

OFFICE SPACE FOR LEASE

TOWN CENTER PLAZA

515 & 525 CABRILLO PARK DRIVE
1901 & 1971 E 4TH STREET
SANTA ANA, CA 92701



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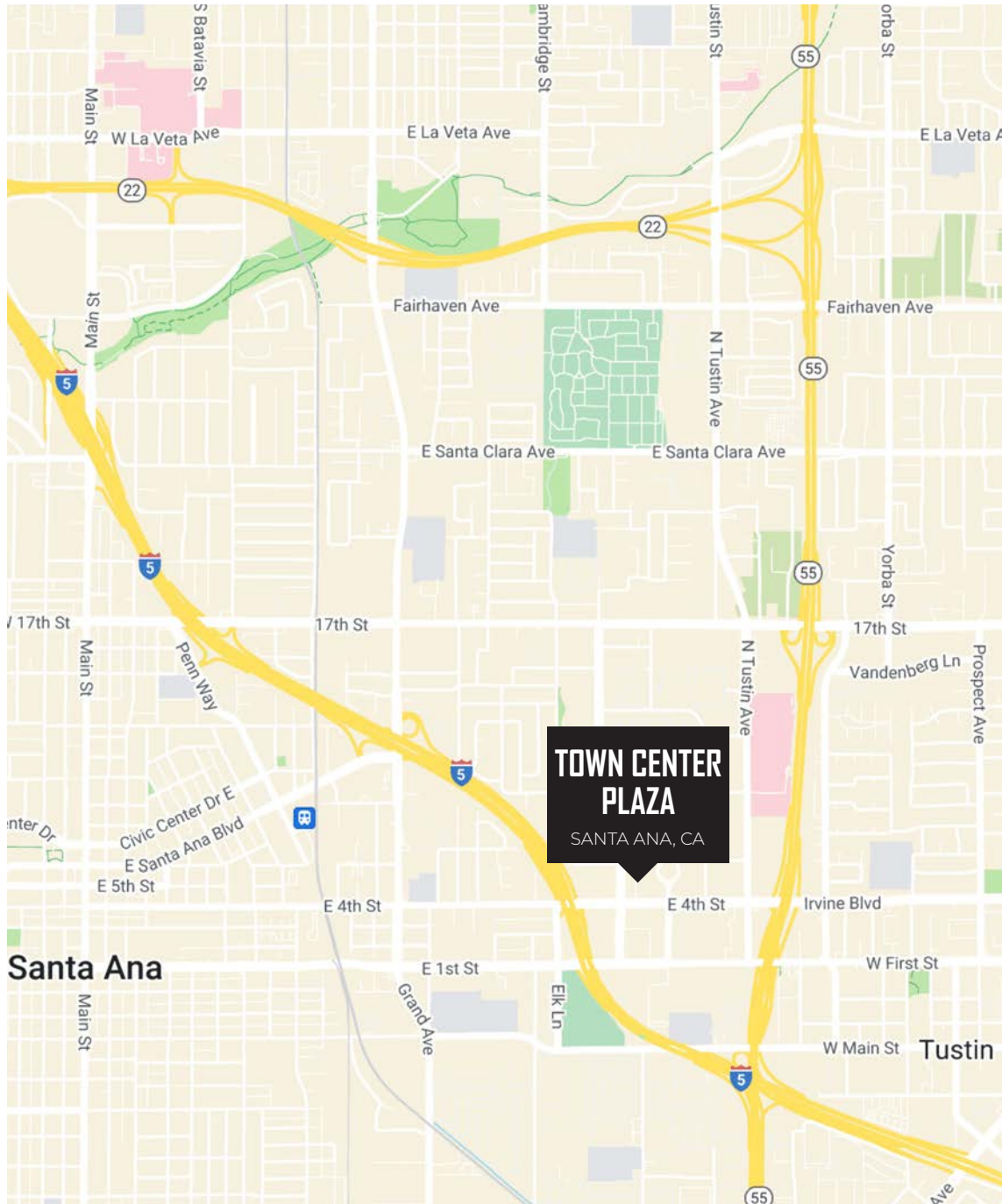
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PROPERTY OVERVIEW

