

**LAKE VIEW COMMERCIAL
PROPERTY
FOR LEASE**

PREMIUM CENTRAL OC LOCATION

OFFICE/MEDICAL

2494 SF

\$2.35/SF MG

IMMEDIATE ACCESS TO:

55, 22, 73, 405

SPRINKLERED BUILDING

EXCLUSIVE ENTRIES

EXCLUSIVE VIEW PATIOS

PLENTIFUL PARKING

SIGNAGE OPPORTUNITIES

**1524 BROOKHOLLOW DR.
SANTA ANA, CA 92705**

**TINA ESKANDARIAN - SHIRIN ZARKESH
714.587.2870 / 714.662.2283**

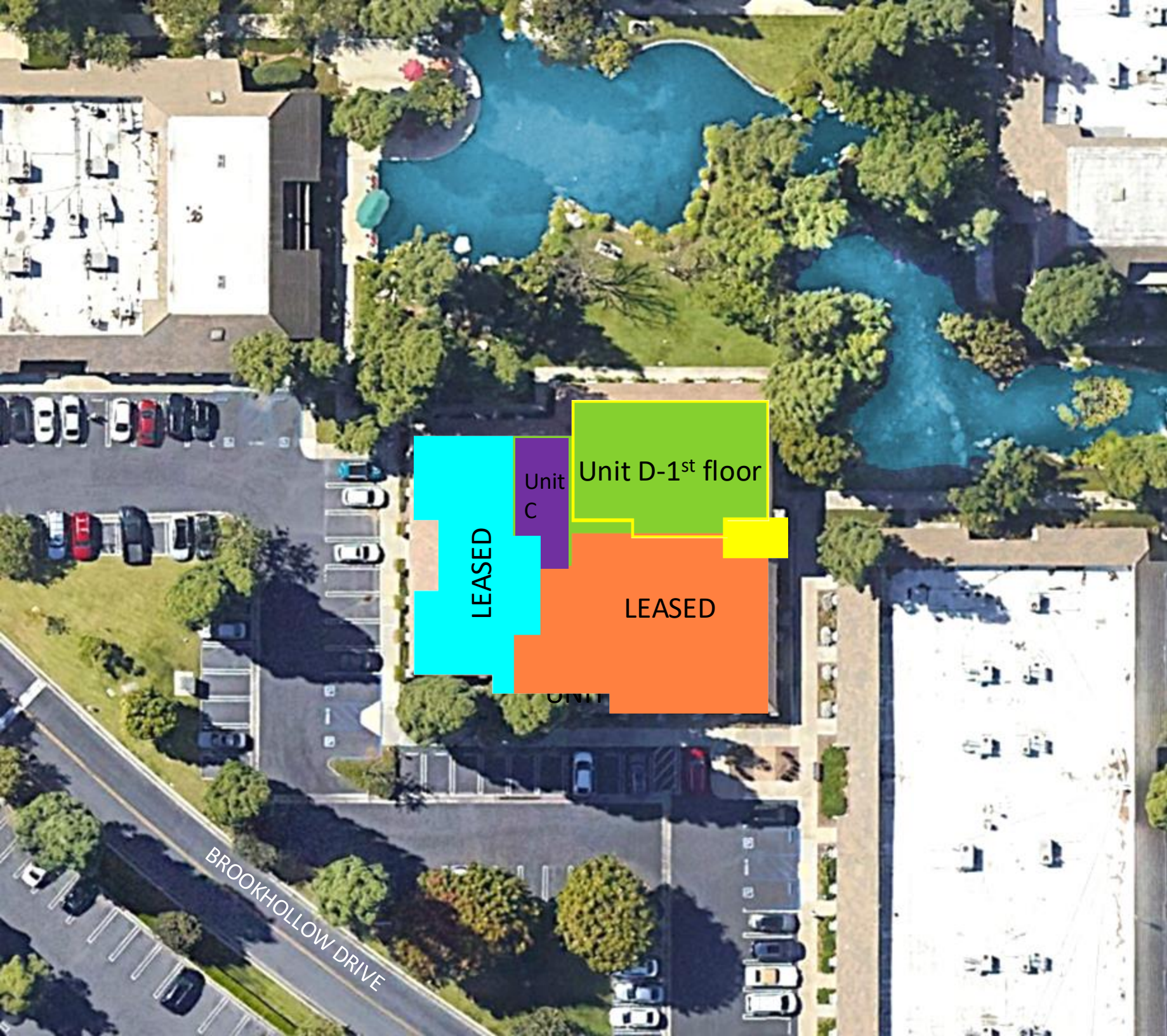
Tina@AyZarInc.com / Shirin@AyZarInc.com

Premium central OC location
Immediate access:
55, 5, 405, 22, 73 freeways



Plentiful Parking
Sprinklered Building
9'+ Ceilings
Ground Floor
2nd Floor with Views
Located at main Brookhollow
pond in natural scenic area





