

 **brea place**

135 | 145 S. STATE COLLEGE | BREA, CALIFORNIA

WORLD CLASS OFFICE PARK | ±345,347 RSF

[www.brea-place.com](http://www.brea-place.com)



**CBRE**



## AMENITIES:

### On-Site:

- Car Wash Services
- FOODA Popup Restuarnts
- EV Charging Station
- Notary Service
- Fitness Center, executive lap pool and Yoga Classes
- Onsite conference/ training center
- Collaboration/ Game Room
- Bicycle Rideshare
- Outdoor Courtyards/BBQ



**145 S State College**



±177,636 SF

**135 S State College**



±168,655 SF

## AMENITIES:

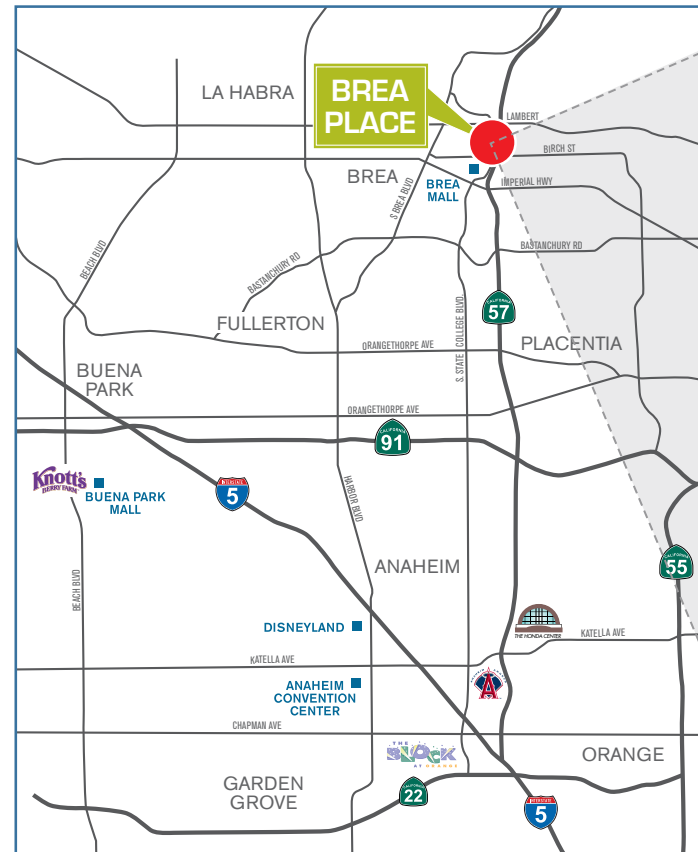
### Walking Distance:

- 15+ Restaruant and Cafes
- Brea Mall & Brea Marketplace Shopping Center
- 24 Hour Fitness
- The Tracks at Brea
- Day-Care Center
- OCTA Bus Line & Brea Trolley
- Embassy Suites