Four (4) Professional Office Buildings

- 515 Cabrillo Park Drive
- 525 Cabrillo Park Drive
- 1901 E 4th Street
- 1971 E 4th Street

Centrally Located and within Minutes of the I-5, SR-55 and SR-22 Freeways

Wide Variety of Local Amenities Including Restaurants, Hotels, Financial Institutions, Shopping Centers and Much More

On-Site Property Management and Leasing

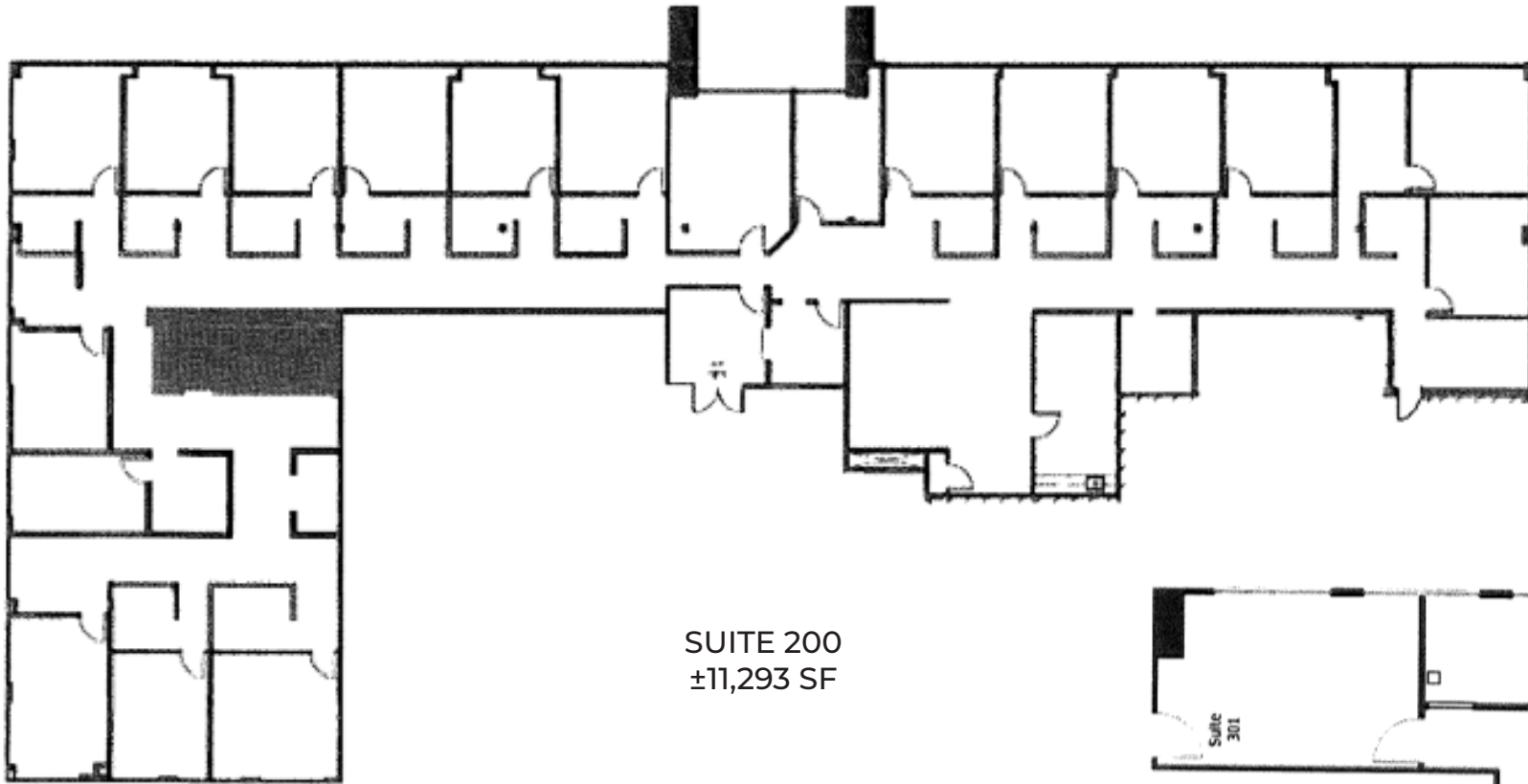
Professional Office Park Environment Highlighted by Towering Palms and Mature Landscaping

