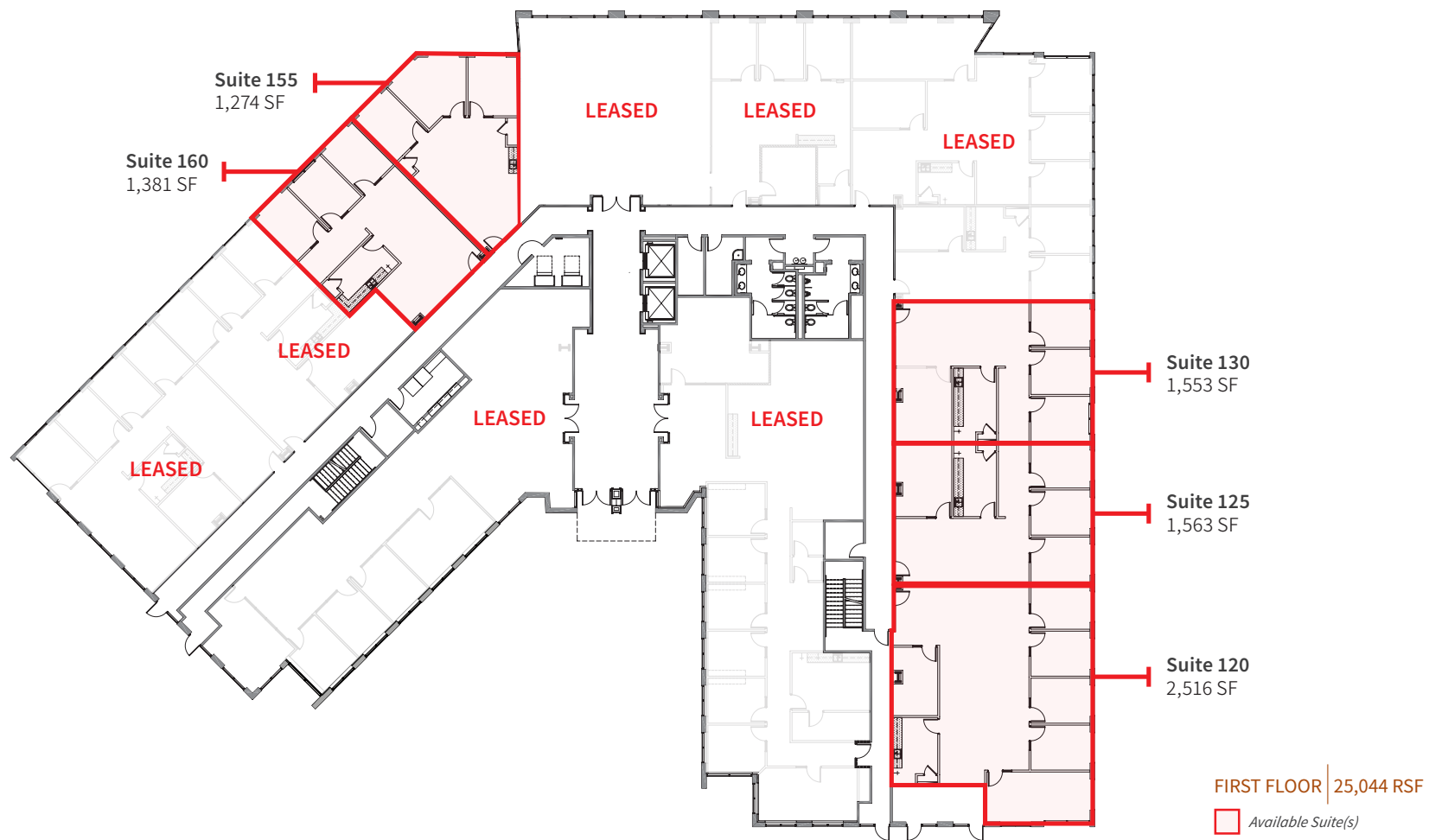
**SITE PLAN**



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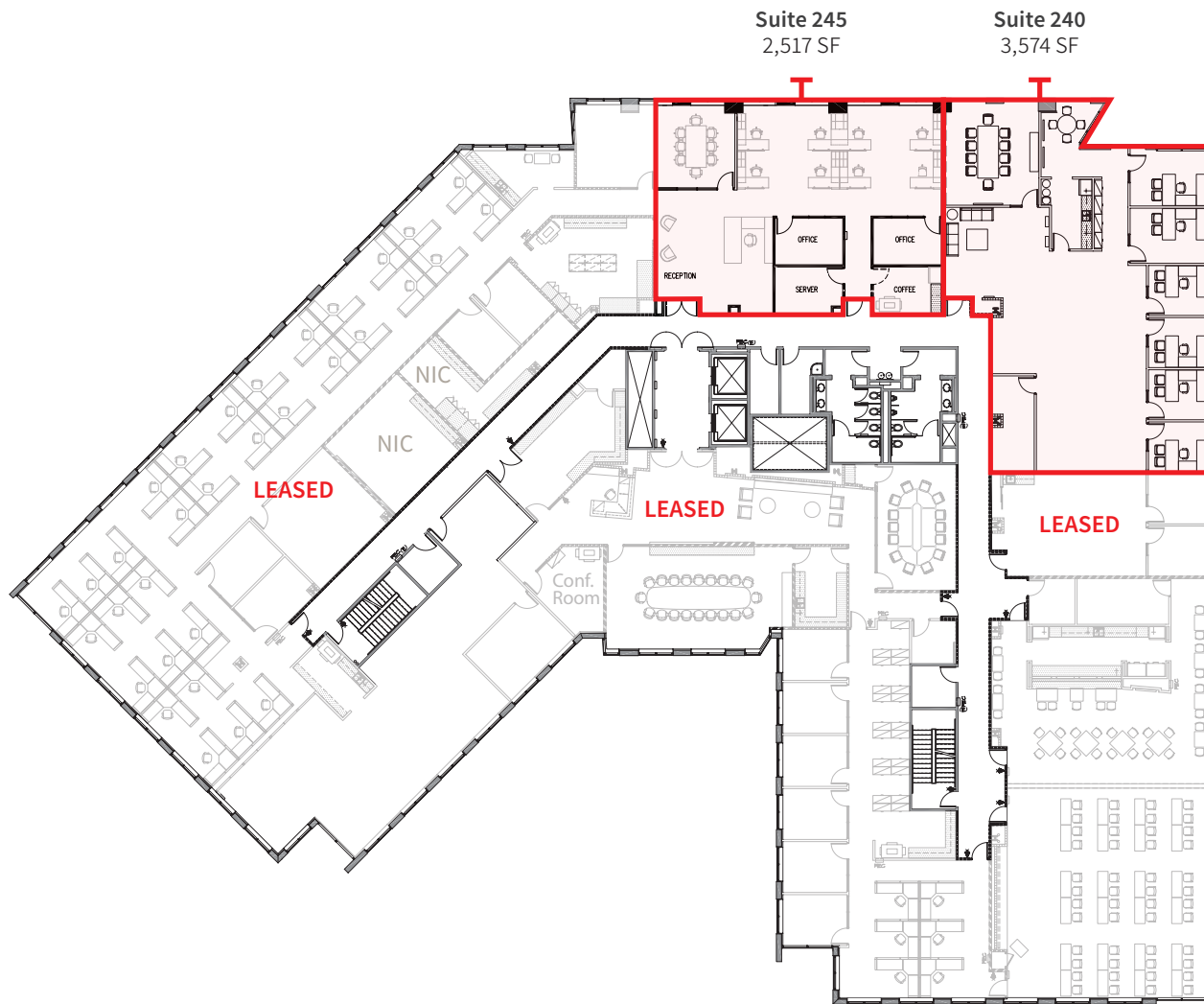


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1<sup>ST</sup> FLOOR



SECOND FLOOR | 26,662 RSF

☐ Available Suite(s)

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## 2<sup>ND</sup> FLOOR

Shea Properties ■ 130 Vantis, Suite 200 ■ Aliso Viejo, CA 92656 ■ (949) 389-7000 ■ [SheaProperties.com](http://SheaProperties.com)

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