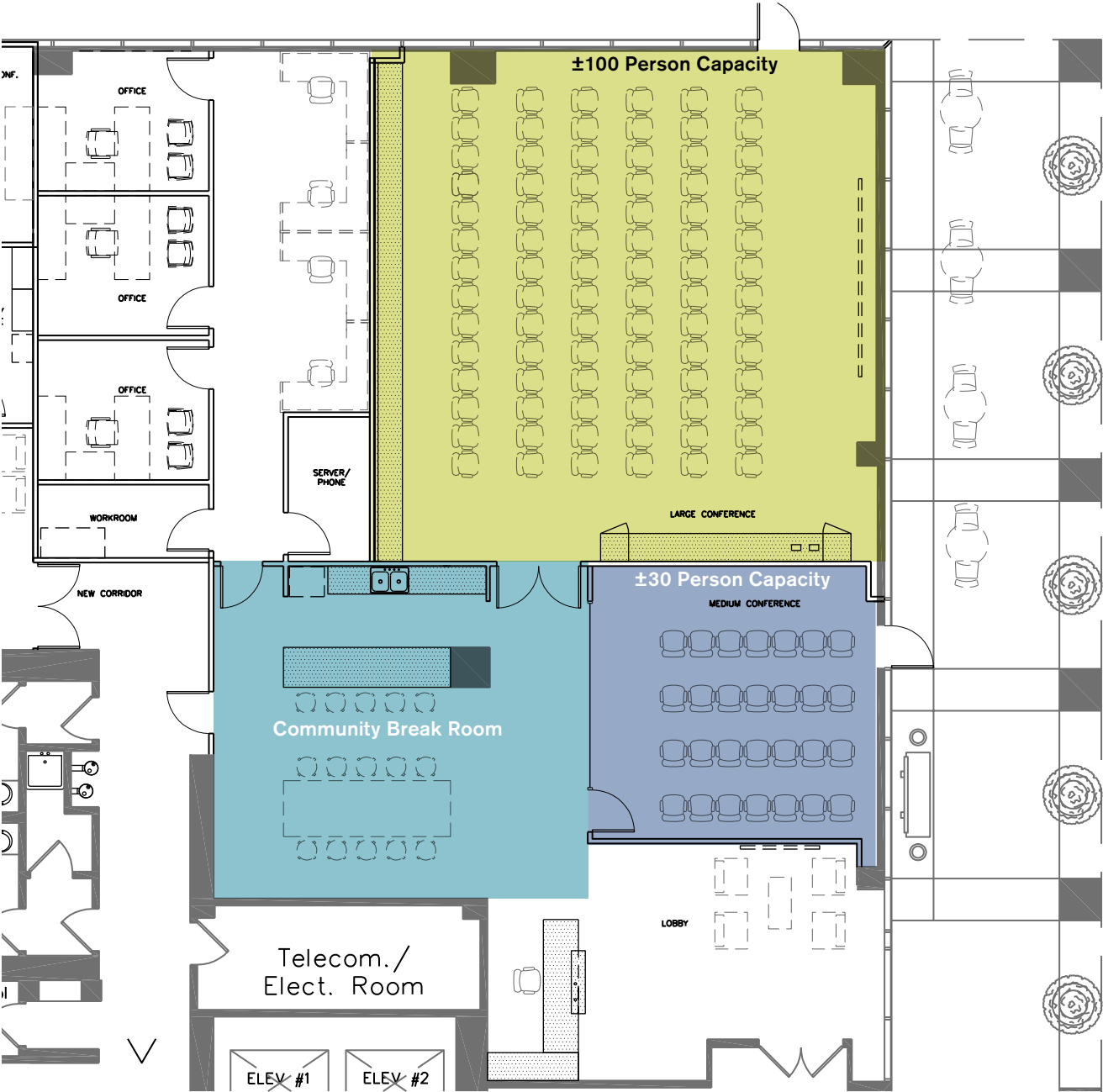
## FEATURES

- World Class Office Park: ±345,347 RSF
- Multi-million dollar project renovations including recently renovated lobbies, restrooms, hardscape/landscape, outdoor people spaces
- Adjacent to 57 freeway with high visibility signage opportunities
- Excellent access to large labor pools in OC, Los Angeles & Inland Empire
- Two-story parking structure & ample surface parking
- On-site property management
- 24-hour security presence