LEASED

Unit C

Unit D-1st floor

LEASED

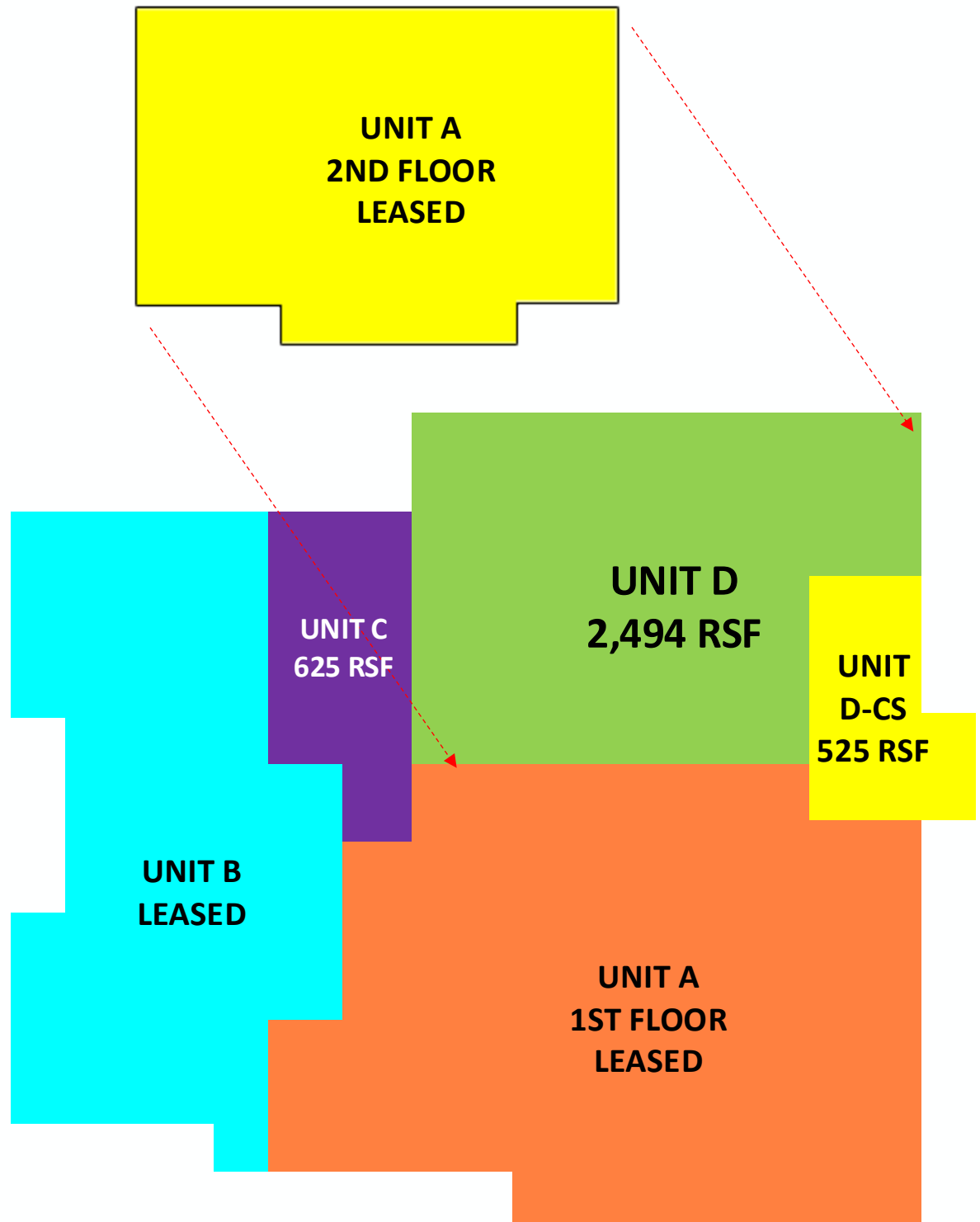
BROOKHOLLOW DRIVE

AVAILABLE LEASE OPTIONS

UNIT C (PAGES 8-10): 625 RSF

UNIT D (PAGES 12-14): 2,494 RSF

UNIT D-CS (PAGES 15-17): 525 RSF





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.

COMMUNITY EVENTS AT BROOKHOLLOW



Business-friendly Brookhollow Office Park Association (BHOPA) welcomes entrepreneurs and established trades to our community.

Providing creative networking opportunities as well as benefiting Brookhollow businesses with fun events involving food, wine and games.

Find out more on BrookBiz.com.



