



Tristar Executive Center

203 N Golden Circle Dr, Santa Ana, CA 92705



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Tristar Executive Center

\$13.68 /SF/Yr

Long term sub-lease available. Great location with easy access to the 5 fwy and 55 fwy in the heart of Orange County, this centrally located office is available now. Three stories, lease the entire building or divisible by floor, allows for a single user or multiple users from about 4,000 sq ft to just under 41,000 sq ft Secured building and parking. Electric car charging location. Close to much of Orange County - Where the 55 & 5 freeways meet; 7 minutes to John Wayne Airport (SNA). 9 minutes to South Coast Plaza. 12 minutes to Irvine Spectrum, 10 minutes to the 91 Freeway and 15 minutes to Fashion Island Newport Beach....

- Great location - intersection of 5 freeway and 55 freeway, where Tustin, Orange and Irvine are just a few minutes away.
- New A/C and roof
- Can be delivered turnkey, with all furniture, computer and phone networks, security systems, etc.
- Available for immediate occupancy
- Free Parking - secured and many spaces covered



Rental Rate: \$13.68 /SF/Yr

Min. Divisible: 3,800 SF

Property Type: Office

Property Sub-type: Loft/Creative Space

Building Class: B

Rentable Building Area: 40,875 SF

Year Built: 1981

Walk Score ®: 75 (Very Walkable)

Transit Score ®: 43 (Some Transit)

Taxes: \$0.30 USD/SF/Mo

Operating Expenses: \$0.36 USD/SF/Mo

Rental Rate Mo: \$1.14 USD/SF/Mo



1st Floor Ste 1st floor

Space Available	3,800 - 10,218 SF
Rental Rate	\$13.68 /SF/Yr
Contiguous Area	40,872 SF
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office
Lease Term	Negotiable

Open Floorplan with private offices and cubbies on each floor. Onsite parking. 2 elevators. Security system, computer network, phone network and furniture available. Current tenant is an insurance company. Easy access to the 55 fwy and 5 fwy in the heart of Orange County.

1

2nd Floor Ste 2nd floor

Space Available	7,500 - 15,327 SF
Rental Rate	\$13.68 /SF/Yr
Contiguous Area	40,872 SF
Date Available	Now
Service Type	Negotiable
Built Out As	Financial Services
Space Type	Sublet
Space Use	Office
Lease Term	Negotiable

Open Floorplan with private offices and cubbies on each floor. Onsite parking. 2 elevators. Security system, computer network, phone network and furniture available. Current tenant is an insurance company. Easy access to the 55 fwy and 5 fwy in the heart of Orange County.

2

2nd Floor Ste 3rd floor

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Contiguous Area	40,872 SF
Date Available	30 Days
Service Type	Negotiable
Built Out As	Financial Services
Space Type	Sublet
Space Use	Office
Lease Term	Negotiable

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3



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