

5101

RED
HILL

TUSTIN, CA

FOR LEASE
OR SALE

(ATTRACTIVE ASSUMABLE/
SELLER FINANCING AVAILABLE)

51,065 SF
FREE-STANDING
BUILDING



NEWMARK



GATED
UNDERGROUND
PARKING



FITNESS CENTER

ADDRESS

15101 RED HILL AVENUE
TUSTIN, CA 92780

TOTAL BUILDING AREA

51,065 SF

TOTAL LAND AREA

240 ACRES

PARKING

Approximately 193 total spaces (4:1,000 usable square feet). Includes 139 exterior surface and **54 secured subterranean spaces**.

FLOORING

Carpet, tile, and polished concrete

CONSTRUCTION

Steel frame with brick veneer exterior

ROOF COVER

Class A, 3-ply with cap sheet

ELEVATOR

Serves both floors and subterranean parking.

INTERIOR

Fully improved with open, collaborative areas and a mix of private offices, executive offices and impressive conference rooms. Ceilings are open-look and interspersed with 2' x 2' suspended grids with some gypsum board ceilings in the lobby and specialized areas.

HVAC

Package rooftop units (3) and boiler. Supplemental AC unit is in place in server room. Air distribution in interior spaces is by means of VAV boxes.

SECURITY

Security provided by card key access. Motion detectors are located on the first floor. Approximately seven surveillance cameras are installed at the Property.