PARK DIRECTORY
ON BROOKHOLLOW DRIVE

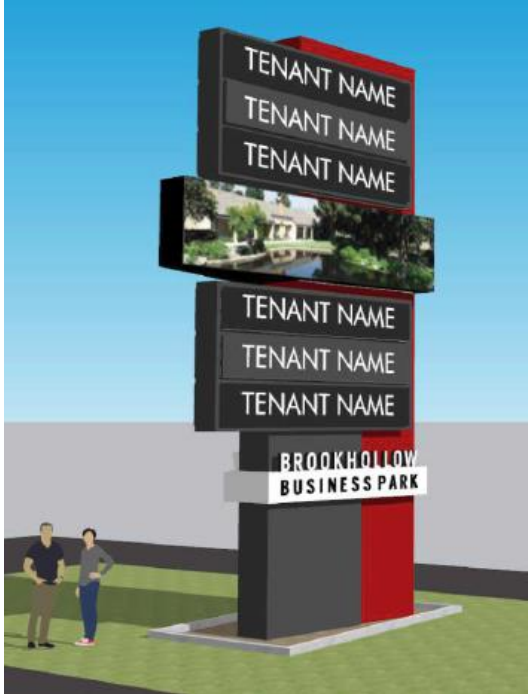
| RETAIL | |
|---------------------|-------------------------|
| GRAINGER | |
| AMMO BROS | |
| MCFADDEN-DALE | |
| WINE EXCHANGE | |
| SIT & SLEEP | |
| DDC ELECTRIC SUPPLY | |
| BUILDINGS | |
| 1500-1504 | 1506-1510 |
| 1530-1554 | 1516-1528 |
| | 1560-1570 |
| BUSINESSES | |
| 1524: MANAGEMENT | AMA REGEN MED: 1570 |
| 1524: AYZAR INC | IRVINE MEDITATION: 1526 |
| | VA CLINIC: 1506 |

BrookBiz.Com

MAJOR STREET SIGNAGE
ON GRAND & WARNER



FREEWAY SIGNAGE
COMING EXPECTED AUGUST 24



SIGNAGE
OPPORTUNITIES

UNIT C

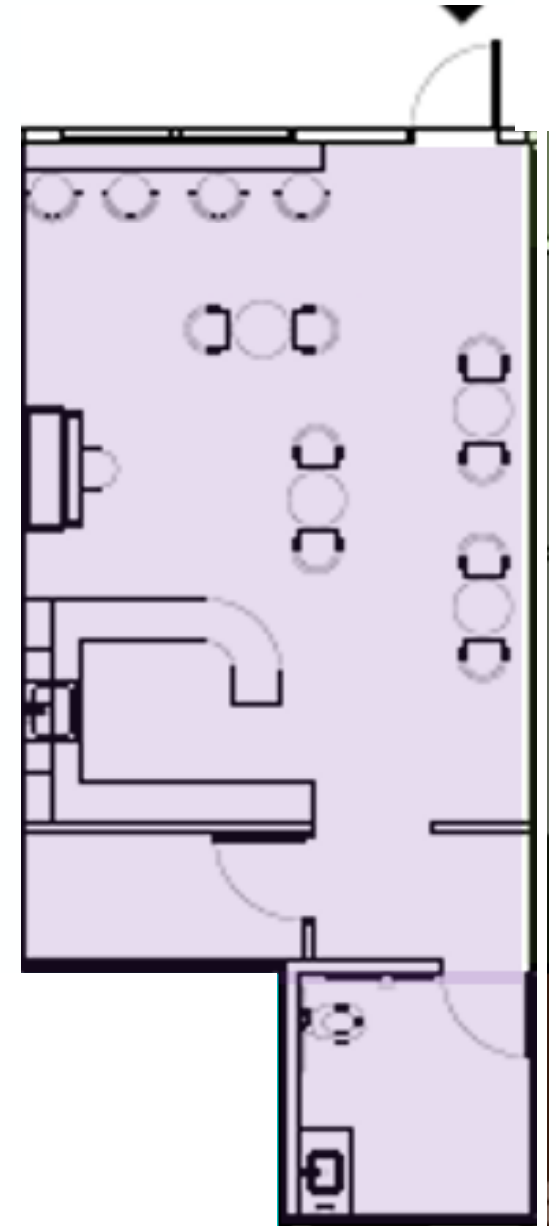
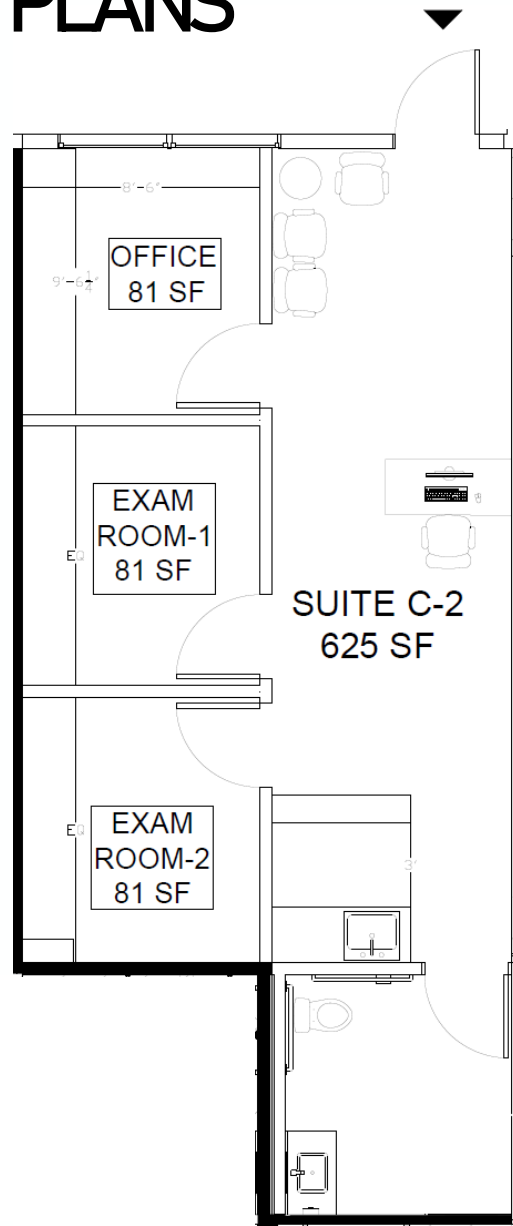


