



STADIUM TOWER

Insurance Services

AMPLIFIED

WORK

WWW.STADIUM-TOWER.COM



WORK: ON THE NEXT LEVEL

Ready for **EXPANDED** reach? **BROADER** influence? **WIDESPREAD** impact?

...AMPLIFIED possibilities?

Stadium Tower is changing the game for smart, impactful office space. We're equipped with every advantage to help you reach your biggest achievement yet—from on-site transit access, to collaboration-optimized gathering areas, to amenity-saturated surroundings and more.



About Our New Owners, CBRE GLOBAL INVESTORS

- Leading innovator of dynamic workplace experiences nationwide
- Genuine concern for client wellbeing and satisfaction
- Fast, thoughtful responses to tenant needs and requests
- Robust portfolio of leading workplaces nationwide
- Exclusive **A&B tenant experience** emphasizing culture, community and connectivity

ABOUT STADIUM TOWER:

Location: Anaheim, CA

Owner: CBRE Global Investors

Leasing and Property Management: CBRE

Stories: 12

Total Size: 261,939 SF

Floor Plates: 21,828 SF

Parking: 4/1,000 ratio

Features/Perks:

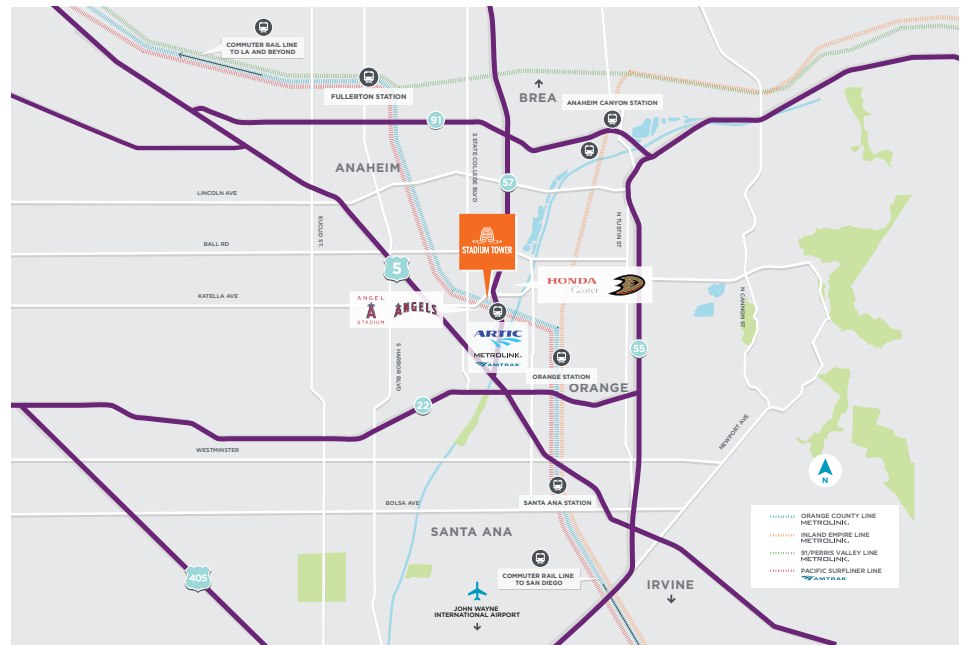
- On-site walkway to the Amtrak/Metrolink platform
- Full-time workplace assistance from our A&B Manager
- Reimagined common areas and shared spaces
NOW COMPLETE
- Privileged access to A&B workplaces and amenities across the country
- Amenity-rich location between Angel Stadium, the Honda Center, major theme parks, breweries, eateries and music venues
- AND MUCH MORE

FARTHER. FASTER. EASIER.

Your regional reach? **More instantaneous than ever.**

Stadium Tower is the only Class A property in Anaheim to offer direct on-site access to the train platform—plus a walkway to the Anaheim Regional Transportation and Intermodal Center (ARTIC) with transit lines reaching as far as San Diego.

Meanwhile, car commuters can be on Orange, Santa Ana and Garden Grove freeways in minutes.



ON-SITE TRAIN PLATFORM

- Just steps from the lobby to the train platform behind the parking lot
- Five-minute walk to ARTIC via walkway
- Metrolink and Amtrak lines servicing major cities— including Los Angeles, Inland Empire and San Diego



FAST INTERSTATE ACCESS By Car:

- John Wayne Airport | **15 min.**
- Orange | **9 min.**
- Santa Ana | **10 min.**
- Irvine | **15 min.**
- Brea | **15 min.**
- Downtown Los Angeles | **50 min.**



STADIUM TOWER

WWW.STADIUM-TOWER.COM

When you **work hard**, you should be able to **play often**.

