



# Brookview Executive Suites

105 – 630 USF

**1524 BROOKHOLLOW DR**

**SANTA ANA, CA 92705**

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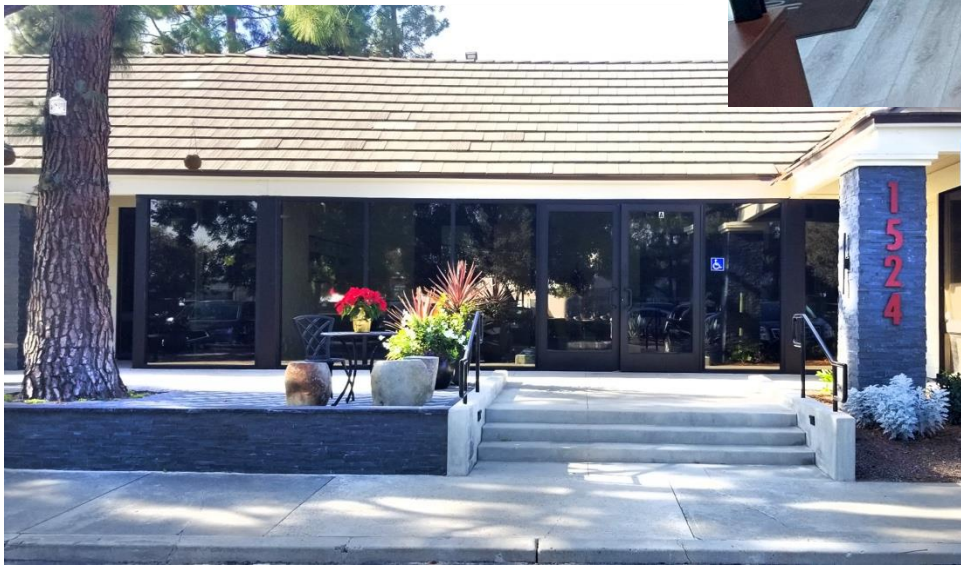




- Premium central OC location
- Immediate access:  
55, 5, 405, 22, 73 freeways
- Plentiful Parking
- Sprinklered Building
- 9'+ Ceilings
- Utilities & basic WFI included
- Fully Renovated



**HIGH IMAGE LOBBY**



**PROMINENT ENTRY**





## POND SYSTEM



- Ground Floor
- 2<sup>nd</sup> Floor with Views
- 24-7 Access
- Located at main Brookhollow pond in natural scenic area



