

**FOR LEASE**  
Class A Office

# Brea

CORPORATE PLAZA

**NEWMARK**

3230 IMPERIAL HIGHWAY, BREA, CA 92821

# Brea

## CORPORATE PLAZA

Brea Corporate Plaza is a white, concrete tilt-up building that faces the mountains to north and very recently underwent major building renovations including new building lobby, common areas, restrooms and landscaping. The double lobby entrance to Brea Corporate Plaza allows convenient access from either the north or south parking lot. The entrance is a clear glass atrium, two stories high allowing natural sunlight to illuminate the travertine lobby floor. The north and south entrances of the building house in-ground planters filled with vibrant annuals and the walkways are lined with Queen palm trees. The South entrance contains a terrace overhang providing a shaded covering to the benches and patio. There is a 24-hour computer controlled building card access security system. It is centrally located to serve Orange, Los Angeles, Riverside, and San Bernadino counties with convenient access to major freeways (57 and 91).



**±121,092 SF**  
Building Size



**FREE SURFACE PARKING**  
± 4 / 1,000 SF



**PERMITTED USES**  
Zoned for Office/Medical/  
Dental Uses



**RECENTLY RENOVATED**  
Lobby, common areas, restrooms  
and landscaping



**RETAIL ADJACENT**



32  
30

IMPERIAL



# AVAILABILITY

| SUITE | SIZE     | AVAILABILITY | SPACE NOTES                                                                                                               | VIRTUAL TOUR      |
|-------|----------|--------------|---------------------------------------------------------------------------------------------------------------------------|-------------------|
| 145   | 2,392 SF | Vacant       | Amazing ground floor availability with floor to ceiling glass. Currently in shell condition. Landlord will build to suit. |                   |
| 203   | 2,817 SF | Vacant       | 6 offices, conference room, open area and kitchen                                                                         |                   |
| 205   | 686 SF   | Vacant       | 2 offices, kitchenette and open area                                                                                      |                   |
| 206   | 2,593 SF | Vacant       | 1 office, 1 conference room, kitchen/break area and open area                                                             | <a href="#">▶</a> |
| 301   | 5,650 SF | Vacant       | Dedicated reception area, 8 private offices, 1 open office, conference room, IT room, copy/storage room and open kitchen  | <a href="#">▶</a> |
| 302   | 4,653 SF | Vacant       | 3 offices, conference room and open area                                                                                  |                   |
| 305   | 3,377 SF | Vacant       | Landlord will build to suit                                                                                               |                   |

