

FOR LEASE

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

1,447 - 2,800 SF



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 283-5800 x500



Denisse Sandoval

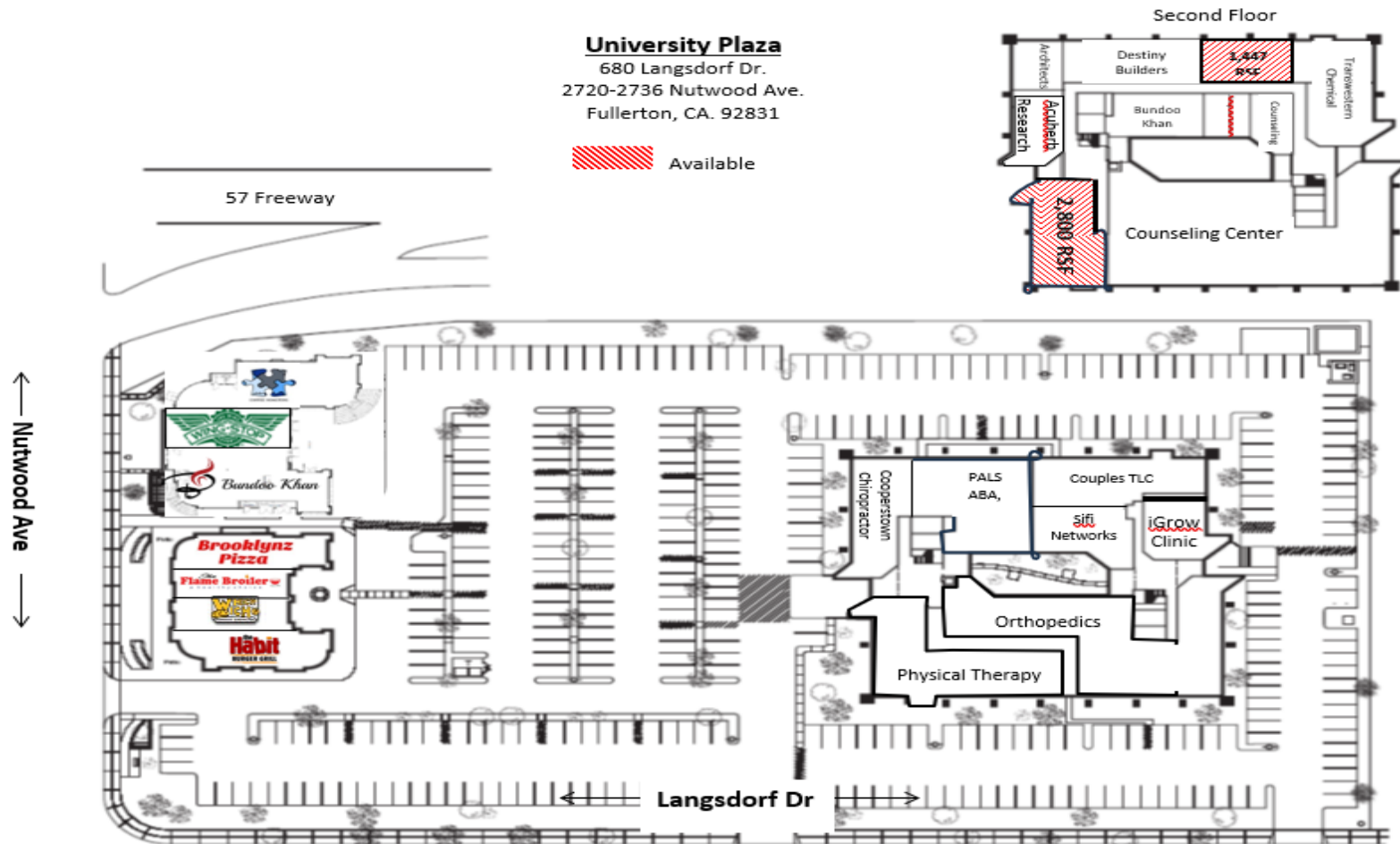
DenisseS@icicorporate.com

FOR LEASE

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

SITE PLAN



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 283-5800 x500



Denisse Sandoval

DenisseS@icirporate.com

FOR LEASE

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

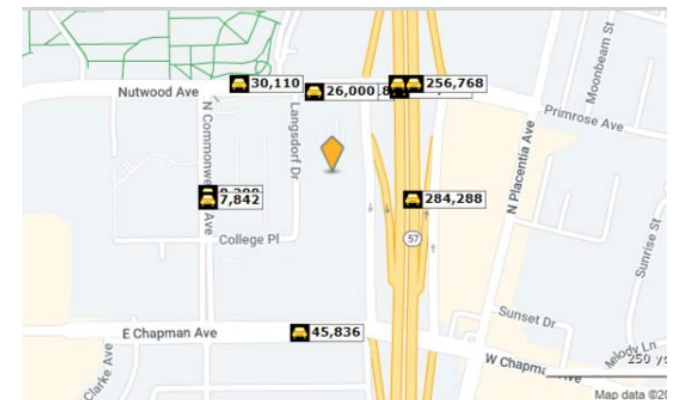
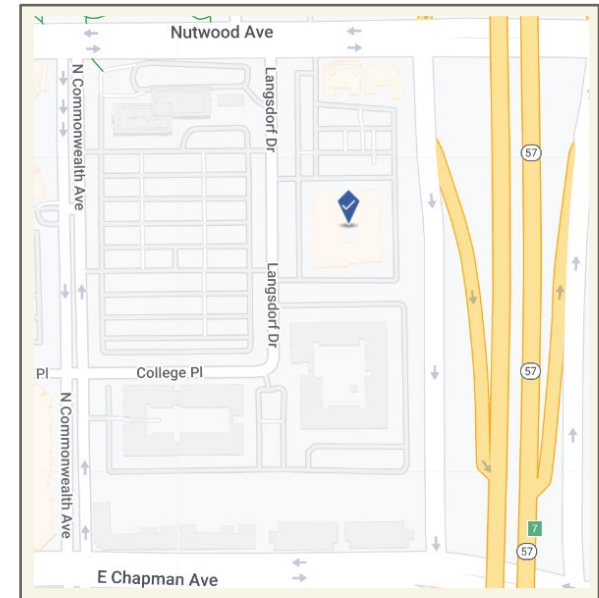
PROPERTY INFO