**FRONT OF BUILDING**  
**BEAUTIFUL ENTRANCE, FUNCTIONAL SEATING AREA**



**BACK OF BUILDING**  
**SERENE SURROUNDING, PERFECT FOR LUNCH, MEETINGS, MEDITATION, ETC**



# COMMON AREA

UNLIMITED USE OF CONFERENCE ROOM



NEWLY BUILT RESTROOMS



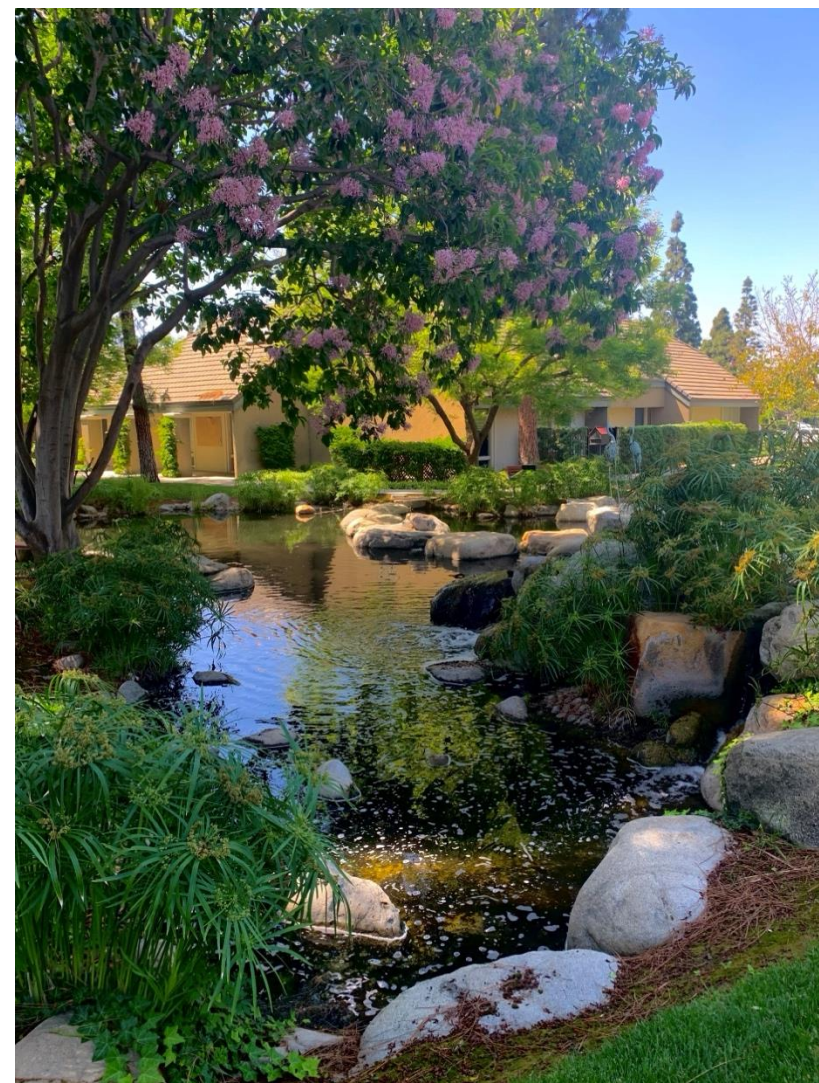
SECURE MAILBOX  
FOR YOUR SUITE



UPGRADED BREAK AREA







**MORE THAN AN OASIS** to migratory birds on seasonal flights, Brookhollow is also habitat to varied fauna in a meticulously maintained landscape.

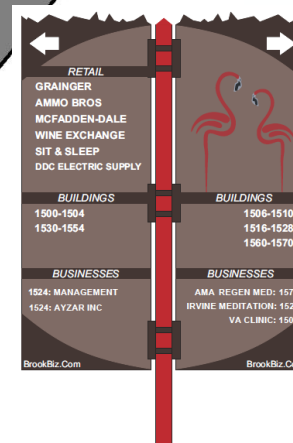
A sanctuary of tall trees, cool shade and bubbling brooks all nestled amid the busy rush of city life.

Meditate on a favorite kōan at Zen Garden, play checkers with multicolored stones, or chill with a relaxing stroll around the pond.





