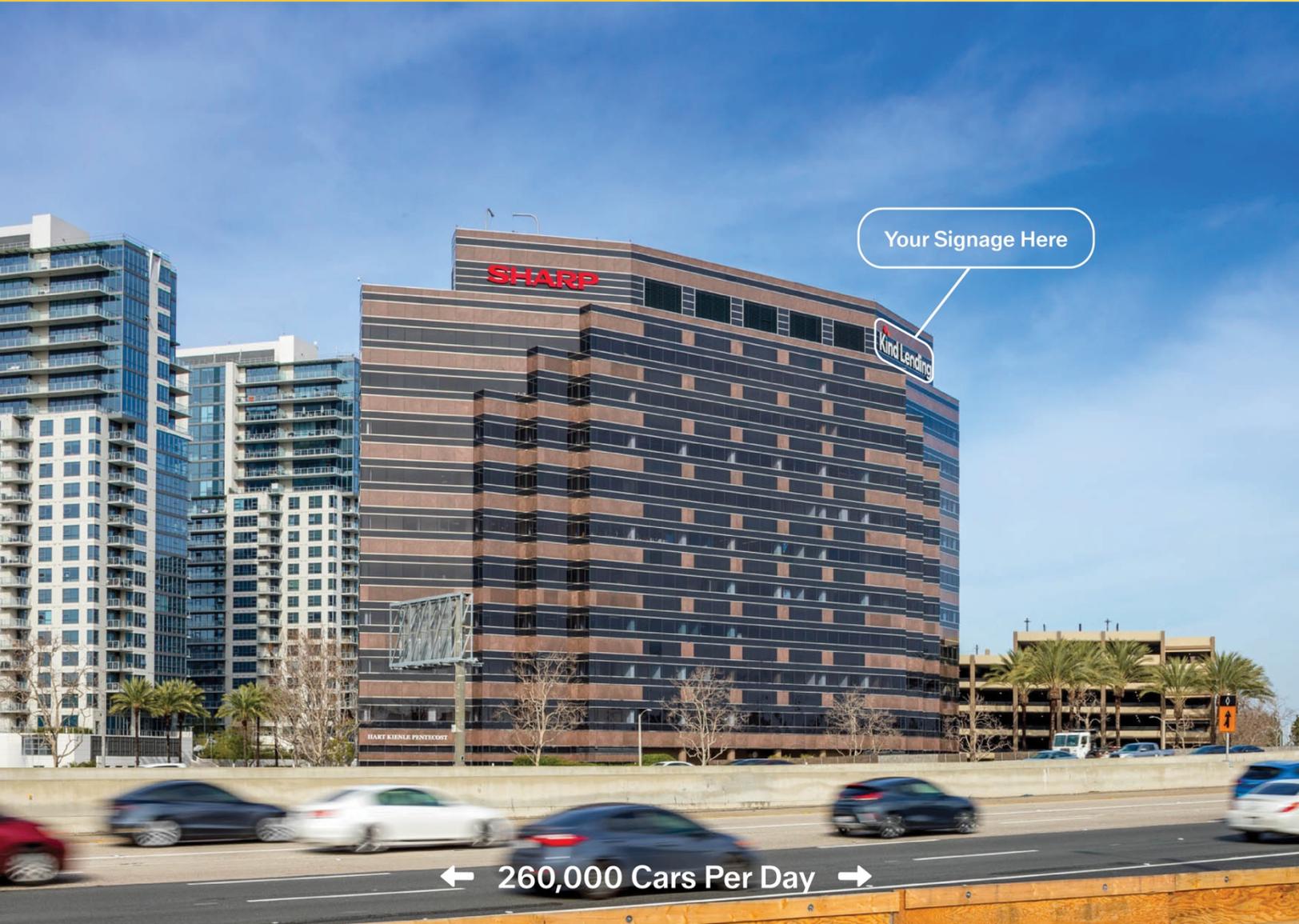


# 4 HUTTON CENTRE

4 Hutton Centre Drive  
Santa Ana, CA 92707

## Large User/HQ Opportunity

For Lease: Up to ± 110,000 SF



Leasing Information:  
949.415.5026

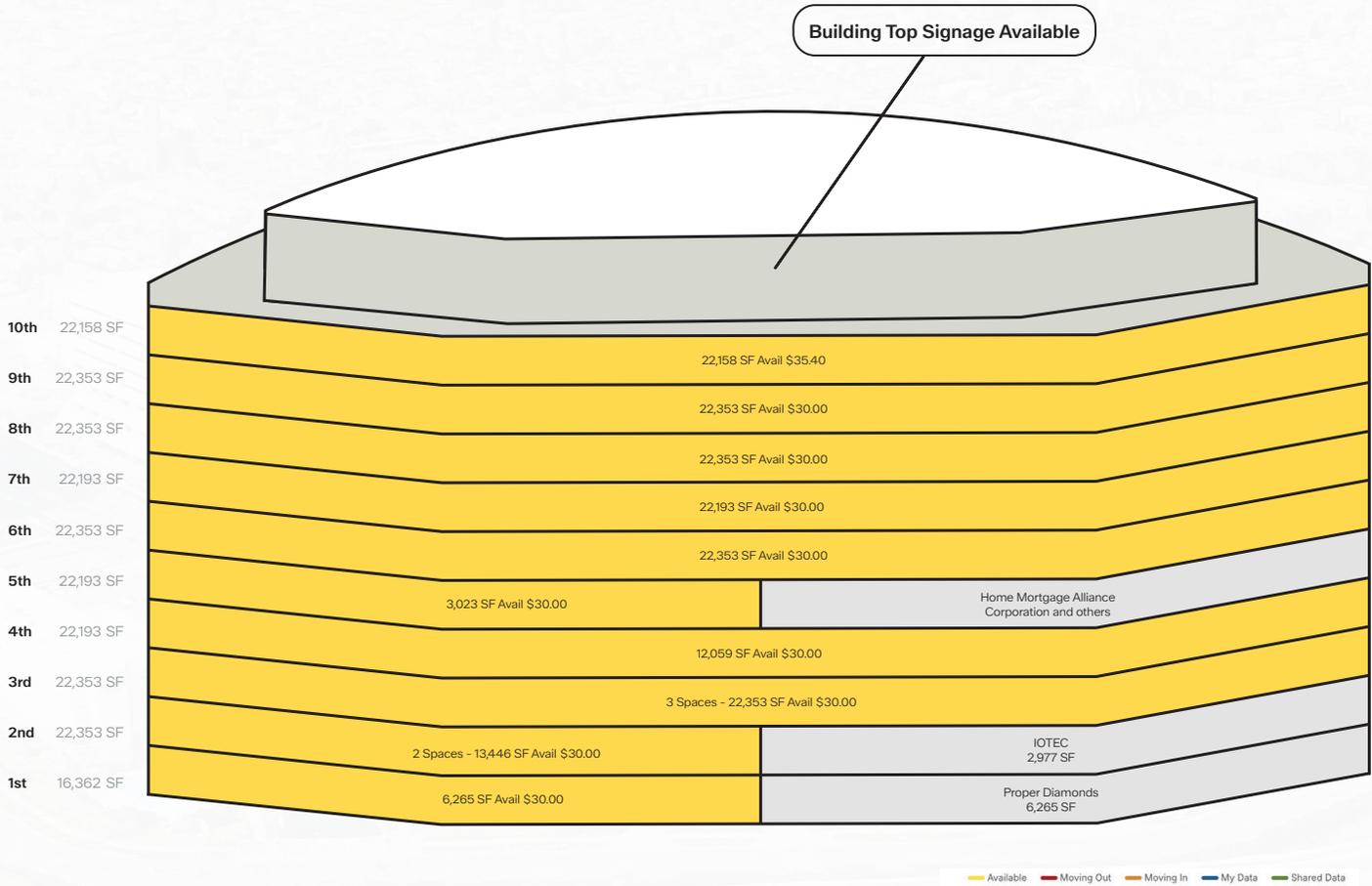
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**Garrick Shupe**  
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# Lincoln

Lincoln Property Company  
4041 MacArthur Boulevard, Suite 150  
Newport Beach, CA 92660

[www.lpc.com](http://www.lpc.com)