From restaurants and breweries to sports stadiums, music venues and theme parks, Anaheim is packed with top-notch attractions—and Stadium Tower sits right in the middle of them all.

- 1 The Café Krave
- 2 Bosa Burrata Bar + Cucina
Calivino Wine Pub & Grill
Comerica Bank
Holy Roly Ice Cream
Hooters
LAMILL Coffee
Papo's Cuban Kitchen
Rubio's Coastal Grill
Subway
- 3 Honda Center
- 4 Ayres Hotels
- 5 JT Schmid's Restaurant
and Brewery
- 6 Chili's
Cinemark Century
King's Fish House
Lazy Dog Café
Prime Cut Café
Stadium 25
Stadium Promenade
Starbucks
The Pint House
The Tilted Pub & Eatery
Which Wich
Superior Sandwiches
- 7 ARTIC Train Station:
Auntie Anne's
Mission Market
Pinkberry
The Lost Bean
The Oyster Bar SKC
- 8 Angel Stadium
- 9 Karl Strauss
Brewing Company
- 10 Golden Road Brewery
- 11 The Outlets of Orange
25+ Eateries
- 12 DoubleTree by
Hilton Hotel
- 13 Embassy Suites
- 14 24 Hour Fitness
- 15 City National Grove
of Anaheim
- 16 Flame Broiler
McDonald's
The Catch
Zov's
- 17 Carl's Jr.
Fresca's Mexican Grill
Panda Express
Starbucks
Togos Sandwiches
- 18 Noble Ale Works
- 19 City National Bank
- 20 Hotel/Retail
Coming soon!



ON-SITE AMENITIES:

- Conference center
- Fitness center
Coming Soon!
- Full-time, personalized
workplace assistance
- Monthly tenant events
- The Café Krave
- Comerica Bank



ON-SITE RESTAURANTS:

- Bosa Burrata Bar + Cucina
- Calivino Wine Pub & Grill
- Holy Roly Ice Cream
- Hooters
- LAMILL Coffee
- Papo's Cuban Kitchen
- Rubio's Coastal Grill
- Subway



ADJACENT TO THE PROPERTY:

- Angel Stadium
- Honda Center
- The Grove of Anaheim music venue



WITHIN JUST A FEW MILES:

- The Outlets at Orange
- Hundreds of restaurants,
breweries and shopping
destinations
- Dozens of resorts, theme parks,
golf clubs and more
- 5,000+ residential units



AN EVOLUTION IN TODAY'S WORKPLACE

ABOVE & BEYOND FOR BUSINESS

We're ready to maximize every minute of your day.

More than breakout spaces and conference facilities, A&B creates an exceptional workplace experience centered around hospitality, convenience and sparking connections.



A&B CONFERENCE CENTER NOW COMPLETE

The space that brings people together to create, connect and thrive.

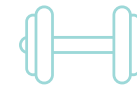
- Sleek, sophisticated conference space with indoor/outdoor integration
- Breakout rooms and comfortable lounge
- Full-service catering kitchen
- Seamless tech connectivity throughout



A&B MANAGER

Your full-time workplace assistant to help with event planning, concierge services and scheduling on-site amenities.

- Conference center reservations
- Specialty events/networking programs
- Discounted hotel rates and event tickets
- Meeting planning assistance
- Travel and dining reservations
- Tours
- Catering and vendor coordination
- Corporate/personal gifts



A&B FIT COMING SOON

Our top-of-the-line fitness facility for your morning or midday boost.

- Athletic-grade cardio and strength training equipment
- Group fitness area
- Shower/locker facilities



GARRETT MOBERG A&B MANAGER

Garrett is from Sweden and was fortunate to live in several countries growing up. After graduating from high school in Japan, he was accepted to the University of La Verne where he graduated cum laude with a bachelor's degree in international business. Prior to joining CBRE, Garrett enjoyed a 5-year career in customer service and hospitality where he aided clients from start to finish to create exceptional events. His high emphasis on service and guest experience makes Garrett uniquely suited to serve as Stadium Tower's A&B Manager.



