



# Brookview Executive Suites

105 – 630 USF

**1524 BROOKHOLLOW DR**

**SANTA ANA, CA 92705**

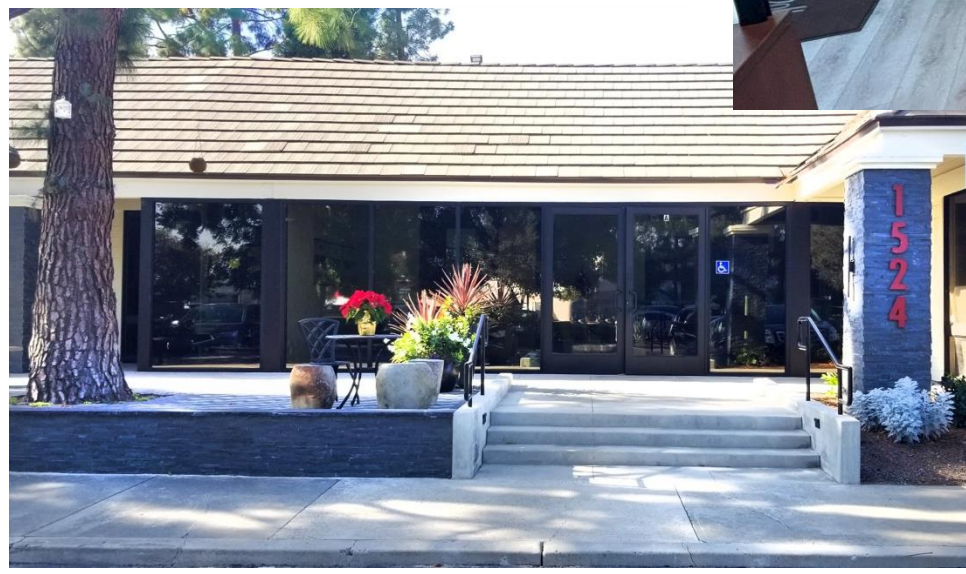
**TINA ESKANDARIAN - SHIRIN ZARKESH**

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- Premium central OC location
- Immediate access:  
55, 5, 405, 22, 73 freeways
- Plentiful Parking
- Sprinklered Building
- 9'+ Ceilings
- Utilities & basic WFI included
- Fully Renovated



**PROMINENT ENTRY**

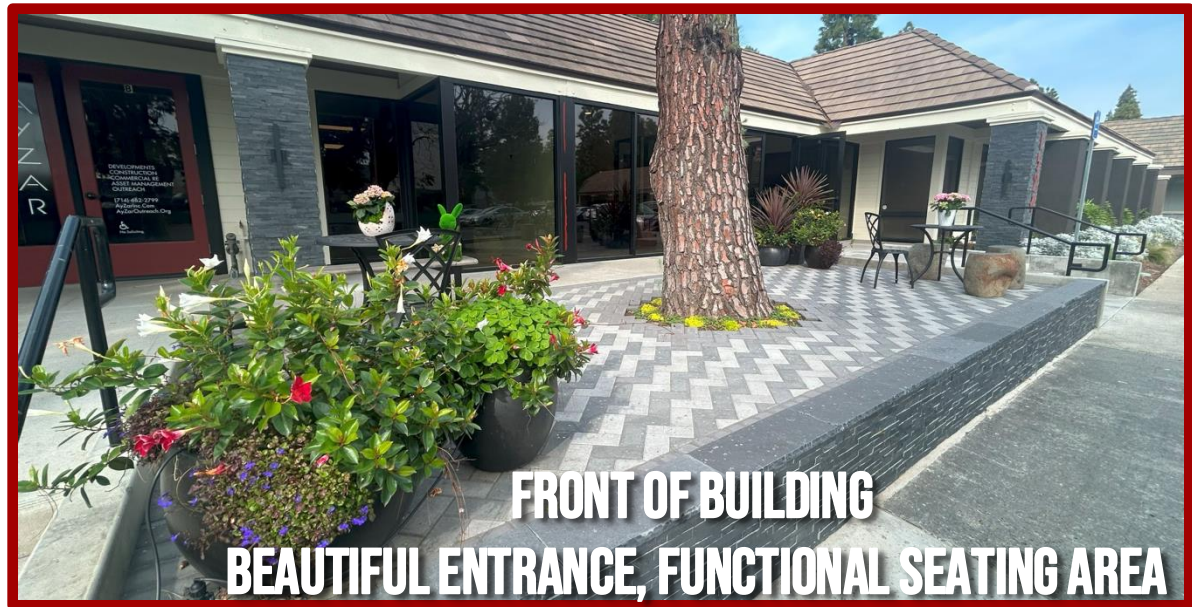
**HIGH IMAGE LOBBY**





## POND SYSTEM

- Ground Floor
- 2<sup>nd</sup> Floor with Views
- 24-7 Access
- Located at main Brookhollow pond in natural scenic area