625+ RSF

Newly renovated Restroom

UNIT C CONCEPTUAL FLOOR PLANS 625 SF

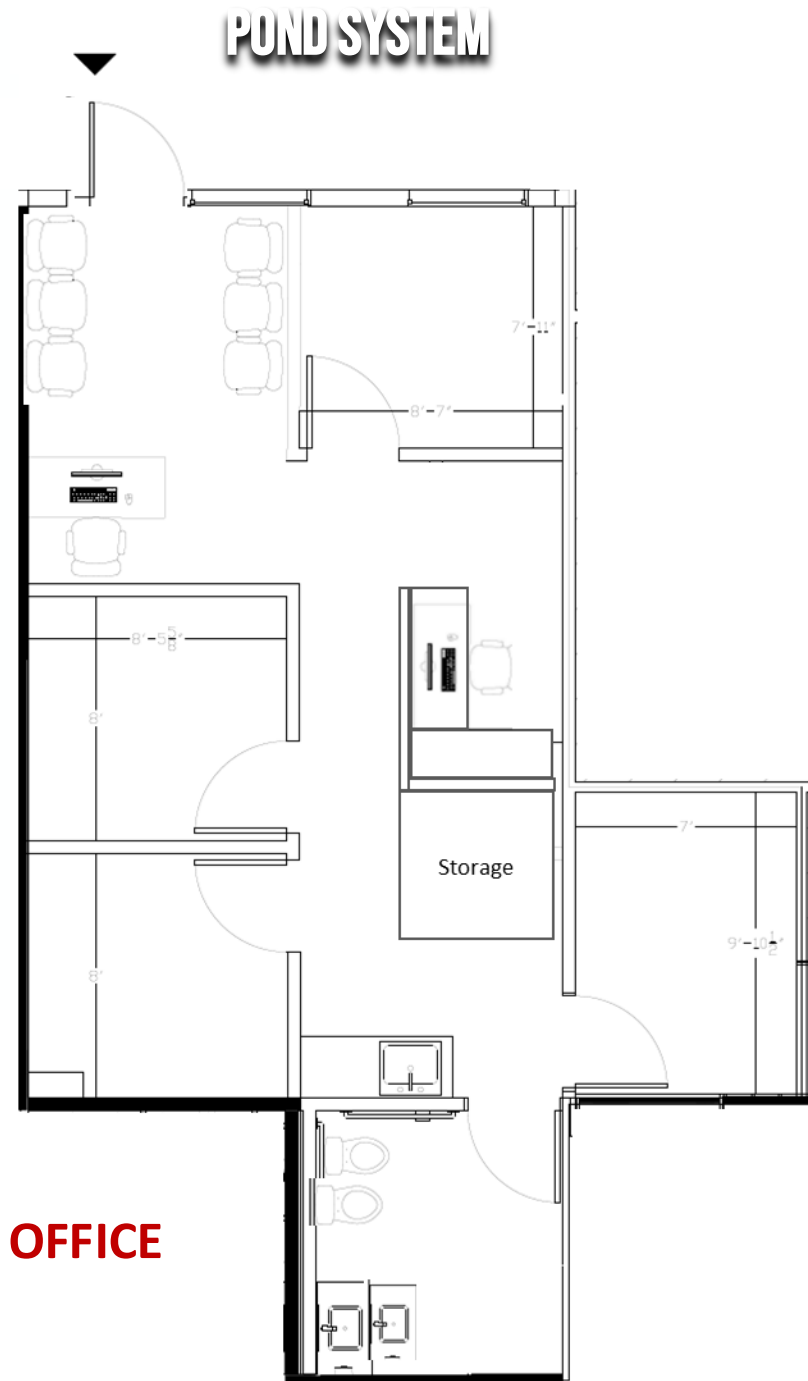
POND SYSTEM



MEDICAL/PROFESSIONAL OFFICE

COFFEE SHOP

UNIT C+
CONCEPTUAL FLOOR PLANS
700 SF



MEDICAL/PROFFESIONAL OFFICE

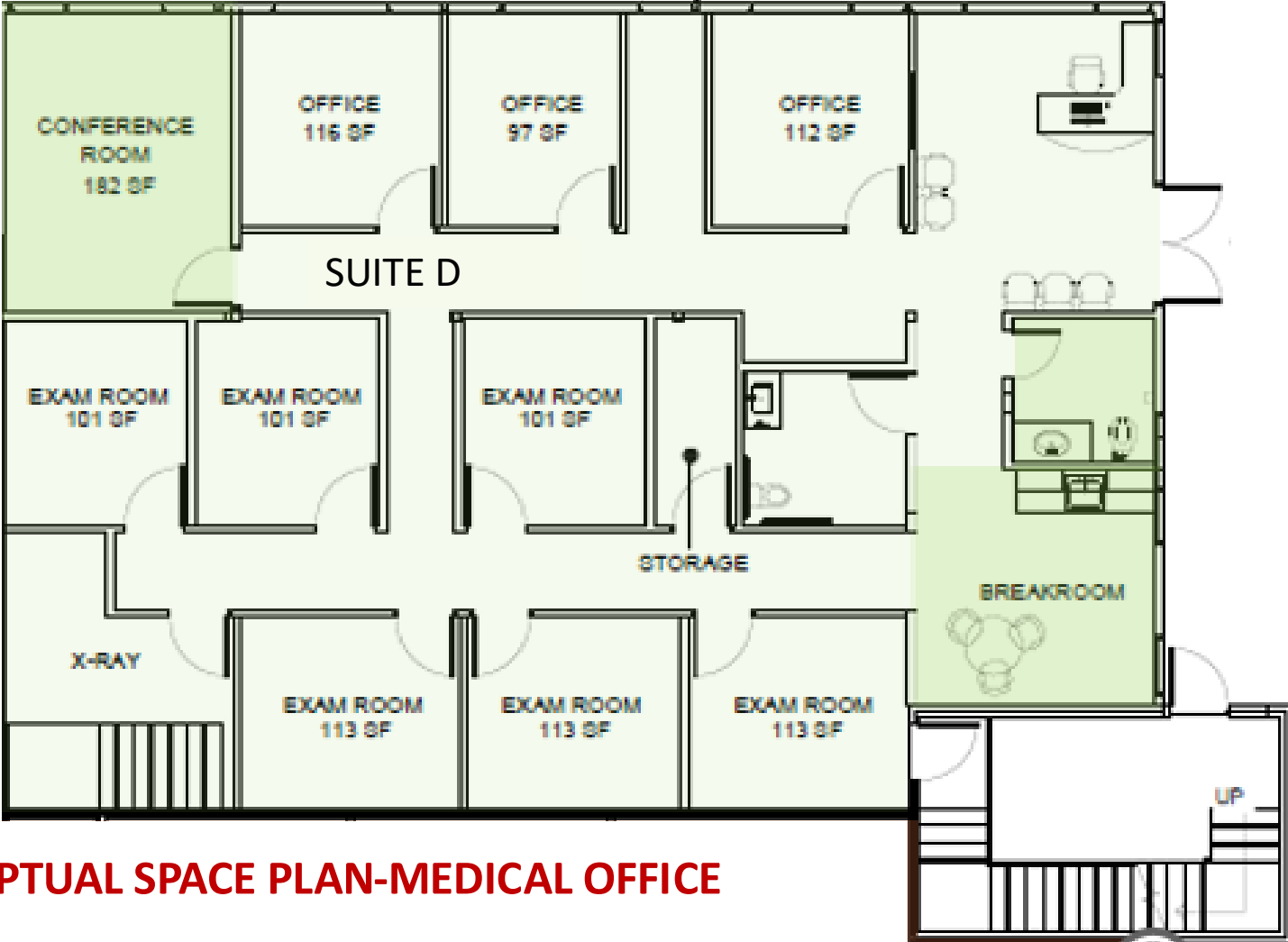
UNIT D



2,494 RSF

Newly renovated Restroom