EFFICIENT
COLLABORATIVE
SPACES



CORPORATE BOARD
ROOM

HIGHLY IMPROVED
CREATIVE OFFICE SPACE

WALKABLE
AMENITIES

EFFICIENT LAYOUT
WITH EXCEPTIONAL GLASS LINE

FITNESS FACILITY
WITH SHOWERS

OUTDOOR
PATIO AREA

HIGHLY IDENTIFIABLE BUILDING
WITH SIGNAGE OPPORTUNITY

GATED UNDERGROUND PARKING
WITH ELEVATOR ACCESS

FREE SURFACE
PARKING

SHORT DRIVE
TO THE DISTRICT & MARKET PLACE

ADJACENT TO ONE OF
ORANGE COUNTY'S
MOST EXCITING NEW DEVELOPMENTS

SOLAR POWER PANELS
SHADING SURFACE PARKING STALLS

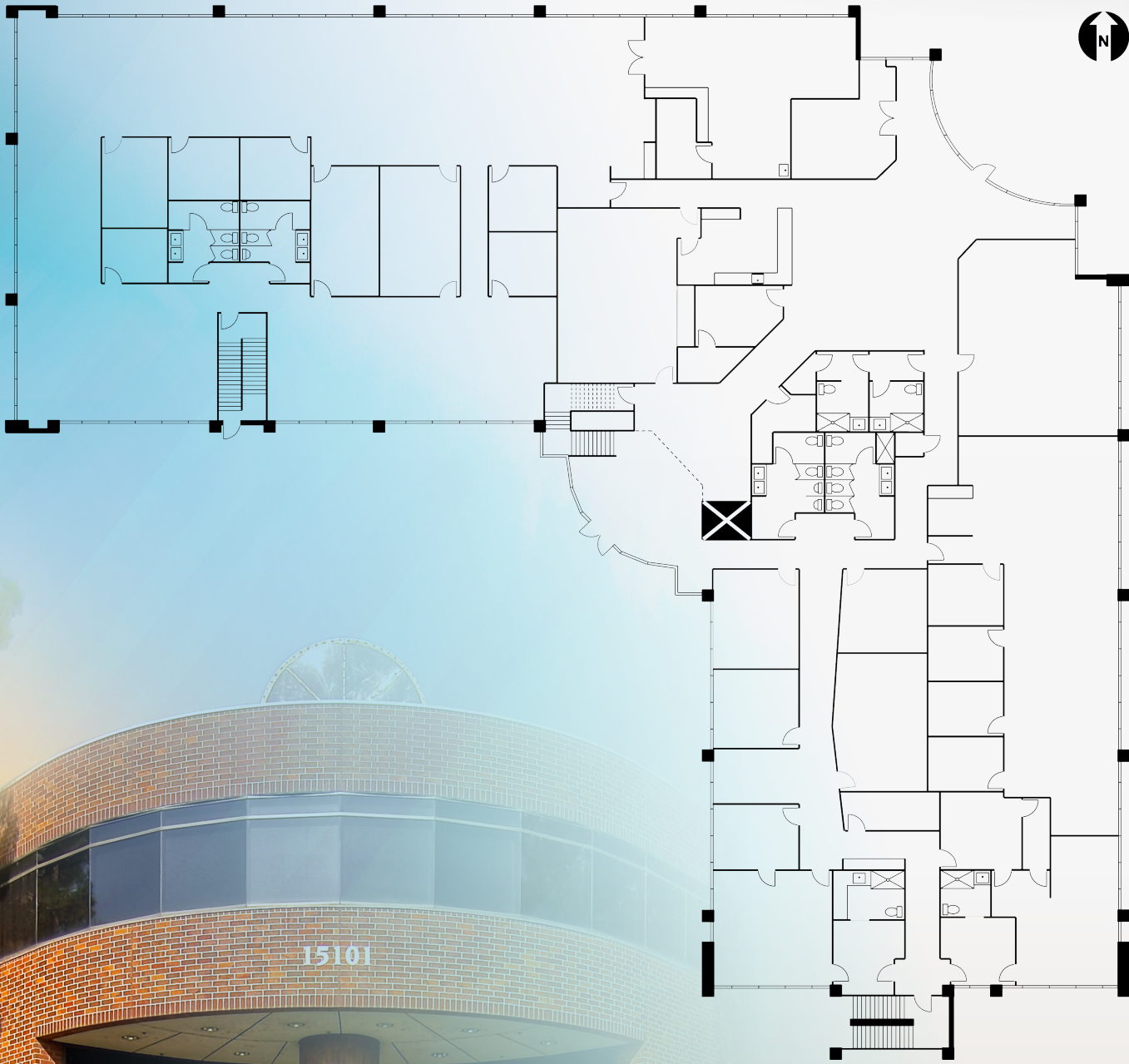
AVAILABLE FOR OCCUPANCY
MAY 2024

15101
RED HILL
TUSTIN, CA



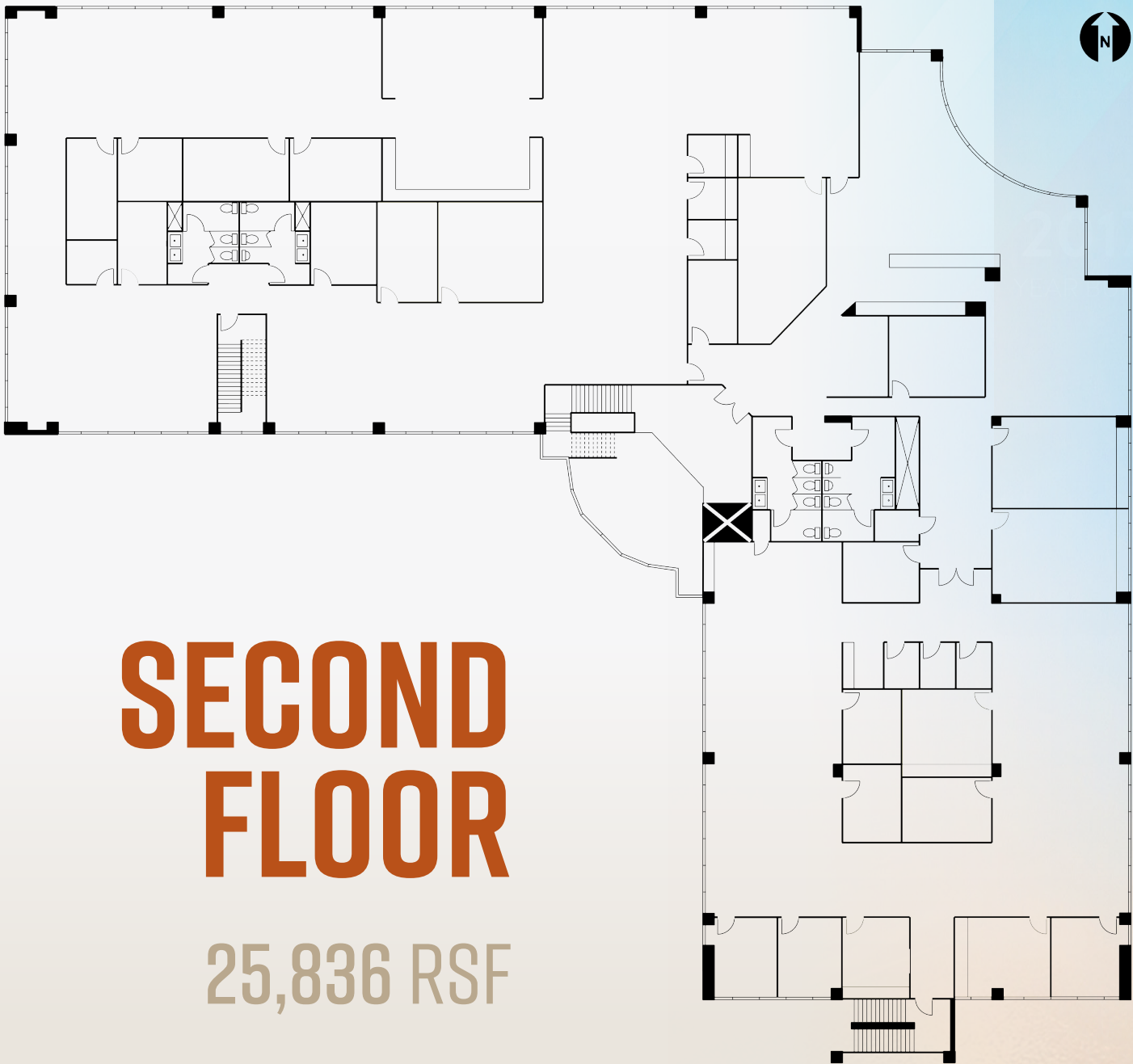
FIRST FLOOR

25,229 RSF





15101 RED HILL TUSTIN, CA



SECOND FLOOR

25,836 RSF



REDHILL AVE.

INDUSTRIAL DR.

15101
RED
HILL
TUSTIN, CA

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NEWMARK