# COMMON AREA

UNLIMITED USE OF CONFERENCE ROOM



NEWLY BUILT RESTROOMS

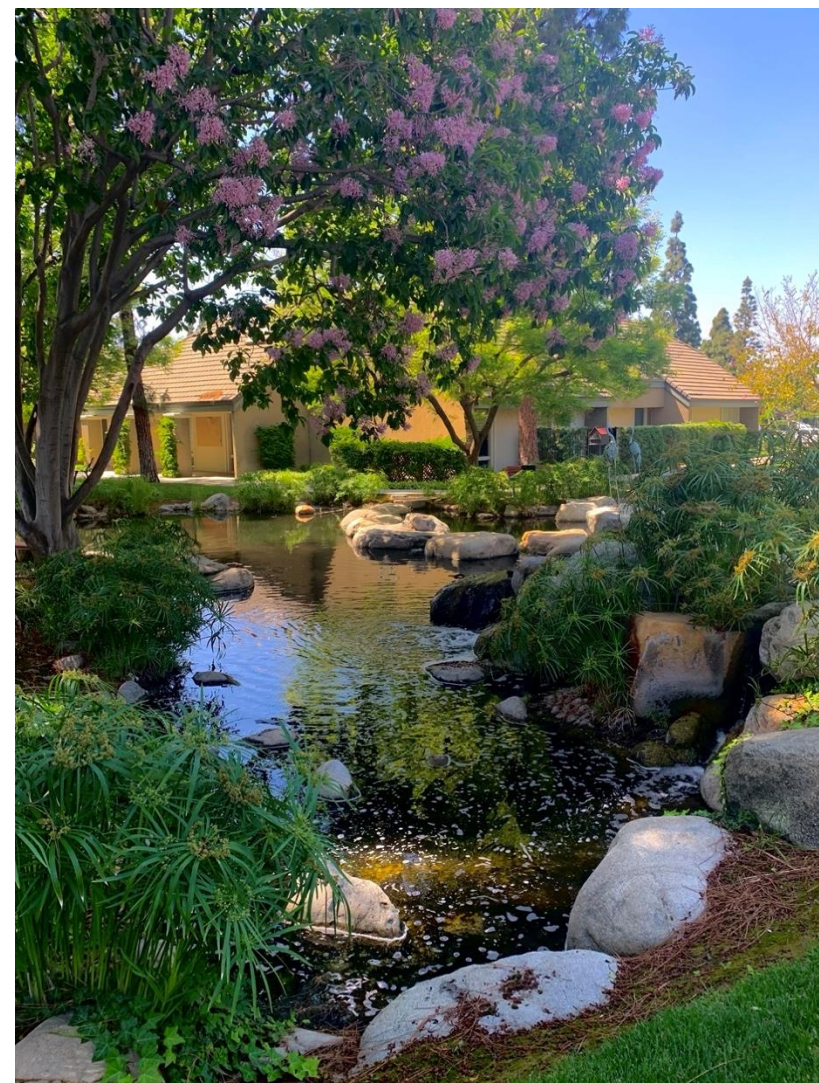


SECURE MAILBOX  
FOR YOUR SUITE



UPGRADED BREAK AREA





**MORE THAN AN OASIS** to migratory birds on seasonal flights, Brookhollow is also habitat to varied fauna in a meticulously maintained landscape.

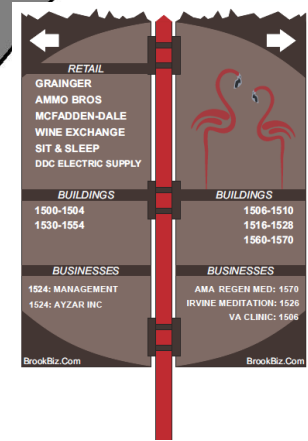
A sanctuary of tall trees, cool shade and bubbling brooks all nestled amid the busy rush of city life.

Meditate on a favorite kōan at Zen Garden, play checkers with multicolored stones, or chill with a relaxing stroll around the pond.