Minutes from County, State & Federal Courts and Offices

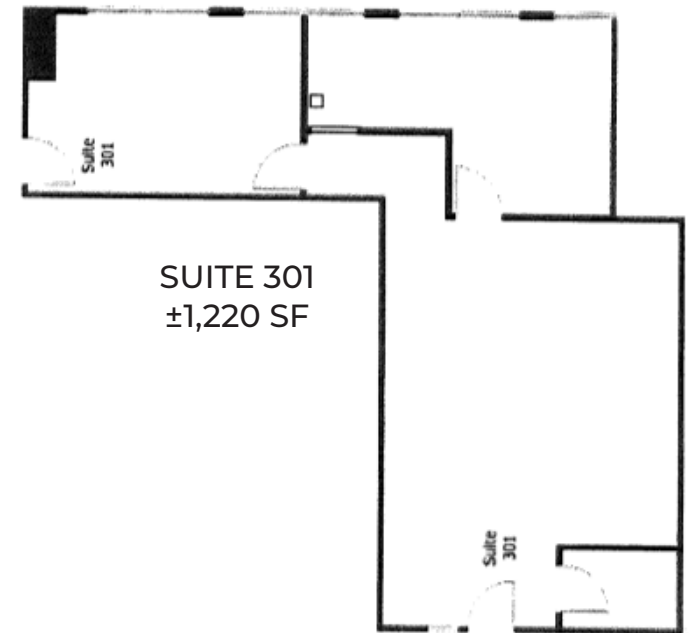
Abundant Surface Parking

SUITE	TOTAL SF	LEASE RATE	COMMENTS
515 CABRILLO DRIVE			
Suite 200	11,293 SF	\$1.00 FSG	18 offices, filing area, kitchen, server room, reception office
Suite 301	1,220 SF	\$1.00 FSG	2 offices, open area, server room
525 CABRILLO DRIVE			
Suite 124	1,120 SF	\$1.00 FSG	Large open area and small storage room
Suite 225	4,738 SF	\$1.00 FSG	8 offices, reception area, conference room, file room, and 6 work stations
Suite 280	4,759 SF	\$1.00 FSG	11 offices, kitchen, server room, large open area
Suite 300	13,085 SF	\$1.00 FSG	38 offices, kitchen, conference room, mail room, 2 restrooms, waiting area, reception area
Suite 350	3,105 SF	\$1.00 FSG	10 offices, conference room, kitchen, reception
1901 EAST 4TH STREET			
Suite 180	1,355 SF	\$1.00 FSG	3 offices, open area & reception area. Available 8/1/2026
Suite 200	4,847 SF	\$1.00 FSG	8 offices with bathroom & shower, 5 offices, server room, reception area, file room
Suite 310	3,296 SF	\$1.00 FSG	6 offices, kitchen, open area
1971 EAST 4TH STREET			
Suite 100	6,612 SF	\$1.00 FSG	14 offices, reception area, kitchen area
Suite 200	5,939 SF	\$1.00 FSG	6 offices, conference room, kitchen, large open area
Suite 210A	1,232 SF	\$1.00 FSG	3 offices, reception area & open area
Suite 220	2,716 SF	\$1.00 FSG	5 offices, open areas & kitchen. Available 4/1/2026
Suite 300	512 SF	\$1.00 FSG	Open space
Suite 340	512 SF	\$1.00 FSG	1 office with open area