**B2 & B3 Signs**  
Warner Ave & Grande Ave Signage



**N Signs**  
Brookhollow Drive Signage

## Signage Opportunity

- Freeway
- Main Avenues
- Directionals
- Building Top



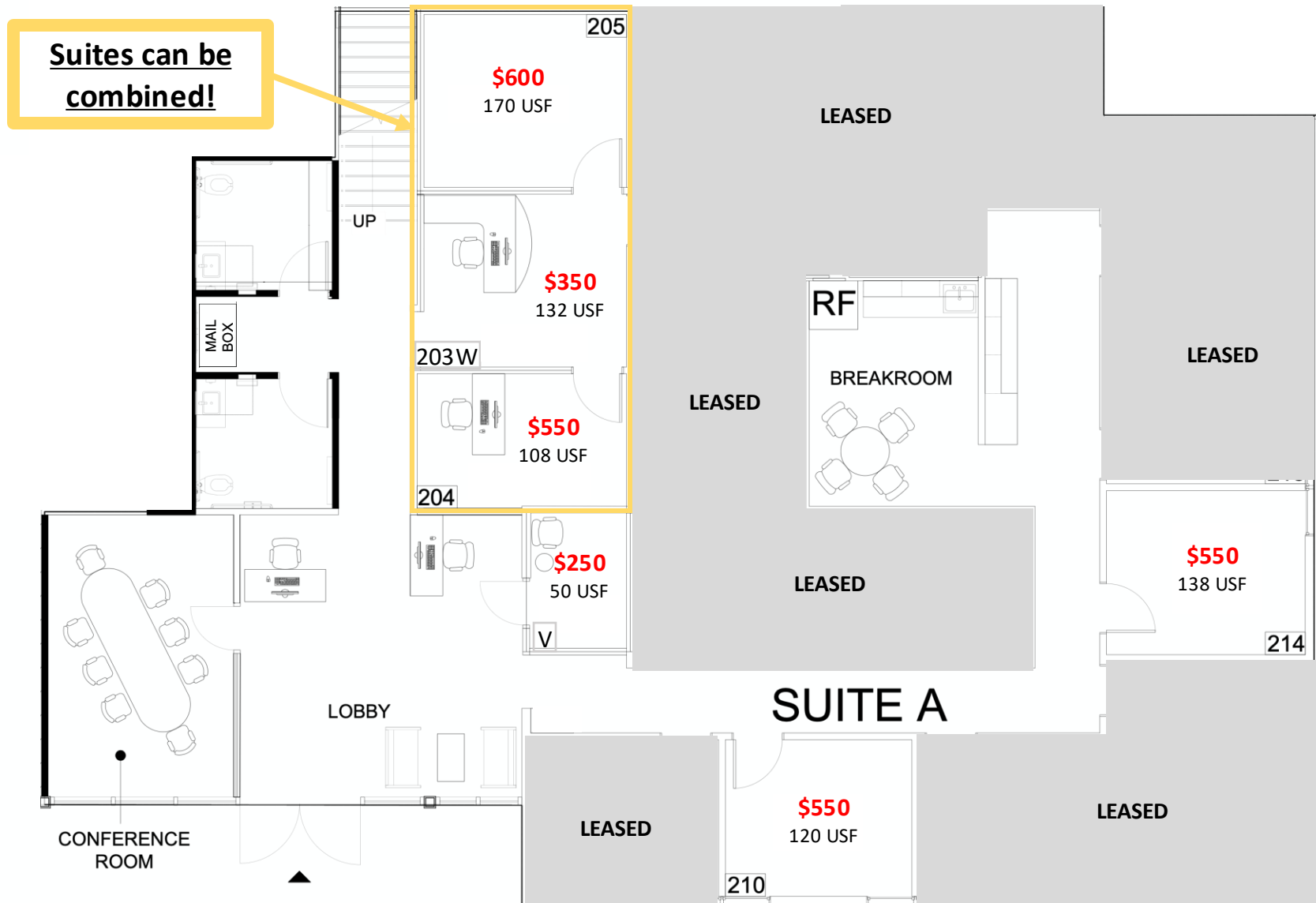
**A1 Sign**  
Freeway Signage

# AVAILABLE SUITES

Ste	Floor	USF	\$/M	SPECIFICS
204	1 <sup>st</sup>	108	\$550	Includes a full glass wall
205	1 <sup>st</sup>	170	\$600	Exclusive office space
203W	1 <sup>st</sup>	132	\$350	Exclusive Workstation
204 + 203W	1 <sup>st</sup>	260	\$900	Workstation 203W can serve as a private reception
205 + 203W	1 <sup>st</sup>	315	\$950	Workstation 203W can serve as a private reception
205+203W+204	1 <sup>st</sup>	430	\$1,500	Workstation 203W can also be used as reception for two exclusive office spaces
210	1 <sup>st</sup>	120	\$550	Private suite with full height glass panels
214	1 <sup>st</sup>	138	\$550	Full height glass panels
440	1 <sup>st</sup>	180	\$900	Full height glass panels
450	1 <sup>st</sup>	179	\$800	Can be joined with adjacent suite. Full height glass panels
460	1 <sup>st</sup>	180	\$800	Can be joined with adjacent suite. Full height glass panels
470	1 <sup>st</sup>	171	\$800	Can be joined with adjacent suite. Full height glass panels
201W	2 <sup>nd</sup>	60	\$250	Exclusive workstation
202W	2 <sup>nd</sup>	60	\$250	Exclusive workstation
300	2 <sup>nd</sup>	132	\$800	Pond view office
310	2 <sup>nd</sup>	132	\$800	Pond view office
310J	2 <sup>nd</sup>	176	\$300	Can be joined with suite 310
Virtual	Either		\$250	Non-exclusive workstation