WARNER AVENUE



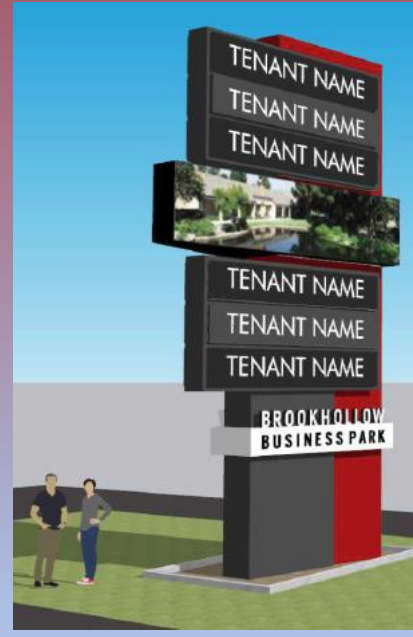
**B2 & B3 Signs**  
Warner Ave & Grande Ave Signage



**N Signs**  
Brookhollow Drive Signage

# Signage Opportunity

- Freeway
- Main Avenues
- Directionals
- Building Top

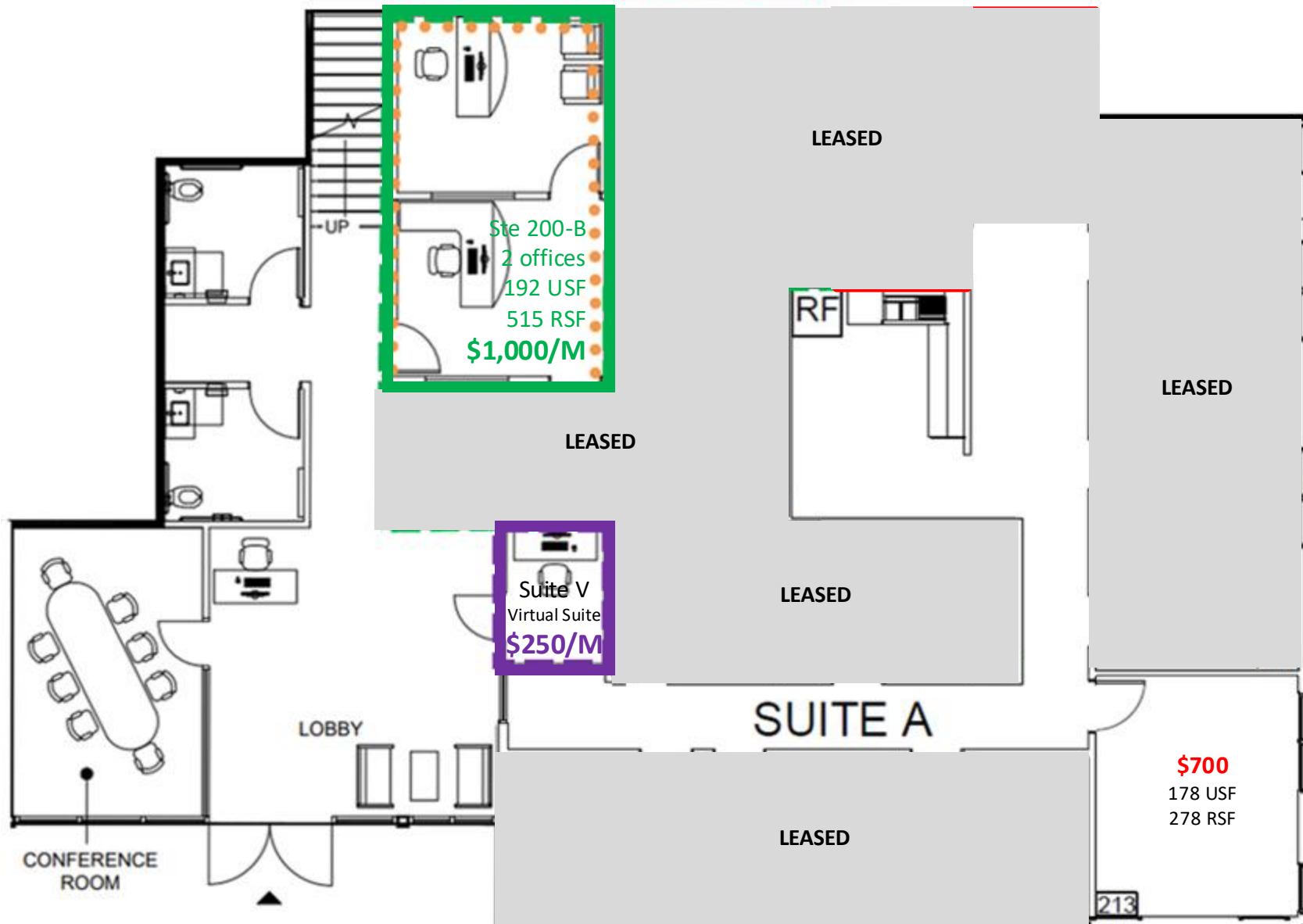


**A1 Sign**  
Freeway Signage

# AVAILABLE SUITES

Ste	Floor	USF	RSF	\$/M	SPECIFICS
200-B	1 <sup>st</sup>	192	515	\$1,000	2-office suite
213	1 <sup>st</sup>	178	278	\$700	Corner suite with full height glass panels
420	1 <sup>st</sup>	240	313	\$1,100	Can be joined with 430
430	1 <sup>st</sup>	189	246	\$900	Can be joined with 420
440	1 <sup>st</sup>	200	261	\$1,200	Full height glass panels
450	1 <sup>st</sup>	187	244	\$1,050	Can be joined with adjacent suite. Full height glass panels
460	1 <sup>st</sup>	220	287	\$1,200	Can be joined with adjacent suite. Full height glass panels