515 CABRILLO PARK DRIVE

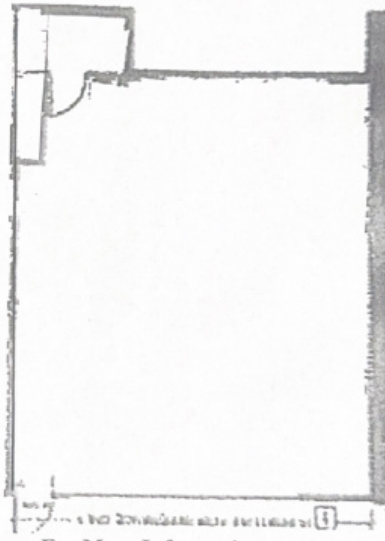


SUITE 200
±11,293 SF

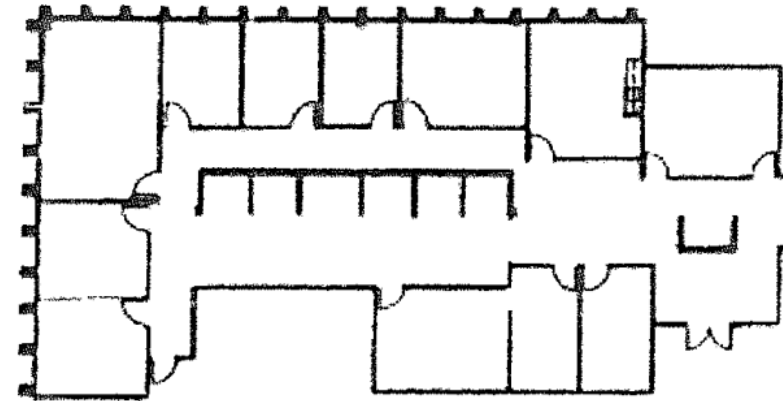


SUITE 301
±1,220 SF

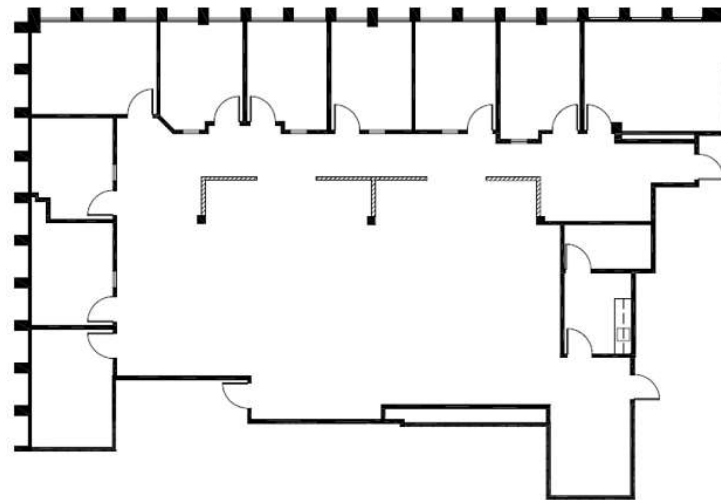
525 CABRILLO PARK DRIVE



SUITE 124
±1,120 SF