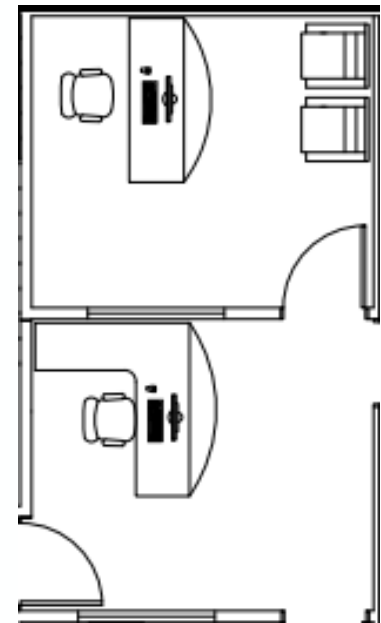
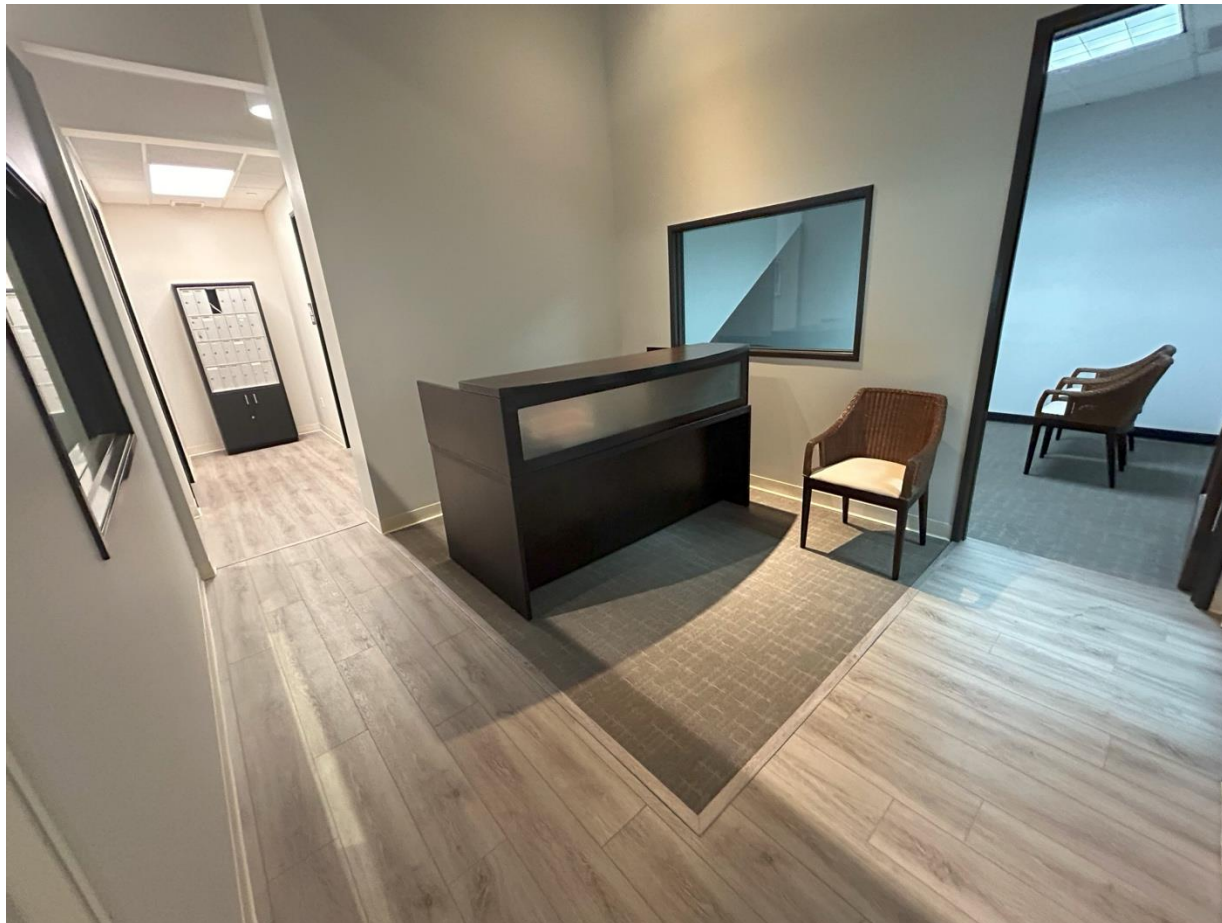
# GROUND FLOOR SUITES