UNIT D CONCEPTUAL FLOOR PLAN



CONCEPTUAL SPACE PLAN-MEDICAL OFFICE

Conceptual

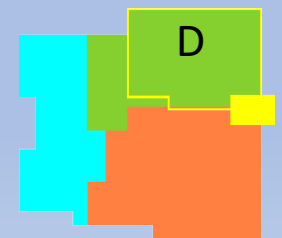
Existing



Beautiful Scenery

Allowance for
private patio
along the
building, facing
the pond

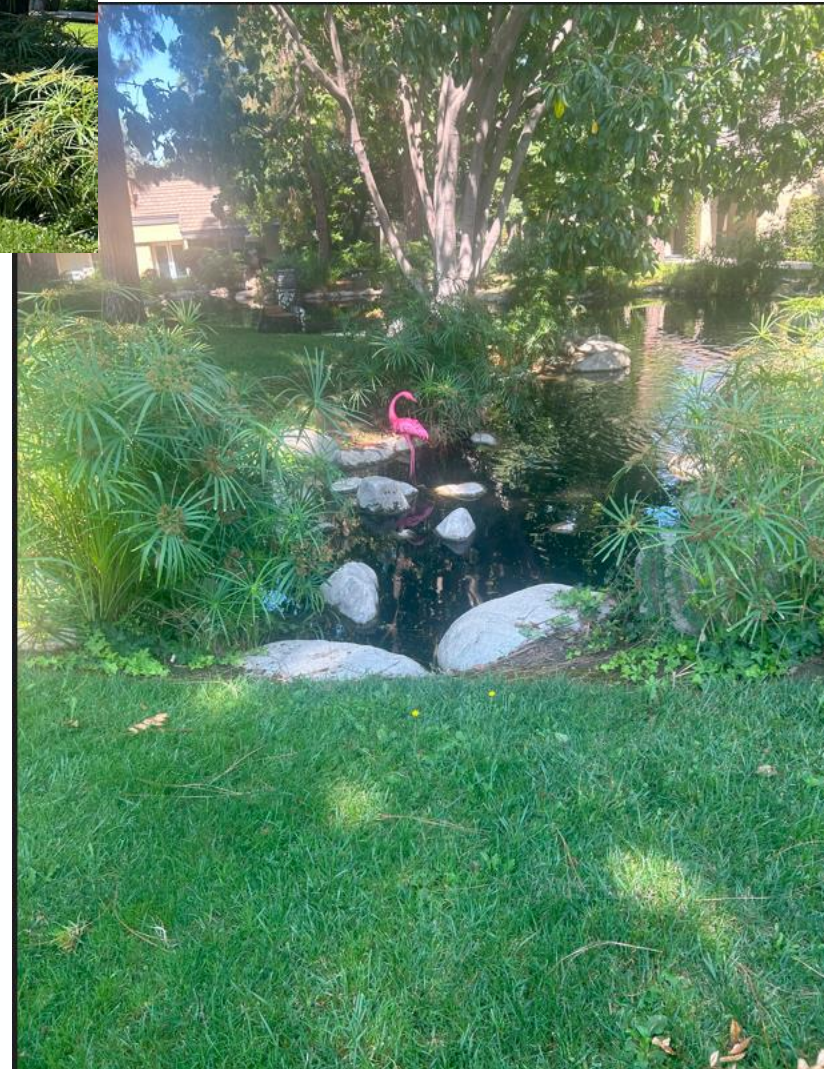
A haven for
walking and
meditation when
on breaks