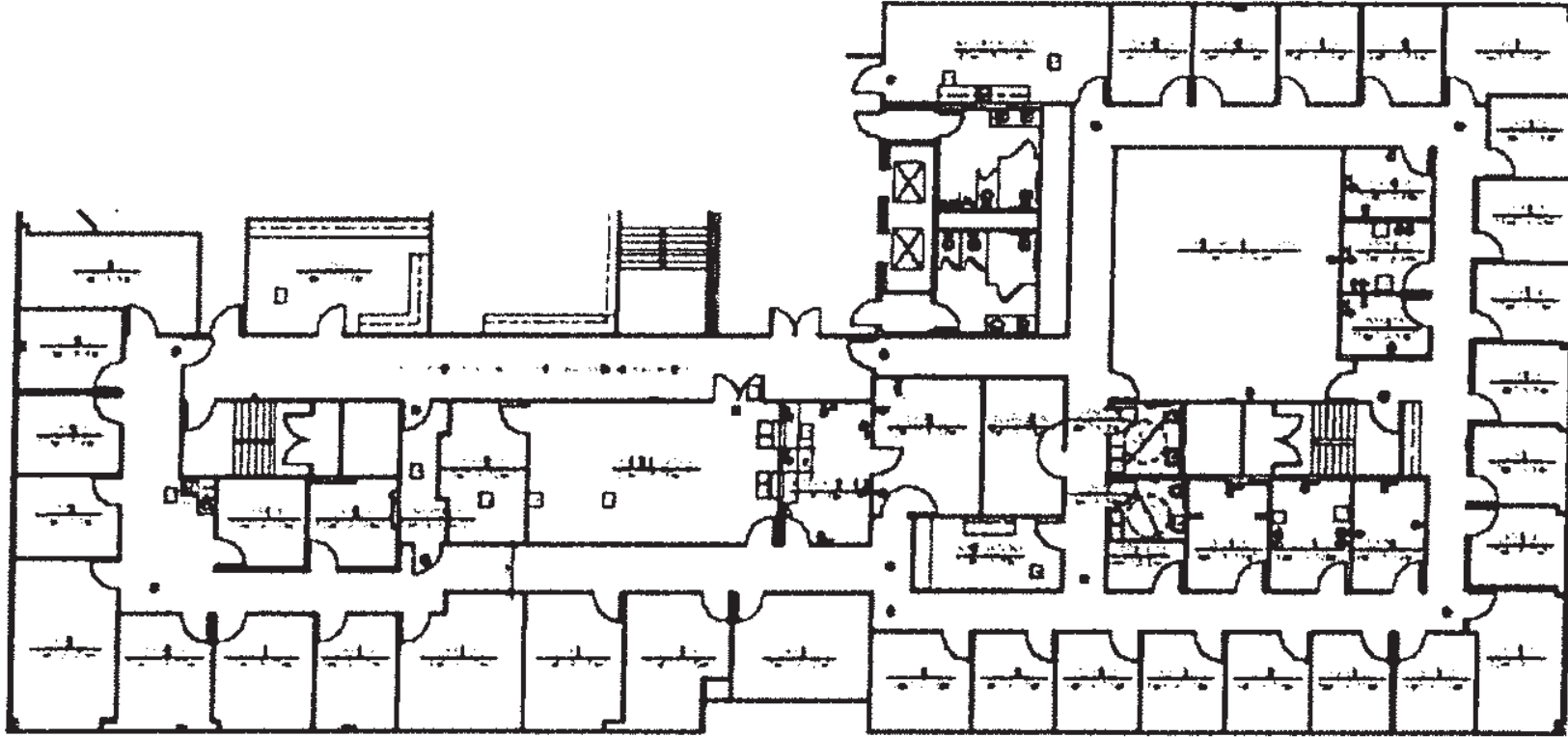


SUITE 225
±4,738 SF

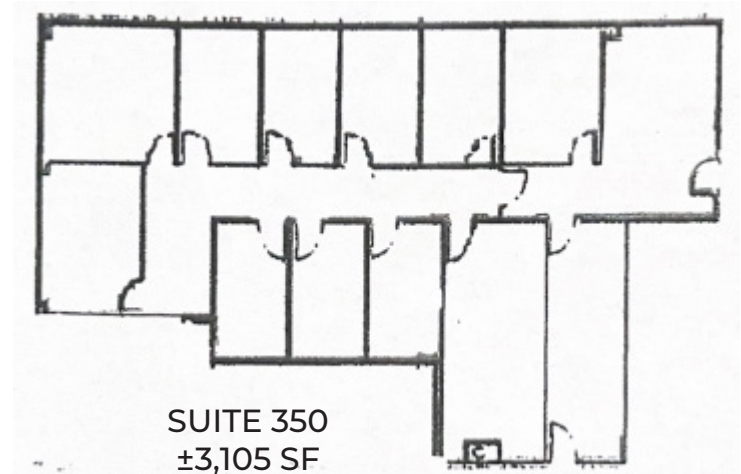


SUITE 280
±4,759 SF

525 CABRILLO PARK DRIVE

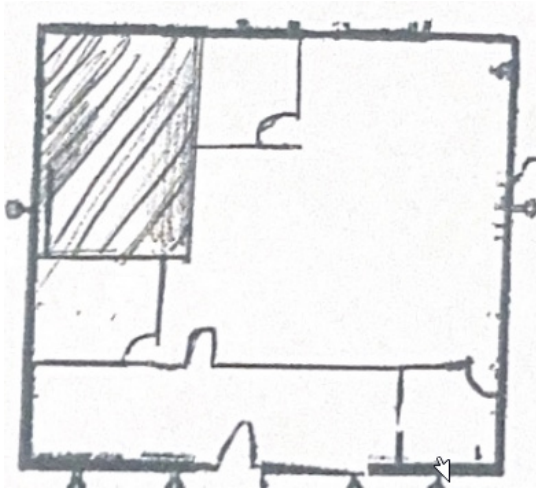


SUITE 300
±13,085 SF

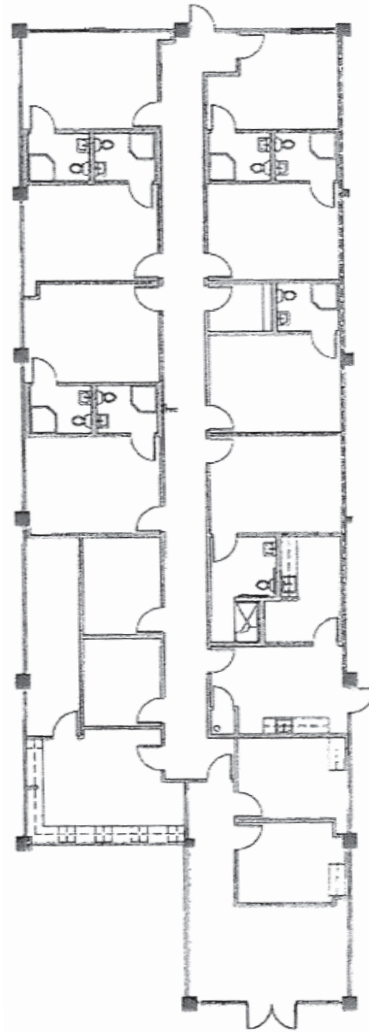