**Brea**  
CORPORATE PLAZA

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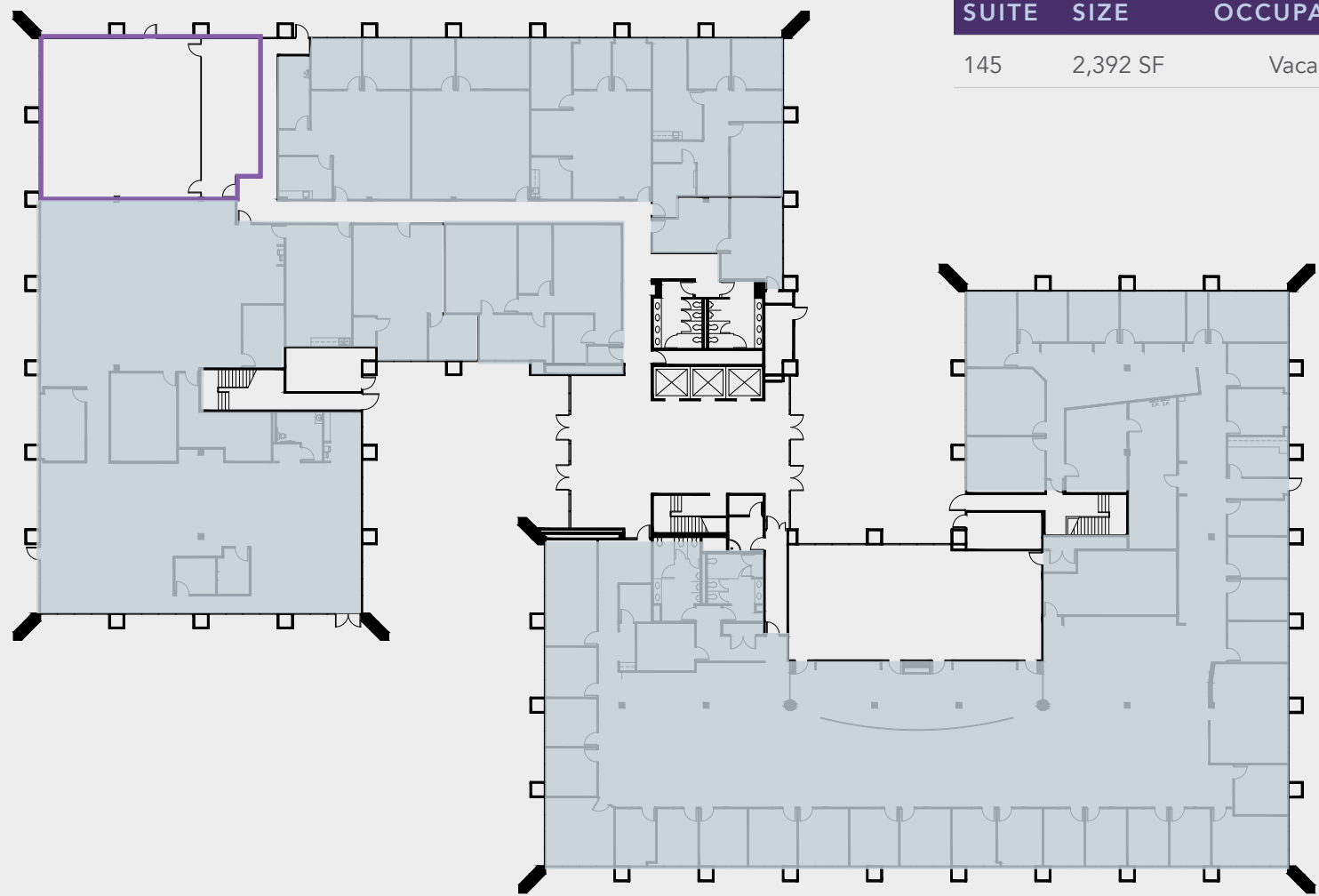
# 3230

— IMPERIAL —



# FIRST FLOOR

SUITE 145



# AVAILABILITIES

| SUITE | SIZE     | OCCUPANCY | VIDEO LINK |
|-------|----------|-----------|------------|
| 145   | 2,392 SF | Vacant    |            |

# SECOND FLOOR

## AVAILABILITIES



| SUITE | SIZE     | OCCUPANCY | VIDEO LINK        |
|-------|----------|-----------|-------------------|
| 203   | 2,817 SF | Vacant    |                   |
| 205   | 686 SF   | Vacant    |                   |
| 206   | 2,593 SF | Vacant    | <a href="#">▶</a> |

# THIRD FLOOR

## AVAILABILITIES



| SUITE | SIZE     | OCCUPANCY | VIDEO LINK        |
|-------|----------|-----------|-------------------|
| 301   | 5,650 SF | Vacant    |                   |
| 302   | 4,653 SF | Vacant    | <a href="#">▶</a> |
| 305   | 3,377 SF | Vacant    |                   |

## 3-MILE RADIUS OF 3230 IMPERIAL



**±127 K**

2021 Total Population



**52%**

2021 Bachelor's Degree or higher



**\$133,471**

2021 Average Household Income



**\$852,830**

2021 Average Home Value



**5,900**

2021 Total Businesses



**61,699**

2021 Total Employees

Source: ESRI

# NEARBY AMENITIES



DIAMOND BAR

BREA

**joule**  
la floresta  
LUXURY APARTMENTS

NEWMARK

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# Brea

CORPORATE PLAZA



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