UNIT D

DOUBLE DOOR ENTTY IN FRONT OF THE POND

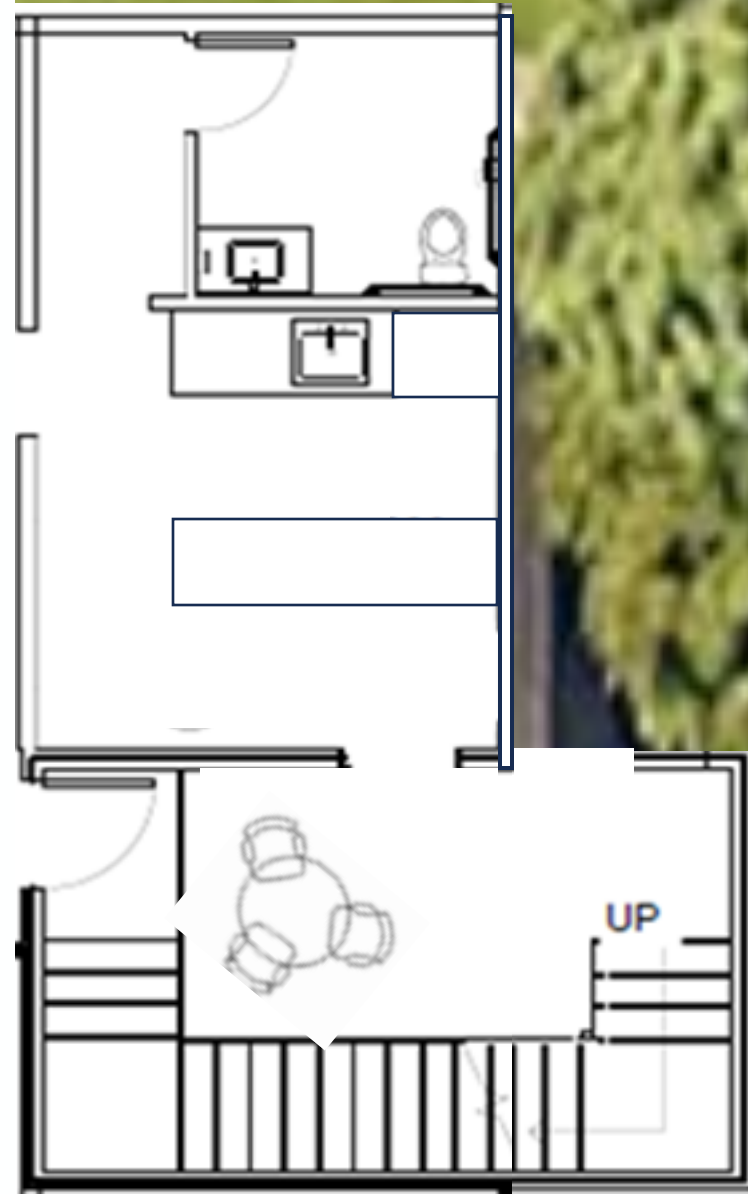


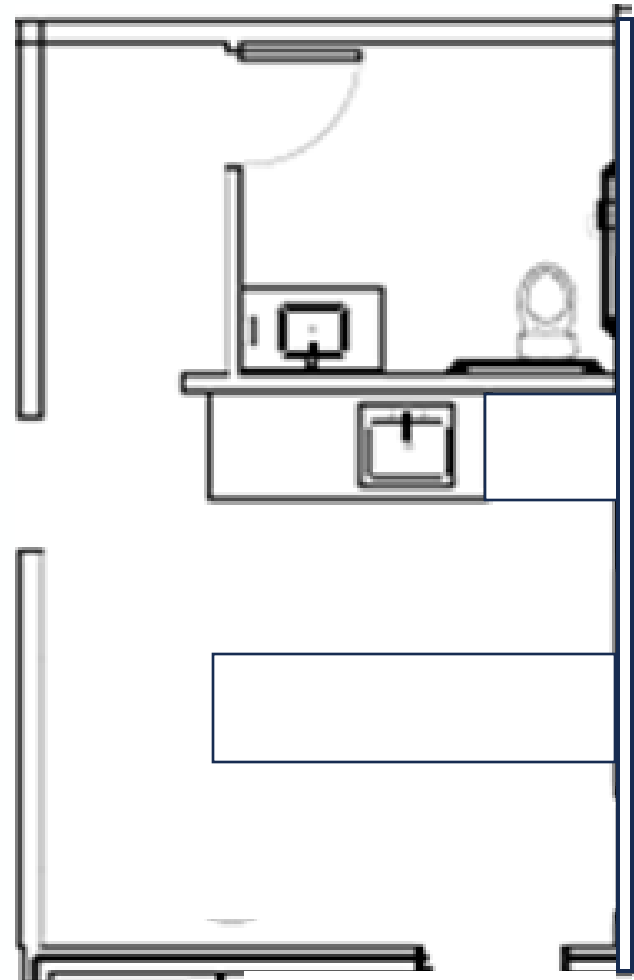
UNIT D- Coffee Shop

- 525 RSF
- Newly renovated Restroom