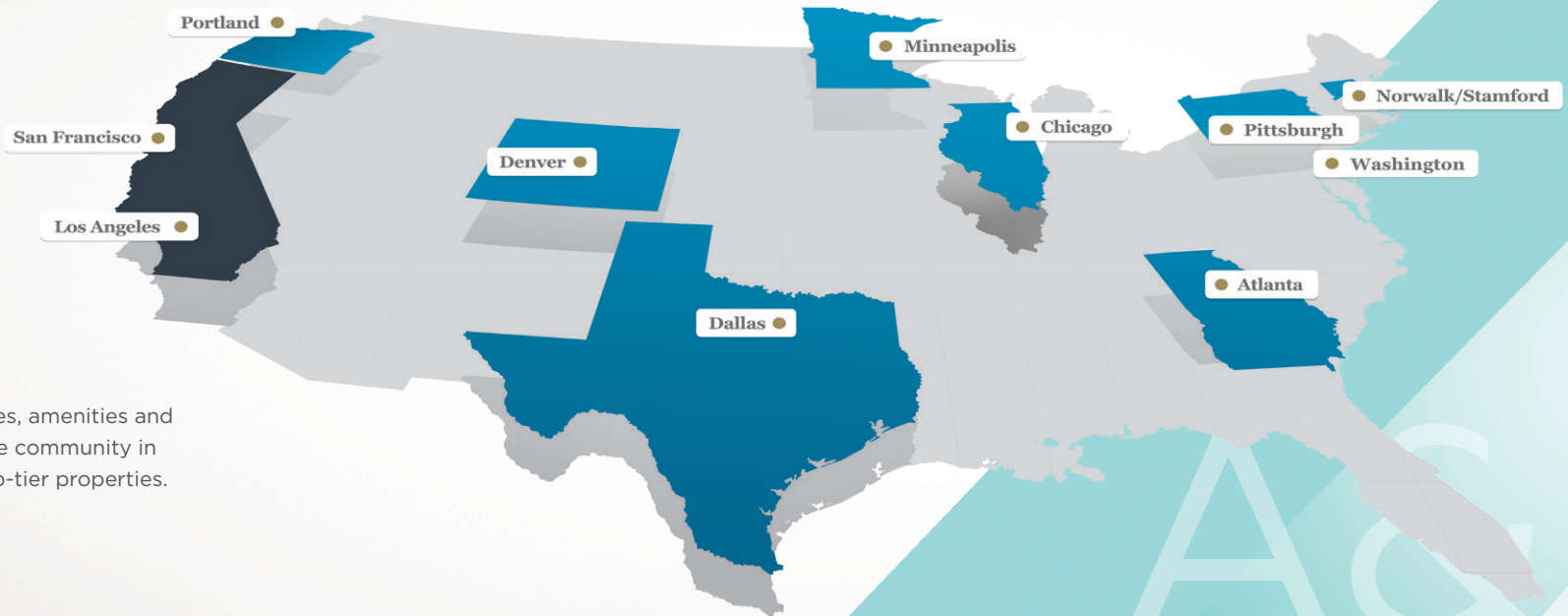
A&B EVENTS

Monthly tenant socials, happy hours, holiday parties and philanthropic events and more to keep coming into work something you'll look forward to.



A&B NETWORK

Exclusive access to A&B spaces, amenities and services at any A&B workplace community in our nationwide network of top-tier properties.



STADIUM TOWER

WWW.STADIUM-TOWER.COM



ENERGY AT WORK. **ADVANTAGE AT PLAY.**

Stop settling for ordinary and start expecting **MORE:**

- **MORE** ways to collaborate.
- **MORE** hands-on service.
- **MORE** citywide connections.
- **MORE** options for food, drinks and entertainment nearby.
- **MORE** visibility to MORE people.

It's time to stop work as usual and start working **AMPLIFIED**. Contact us to get started.

LEASING:

Rick Warner
+1 714 371 9250
rick.warner@cbre.com
Lic. 00645389

Peter Wells
+1 714 371 9220
peter.wells@cbre.com
Lic. 01718361

Chip Warner
+1 714 371 9251
chip.warner@cbre.com
Lic. 01888851

Janet Grigas
+1 714 371 9330
janet.grigas@cbre.com
Lic. 01246270

PROPERTY MANAGEMENT:

Brittany York
+1 714 978 9347
brittany.york@cbre.com
Lic. 01971238

WORK **AMPLIFIED**

2400 E Katella Avenue, Anaheim, CA 92806

www.stadium-tower.com | www.aboveandbeyondforbusiness.com