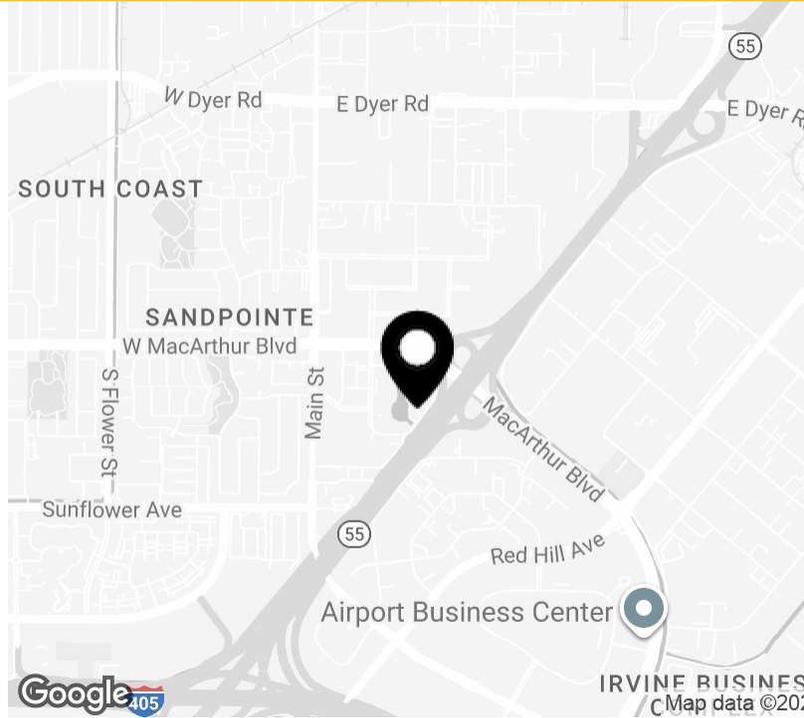
**Robin Singh**   **Garrick Shupe**  
 949.415.5026   949.415.5031  
 rsingh@lpc.com   gshupe@lpc.com

**Lincoln**

# 4 HUTTON CENTRE

Class A Office Property

216,864 SF



## Property Highlights

- Building top 55 Freeway signage available
- On-site conference center
- Covered structure parking with both reserved and unreserved parking spaces
- High identity & visible Class A 10-story multi-tenant office building
- Well located in the heart of the South Coast Metro area
- Move-in ready creative spec suites with high-end finishes
- Proximity to the airport, freeways, Housing, and South Coast Plaza
- Direct access to the 5, 405, 73, and 55 Freeways and close to John Wayne Airport via direct flyover from 55 South Freeway
- On-site property management & Security
- Restaurants and neighborhood market including Starbucks, Masala Craft, within walking distance
- Nearby hotels including Lakeside Orange County Airport Hotel and Courtyard Marriott
- Lakeside walking paths, seating, tables, outdoor conference areas, and an outdoor golf putting area

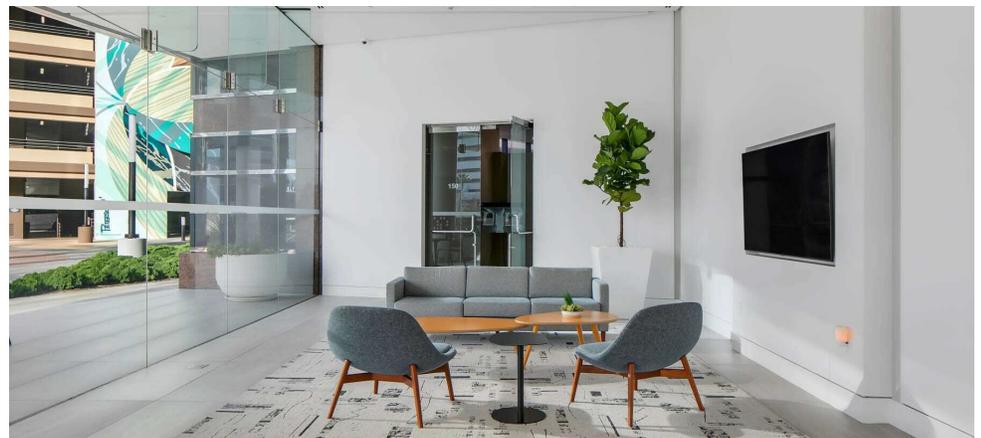
## Property Overview

4 Hutton Centre can accommodate large corporate, institutional, or government tenants with contiguous Class A space of up to  $\pm 110,000$  SF. Located in the heart of South Coast Metro, the building offers top signage, structured parking, and quick access to freeways, John Wayne Airport, and South Coast Plaza - making it an ideal headquarters or regional hub.