SUITE 350
±3,105 SF

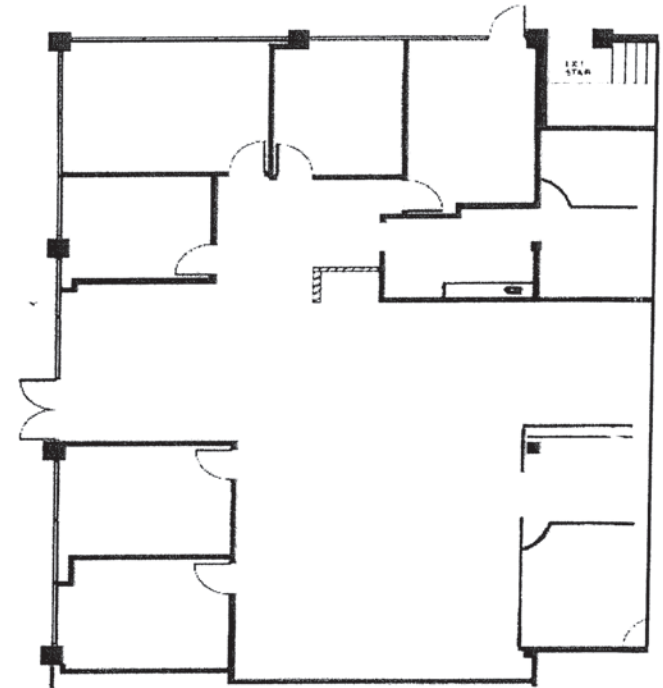
1901 E 4TH STREET



SUITE 180
±1,355 SF

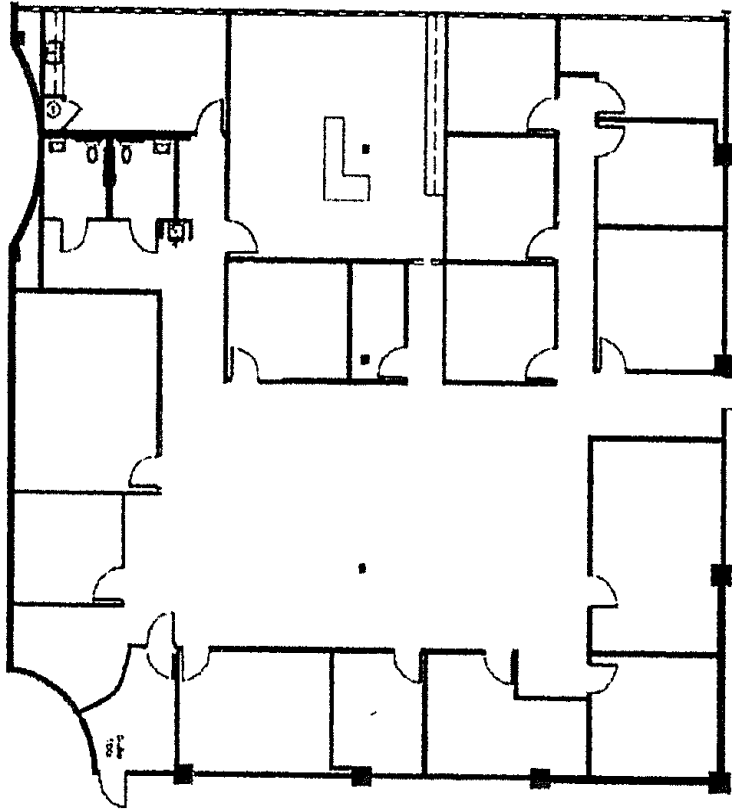


SUITE 200
±4,847 SF



SUITE 310
±3,296 SF

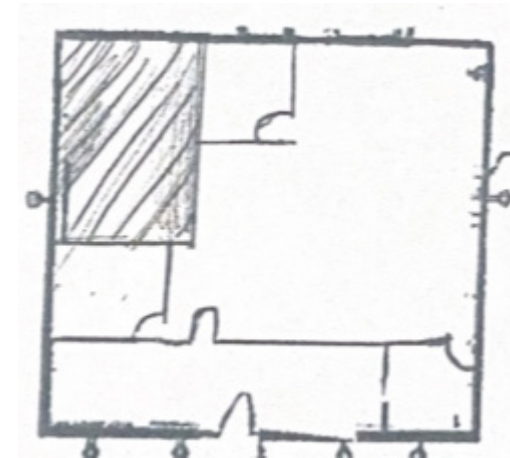
1971 E 4TH STREET