## FURNISHED READY TO MOVE



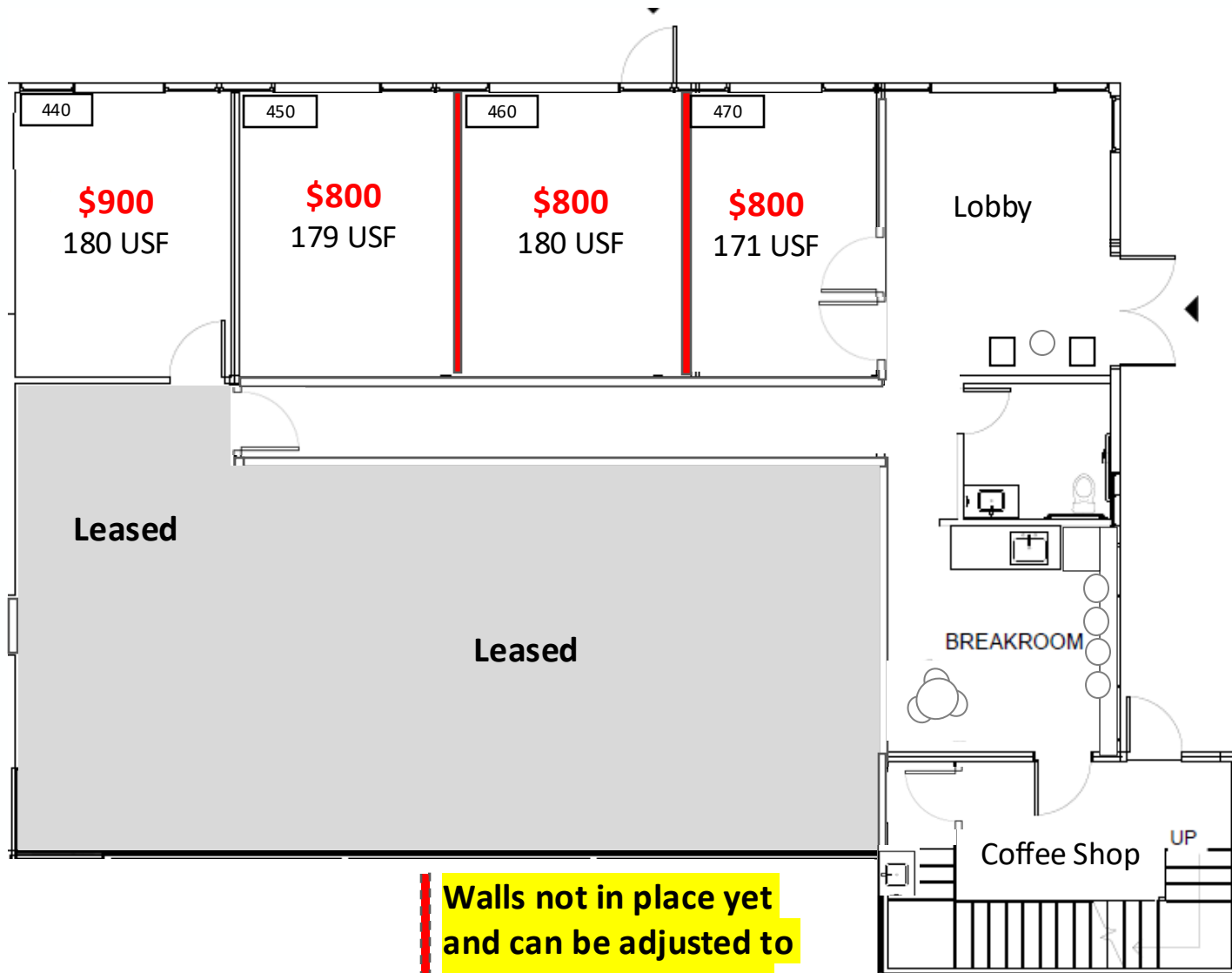


# SUITE 203W + 205





# GROUND FLOOR SUITES



Walls not in place yet  
and can be adjusted to  
accommodate bigger  
or smaller suites