## Lease Details

Total Potential Contiguous Space:  $\pm 110,000$  SF

Multiple Full Floors Available



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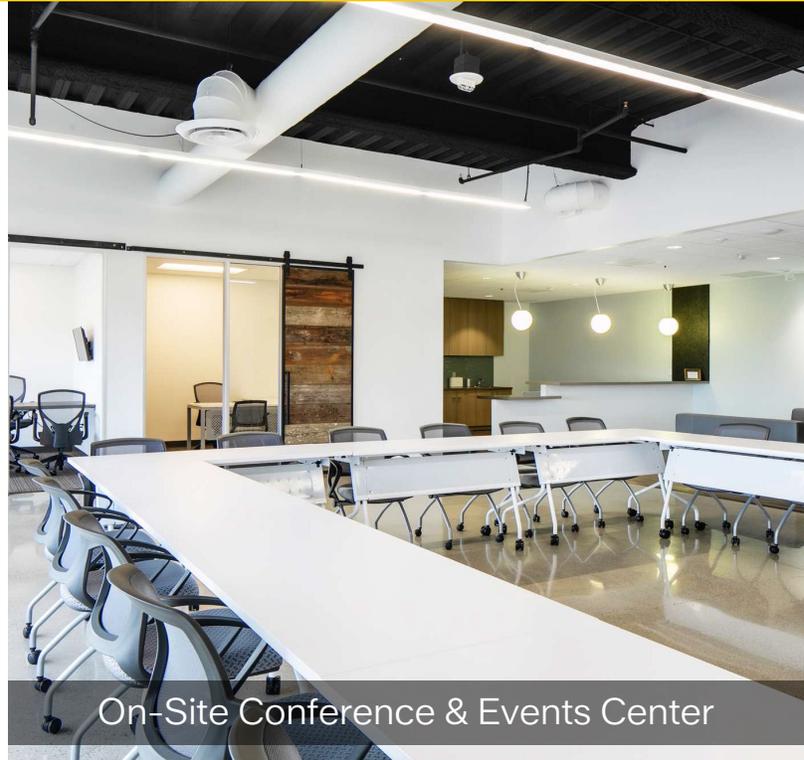
**Lincoln**