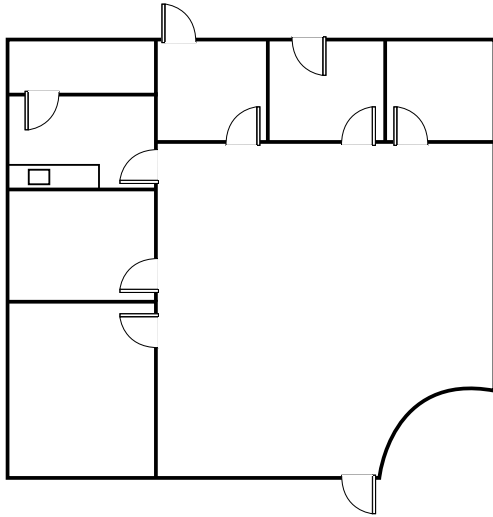
SUITE 100
±6,615 SF



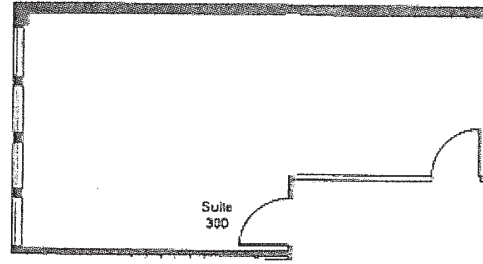
SUITE 200
±5,939 SF



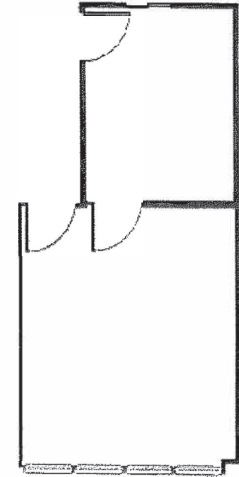
SUITE 210A
±1,232 SF



SUITE 220
±2,716 SF



SUITE 300
±512 SF



SUITE 340
±512 SF