



NUvision CREDIT UNION

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7812

FOR LEASE

7812 EDINGER, HUNTINGTON BEACH, CA

SUITES AVAILABLE FROM 999 SF - 8,880 SF

4-STORY OFFICE BUILDING (DIVISIBLE)

HIGHLIGHTS

Located at the intersection of the 405 Freeway and Beach Blvd, 7812 Edinger is an opportunity for tenants to lease 999 SF TO 8,880 SF of office space in one of the most amenity rich environments in Orange County. Buffalo Wild Wings, California Pizza Kitchen, Whole Foods, Corner Bakery, Luna Grill and many others are all within walking distance for lunch and happy hour.

72,609
TOTAL SF

1969/1979
BUILT IN

2.55
ACRES

2017
NEW SOLAR

**BUILDING
SIGNAGE
AVAILABLE**

4:1,000 SF
PARKING RATIO
(COVERED &
SURFACE)

7812 EDINGER AVE.

NORTH BUILDING
4 FLOORS
37,298 SF

7812 EDINGER AVE.

SOUTH BUILDING
3 FLOORS
35,311 SF

BELLA TERRA



275K cars per day

BEACH BLVD
105K cars per day

EDINGER AVE 35K cars per day

**ATTACHED
PARKING
GARAGE**

AMENITIES (WALKABLE)



BELLA TERRA



Dine at the tastiest restaurants. Shop the coolest boutiques. Enjoy state-of-the-art theaters and free live entertainment for all ages. Relax by the fountain, hang out in the amphitheater, stroll through stunning, garden paseos and soak up the sun and style of Southern California's quintessential beach town at its ultimate shopping, dining and entertainment destination.

RETAIL & RESTAURANTS:

- ▶ AT&T
- ▶ Buffalo Wild Wings
- ▶ Bank of America
- ▶ Barnes & Nobel
- ▶ California Pizza Kitchen
- ▶ Corner Bakery
- ▶ Costco
- ▶ King's Fish House
- ▶ Kohl's
- ▶ Old Navy
- ▶ Peet's Coffee
- ▶ Staples
- ▶ Starbucks
- ▶ T-Mobile
- ▶ Whole Foods
- ▶ And more ...

Bella Terra



FLOOR PLANS

EDINGER NORTH BUILDING

2ND FLOOR
2,000 - 4,500 SF AVAILABLE