470	1 <sup>st</sup>	164	214	\$1,000	Can be joined with adjacent suite. Full height glass panels
480	1 <sup>st</sup>	114	149	\$650	Can be joined with adjacent suite. Corner full height glass panels
210	2 <sup>nd</sup>	85	130	\$350	Exclusive workstation
240	2 <sup>nd</sup>	85	130	\$350	Exclusive workstation
300	2 <sup>nd</sup>	143	237	\$950	Pond view office
310	2 <sup>nd</sup>	145	241	\$950	Pond view office
310J	2 <sup>nd</sup>	134	222	\$550	Can be joined with 310
320	2 <sup>nd</sup>	144	239	\$950	Pond view office
320J	2 <sup>nd</sup>	132	219	\$550	Can be joined with 320
400	2 <sup>nd</sup>	268	400	\$450	By the pond, ideal for Coffee Cart business
Virtual	Either			\$250	Non-exclusive workstation

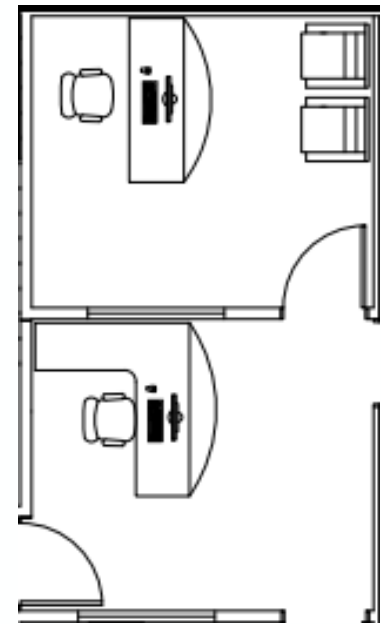
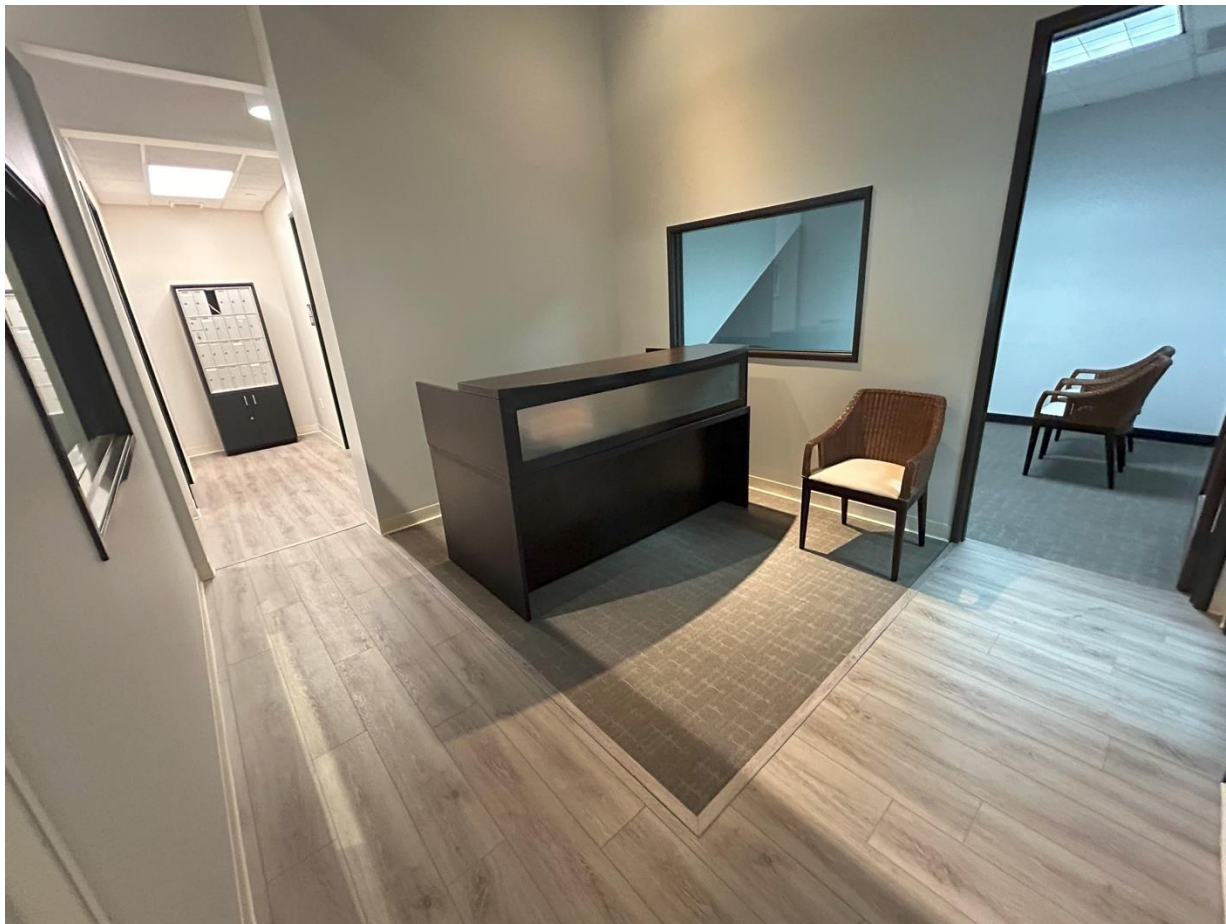
# GROUND FLOOR SUITES FURNISHED READY TO MOVE