# UPPER FLOOR SUITES WITH VIEW OF THE POND

## FURNISHED AND READY TO MOVE





## UPSTAIRS SUITES – PRIVATE & SHARED SPACES





# VIRTUAL SUITE “V” WITH ADDITIONAL AMENITIES

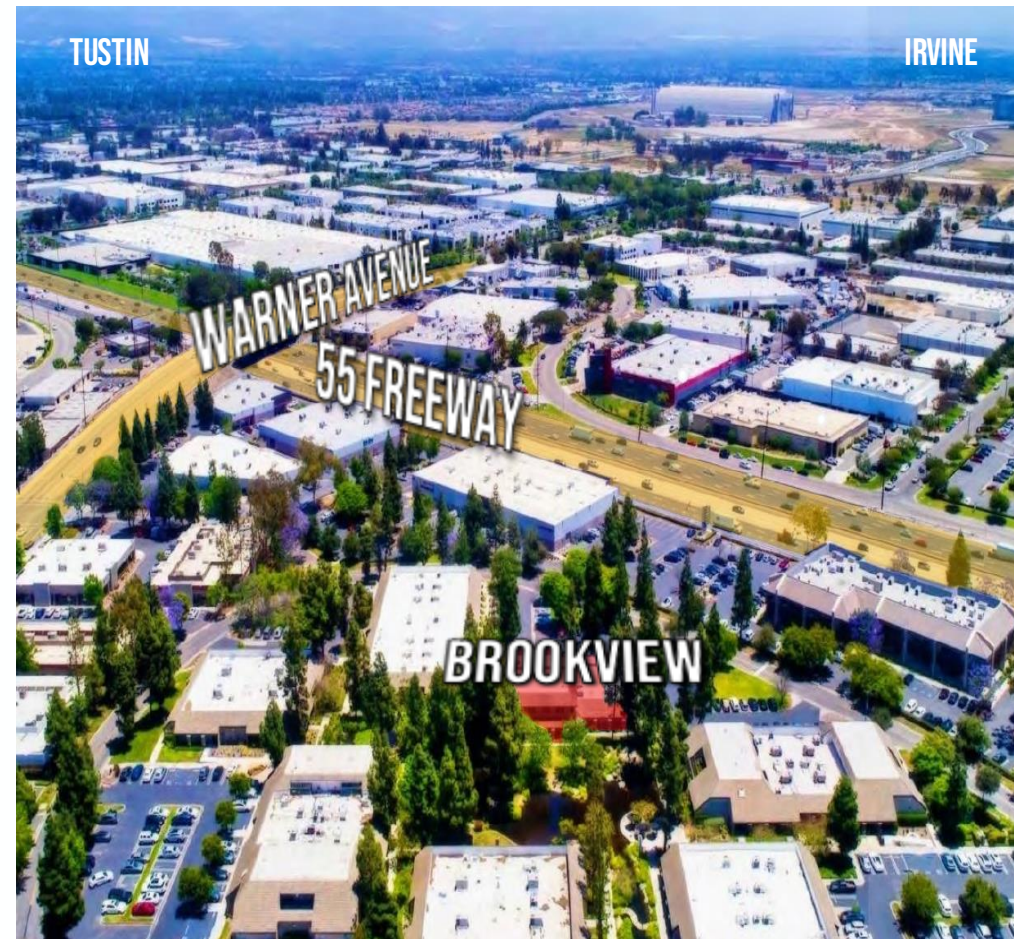
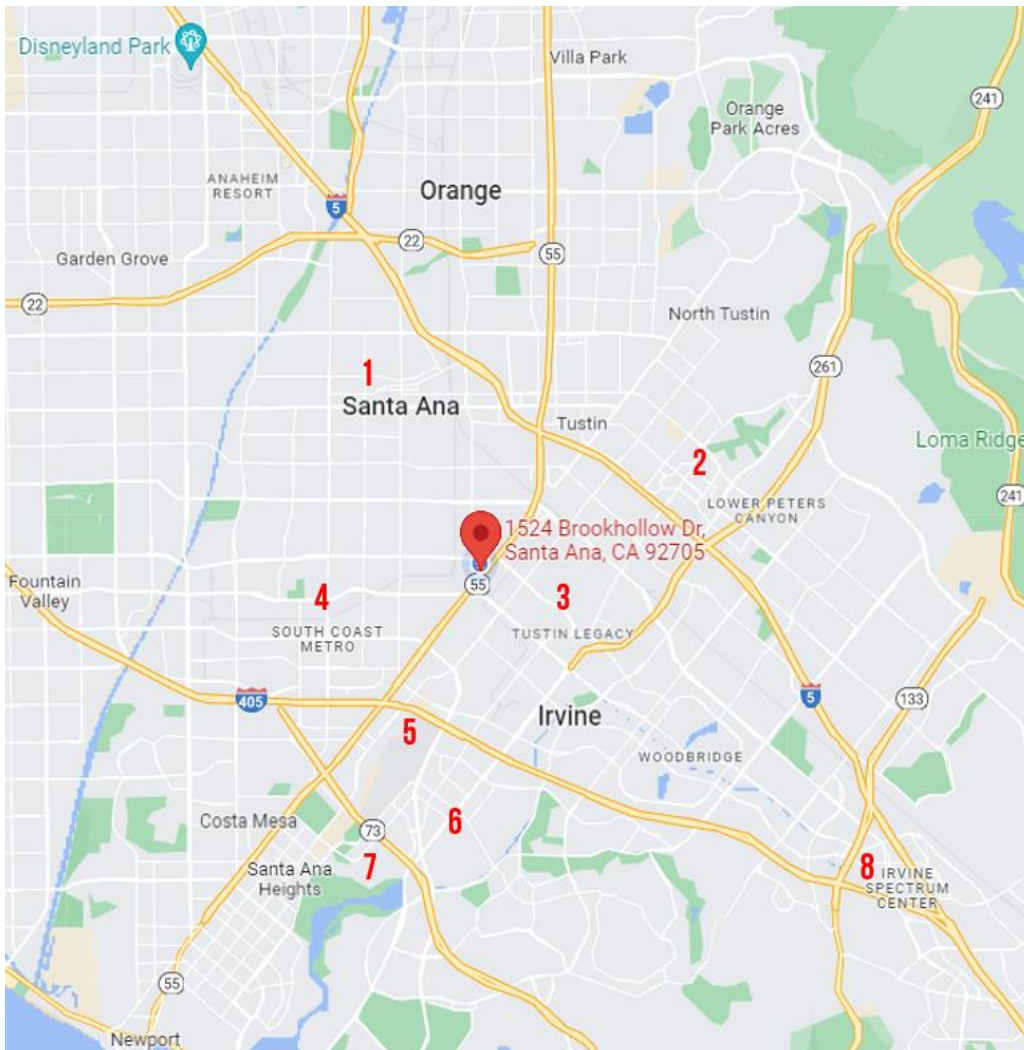
- BUSINESS POSTAL ADDRESS/MAIL BOX
- UNLIMITED USE OF NON-EXCLUSIVE WORKSTATION (SUBJECT TO AVAILABILITY)
- UNLIMITED USE OF CONFERENCE ROOM (SUBJECT TO AVAILABILITY)
- BASIC WIFI
- 24/7 ACCESS





## 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



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