# 4 HUTTON CENTRE

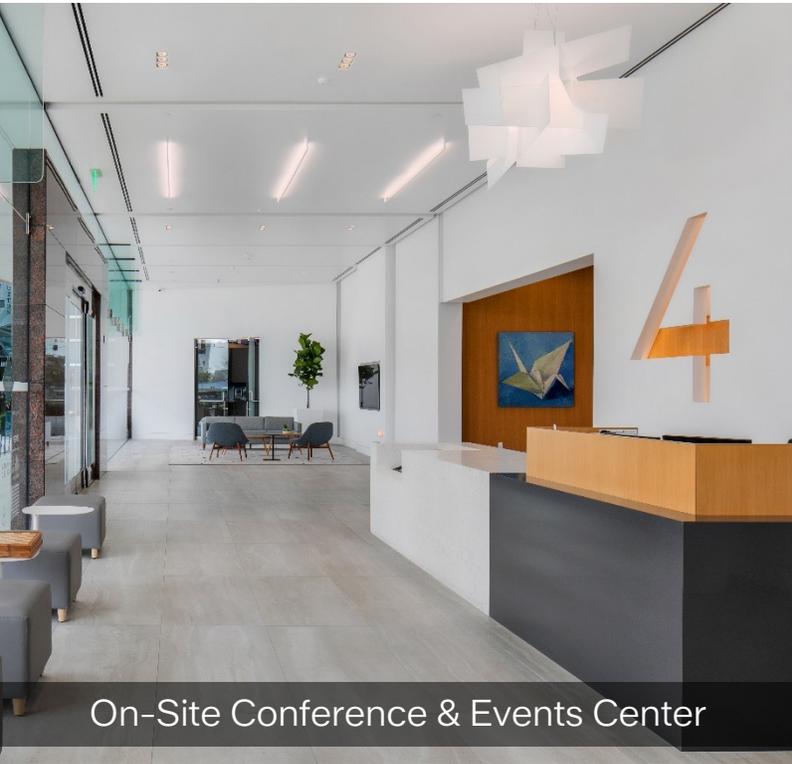
Amenities  
216,864 SF



Outdoor Workspaces



On-Site Conference & Events Center



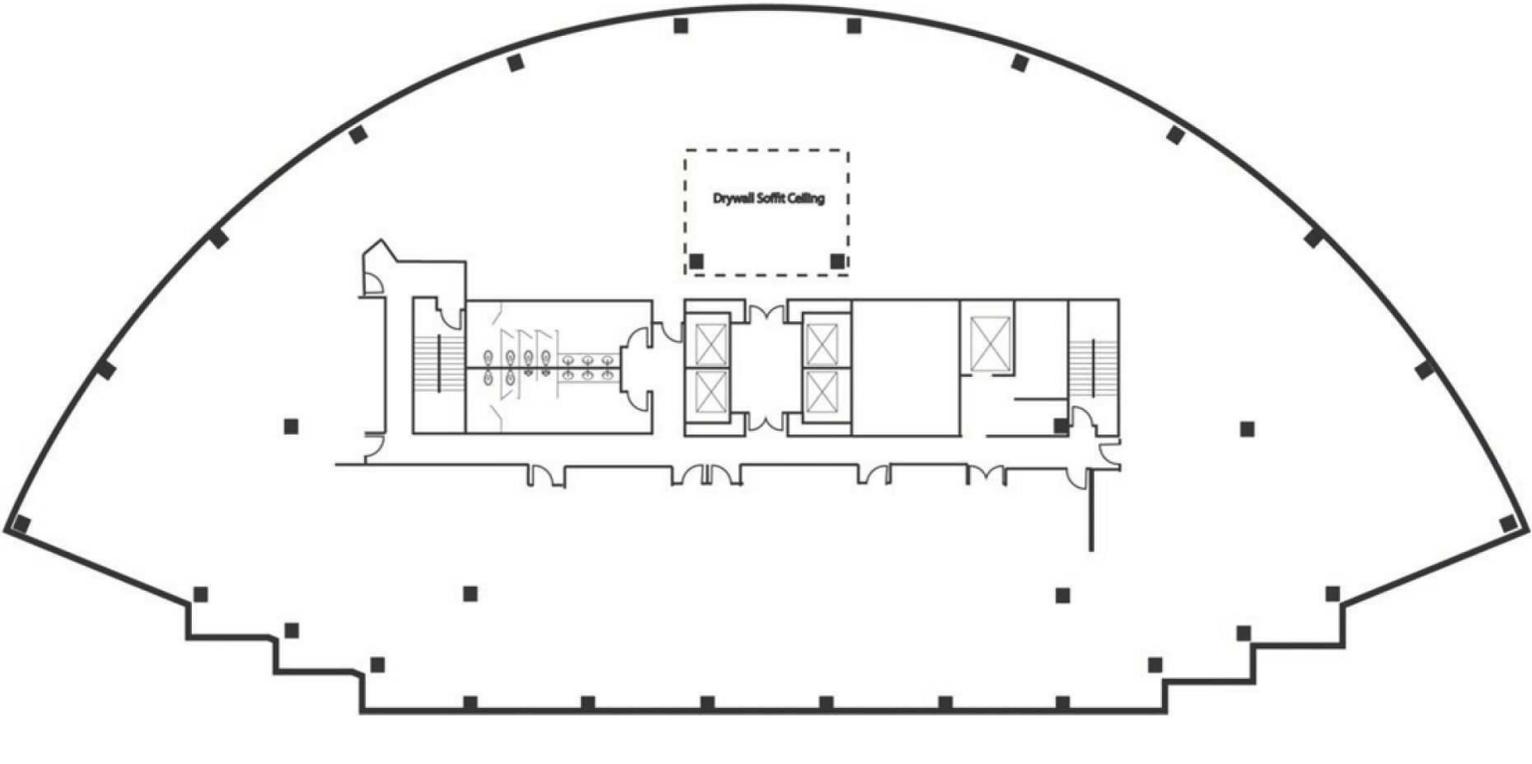
On-Site Conference & Events Center



Adjacent Retail Food & Beverage Amenity

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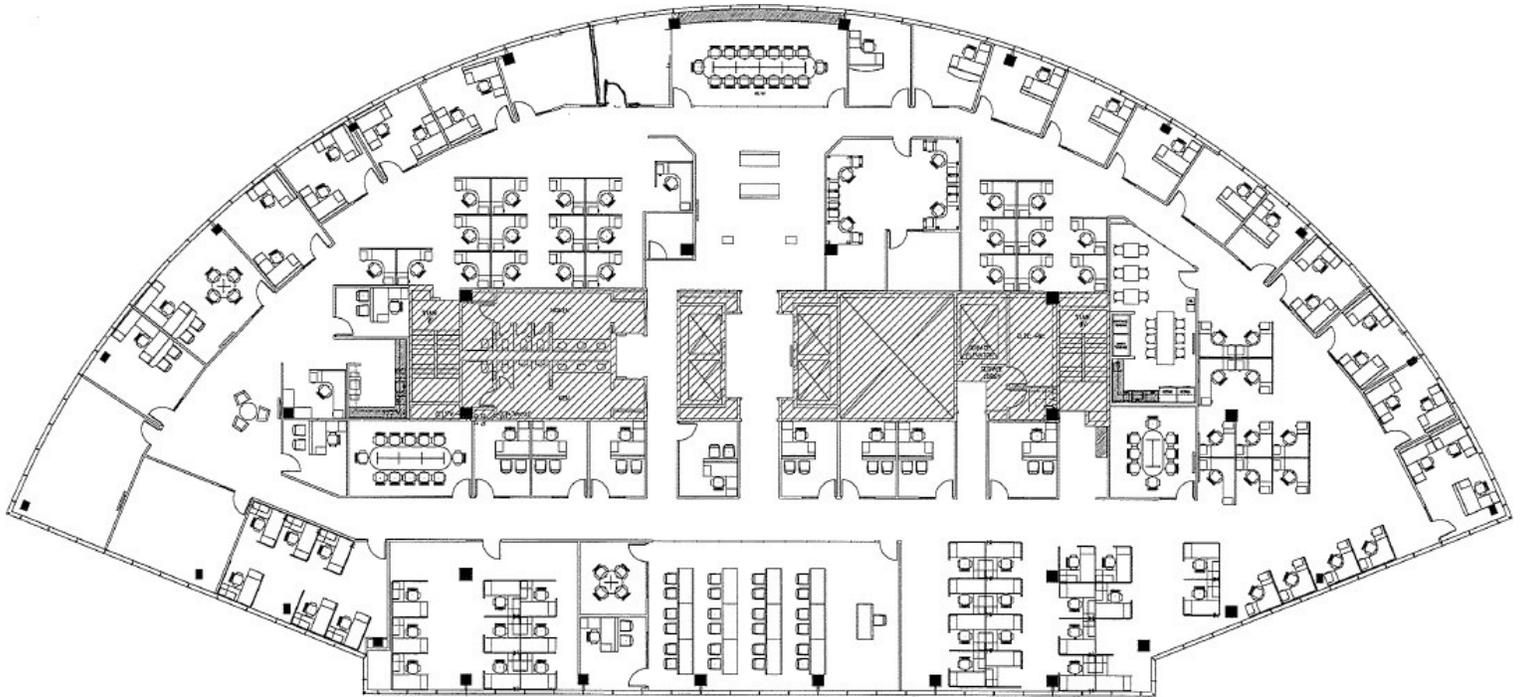


Representative Full Floor Space Plan

Suite	Size	Lease Rate	Description
Suite 800	22,353 SF	\$2.50 SF/month FS	-

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Hypothetical / Representative New Space Plan Build-Out

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# 4 HUTTON CENTRE

Location Map  
216,864 SF



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# 4 HUTTON CENTRE

Aerial View  
216,864 SF



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