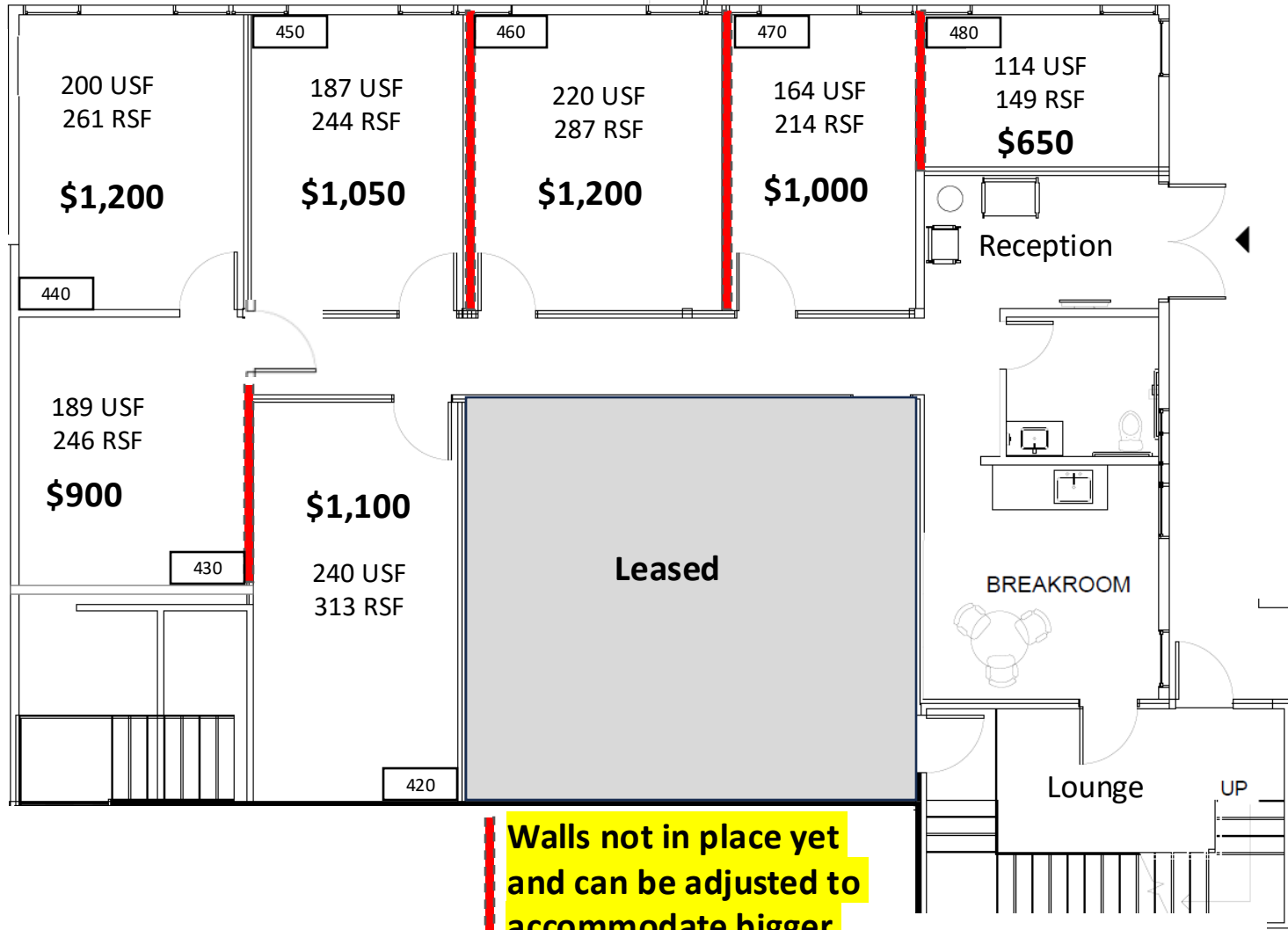




# SUITE 200B



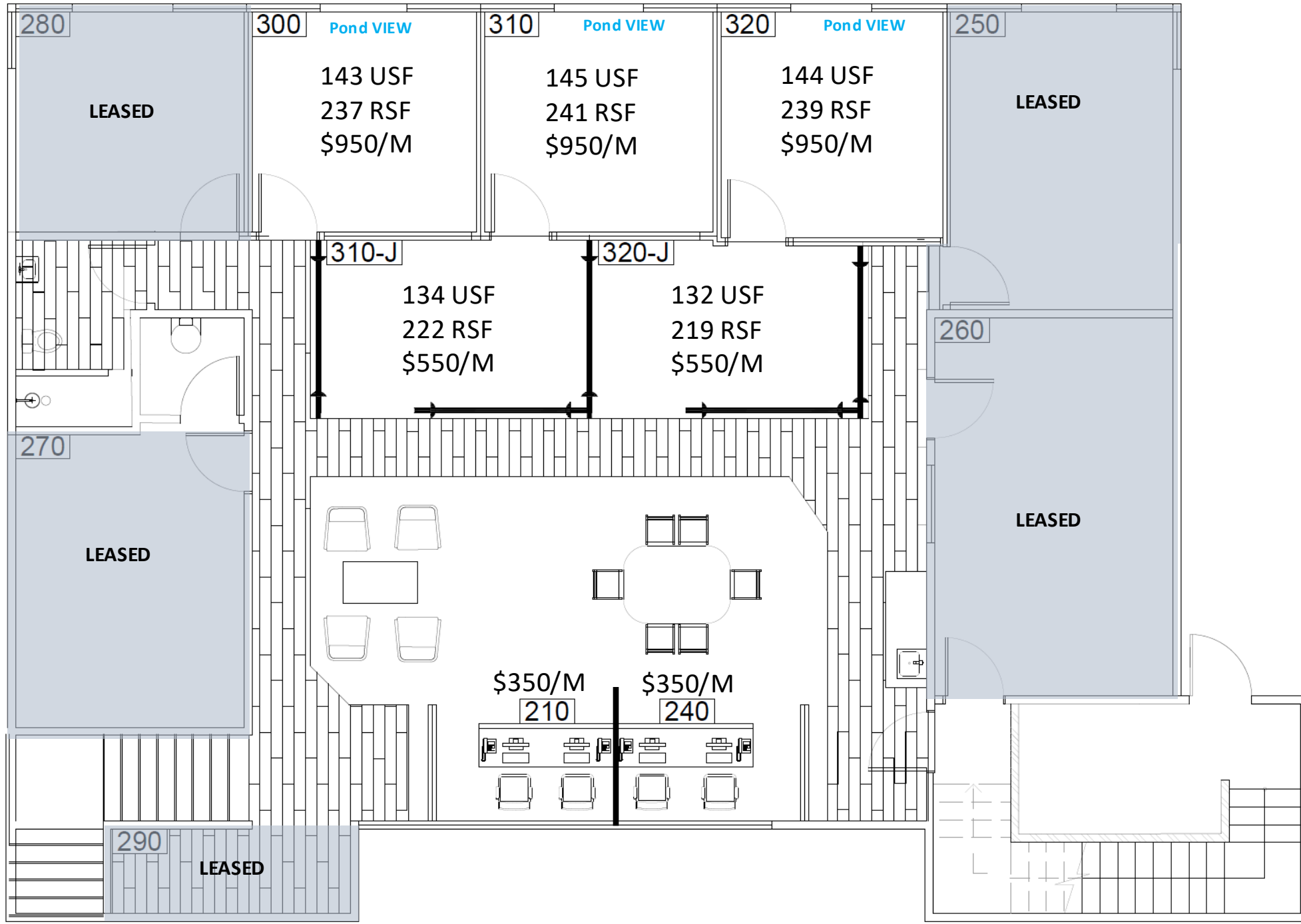
# GROUND FLOOR SUITES



**Walls not in place yet  
and can be adjusted to  
accommodate bigger  
or smaller suites**

# UPPER FLOOR SUITES WITH VIEW OF THE POND

## FURNISHED AND READY TO MOVE



# UPSTAIRS SUITES – PRIVATE & SHARED SPACES



# VIRTUAL SUITE "V" WITH ADDITIONAL AMENITIES

- BUSINESS POSTAL ADDRESS/MAIL BOX
- UNLIMITED USE OF NON-EXCLUSIVE WORKSTATION (SUBJECT TO AVAILABILITY)
- UNLIMITED USE OF CONFERENCE ROOM (SUBJECT TO AVAILABILITY)
- BASIC WIFI
- 24/7 ACCESS