\$2.00 - \$2.35 PSF/MO MODIFIED SERVICE GROSS
LANDLORD CONSTRUCTED IMPROVEMENTS AVAILABLE

- TWO STORY OFFICE BUILDING
- IMMEDIATELY OFF THE 57 FWY AT NUTWOOD
- ACROSS FROM CAL STATE FULLERTON & MARRIOTT
- ON-SITE FOOD COURT
- ONE ELEVATOR, TWO STAIRWAYS
- MONUMENT SIGNAGE FOR OFFICE TENANTS
- MONITORED FREE SURFACE PARKING
- INTERIOR AND EXTERIOR SECURITY CAMERAS
- 24/7 BUILDING ACCESS TO TENANTS VIA KEY CARD
- GARDEN STYLE ATRIUM

Demographics >>

	1 mile	3 miles	5 miles
Population	28,774	191,393	455,933
Households	9,858	61,600	142,796
Average Age	35.10	38.90	39.30
Average HH Income	\$84,745	\$114,283	\$117,339
Daytime Employees	26,709	181,272	436,073



FOR LEASE

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

AERIAL PHOTO



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 283-5800 x500



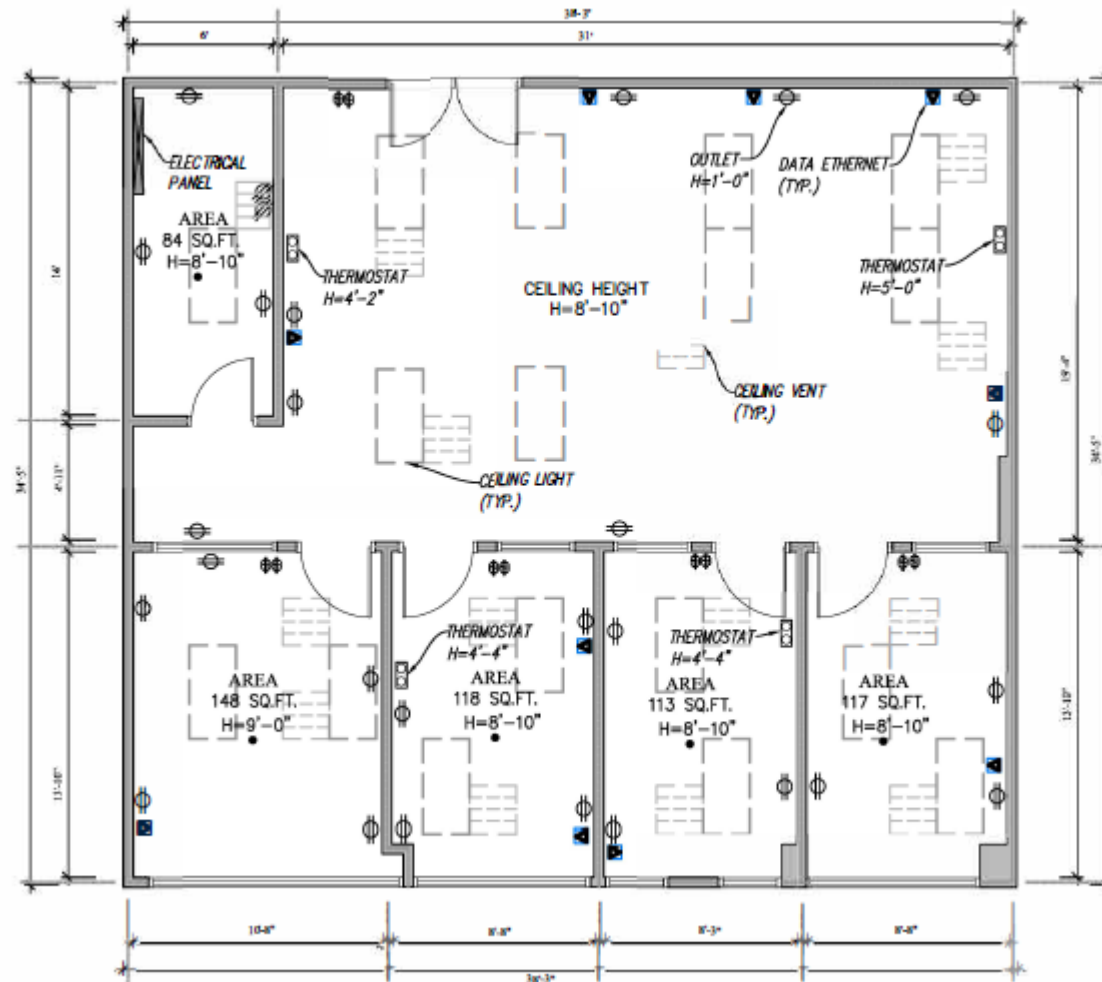
Denisse Sandoval
DenisseS@icicorporate.com

FOR LEASE

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

#205 – 1,447 rsf



FOR LEASE

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

#219 – 2,800 rsf

FLOOR PLAN
680 LANGSDORF DR. #219,
FULLERTON, CA 92831
2,800 SQ.FT.