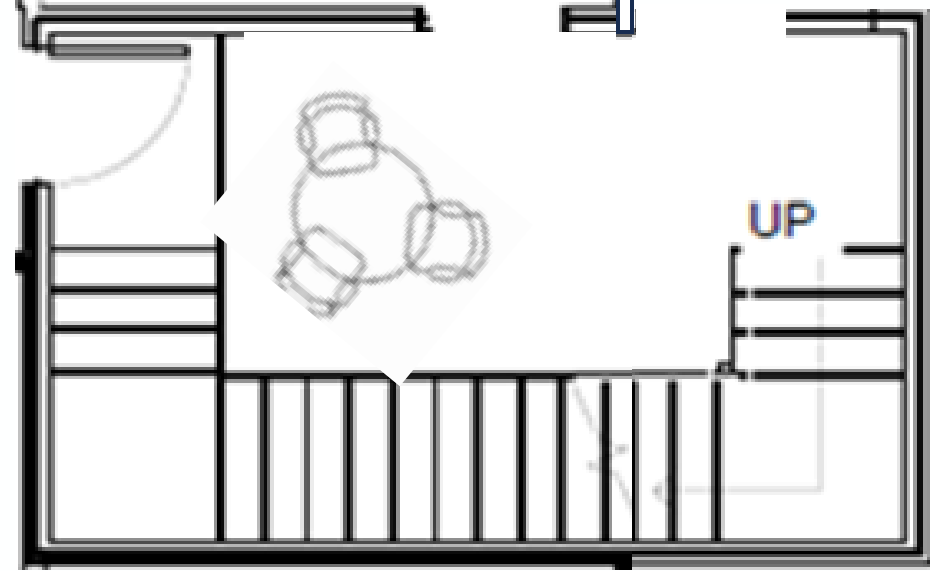


Located Right By The Pond



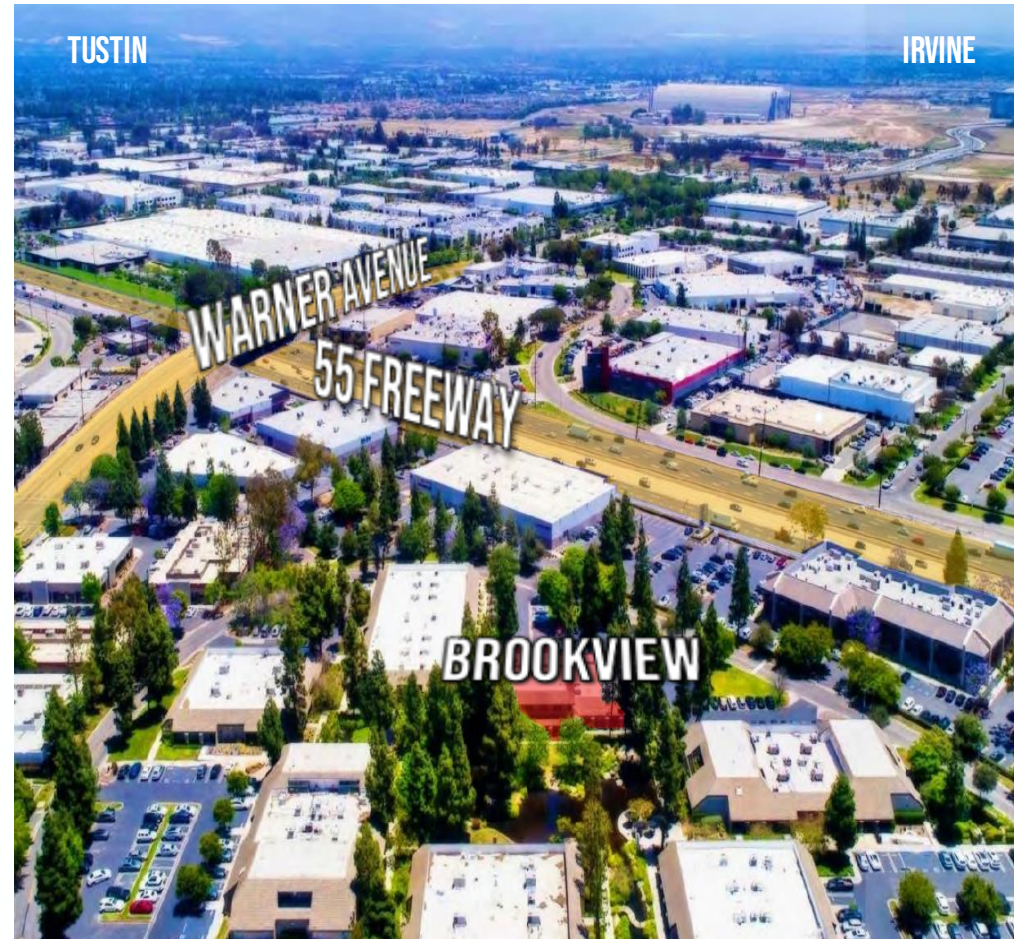
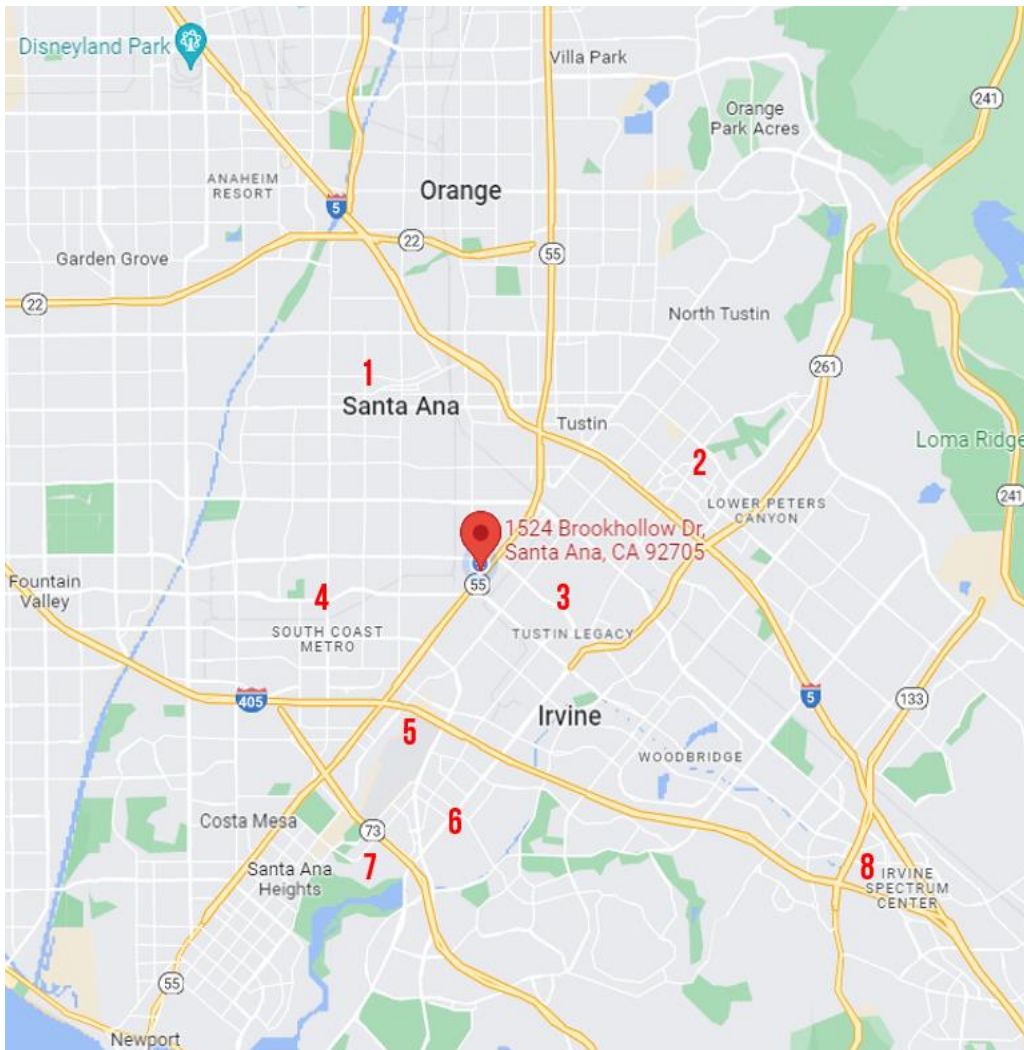


[CLICK
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A VIDEO!](#)



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



AYZAR

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