# GROUND FLOOR SUITE BY THE POND



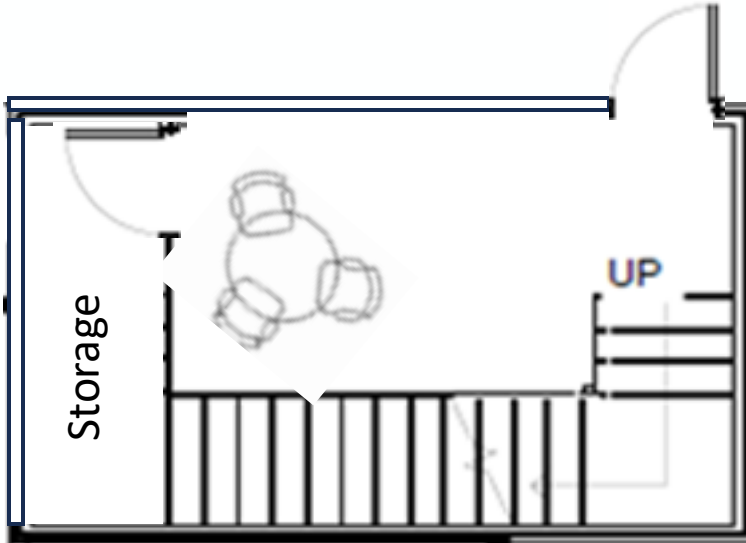
## SUITE 400

Coffee Cart

- 268 USF
- 400 RSF

# SUITE 400

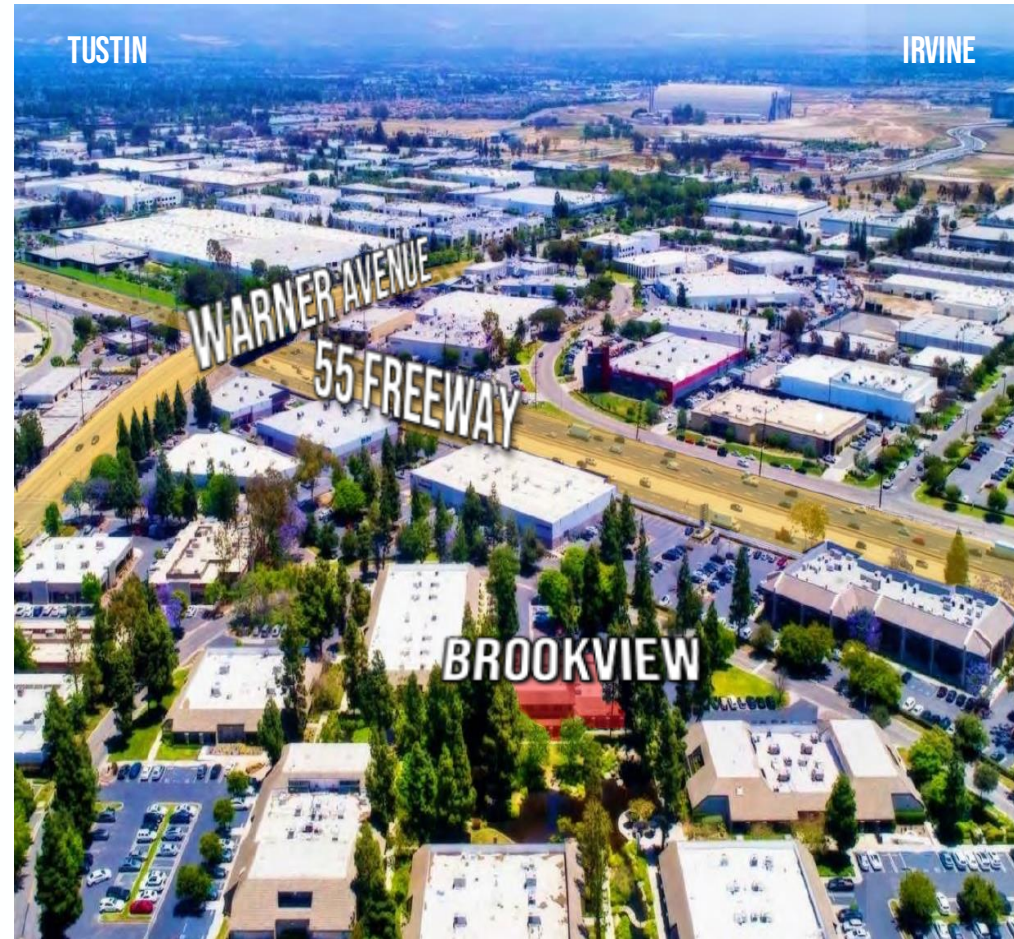
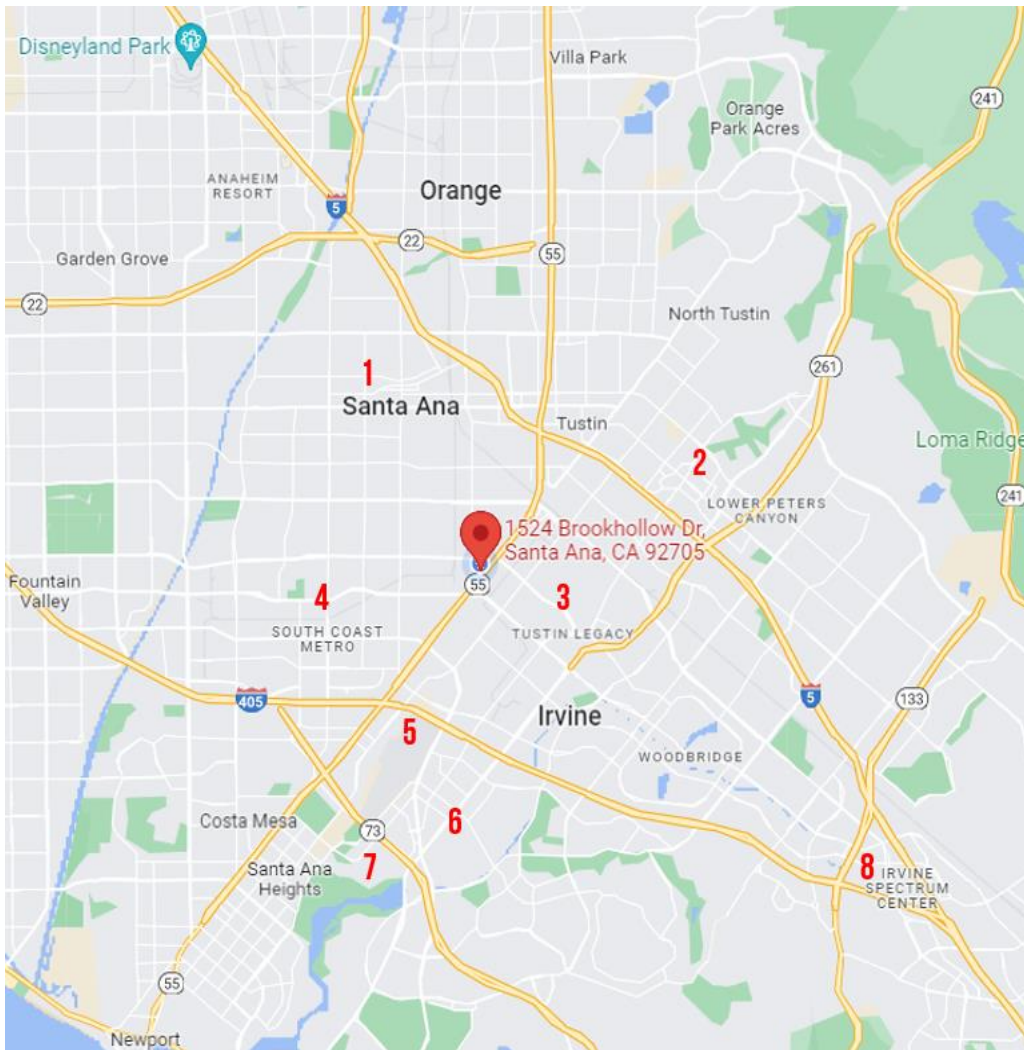
IDEAL FOR COFFEE CART BUSINESS



[CLICK HERE FOR A VIDEO!](#)

# LOCATIONS OF INTEREST

1. CITY, COUNTY, STATE, FEDERAL GOV & COURTS
2. IRVINE/TUSTIN MARKETPLACE
3. TUSTIN DISTRICT & LEGACY
4. SOUTH COAST PLAZA
5. JOHN WAYNE AIRPORT
6. HARBOR JUSTICE CENTER
7. UNIVERSITY OF CALIFORNIA, IRVINE
8. IRVINE SPECTRUM



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