## LOCATION



NEW WORLD CLASS CONFERENCE/TRAINING CENTER



Large Conference Room



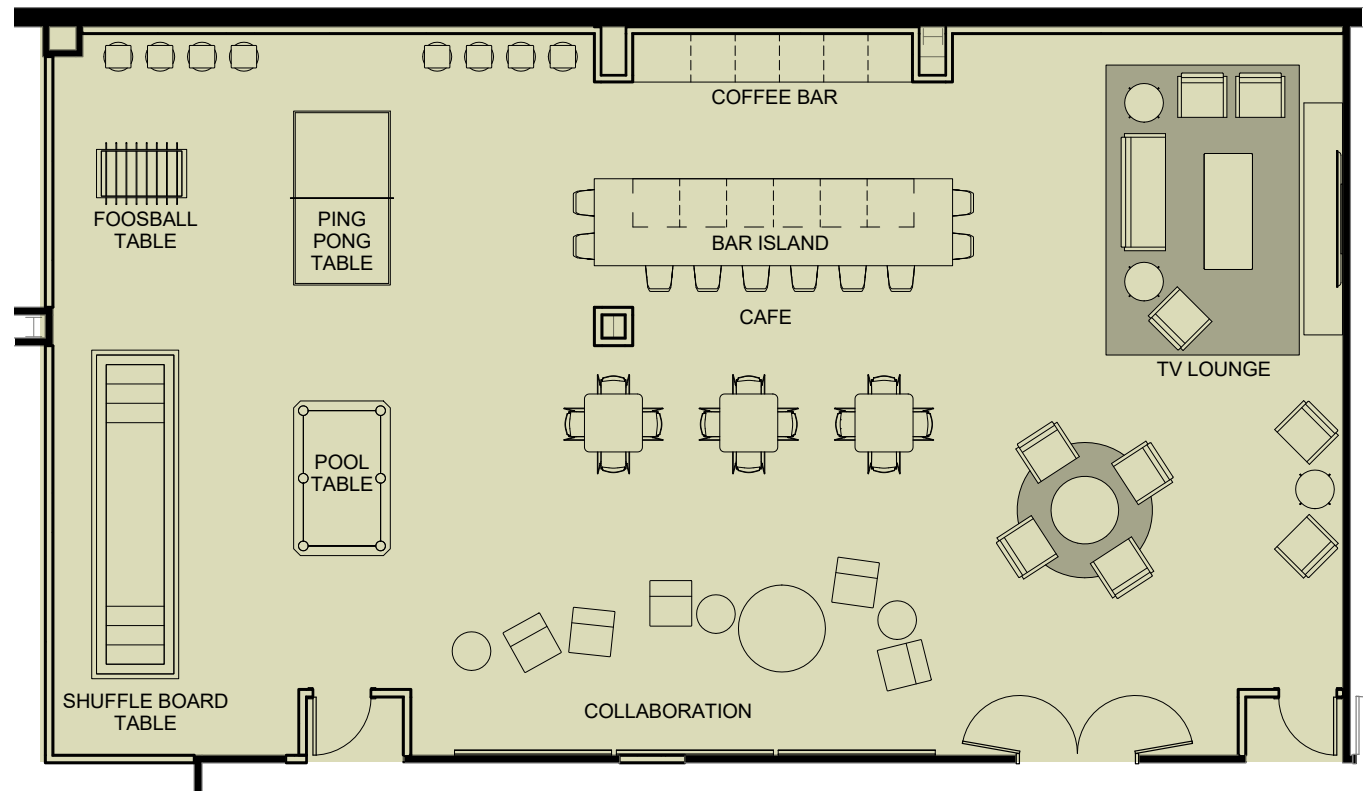
Medium Conference Room



Community Break Room



## NEW COLLABORATION/GAME ROOM



## High End Finishes

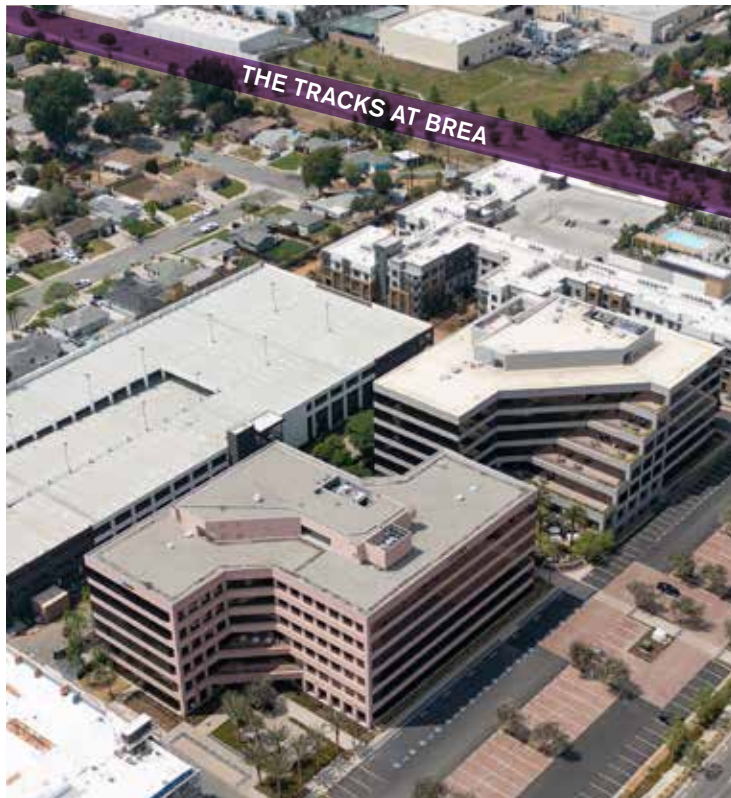
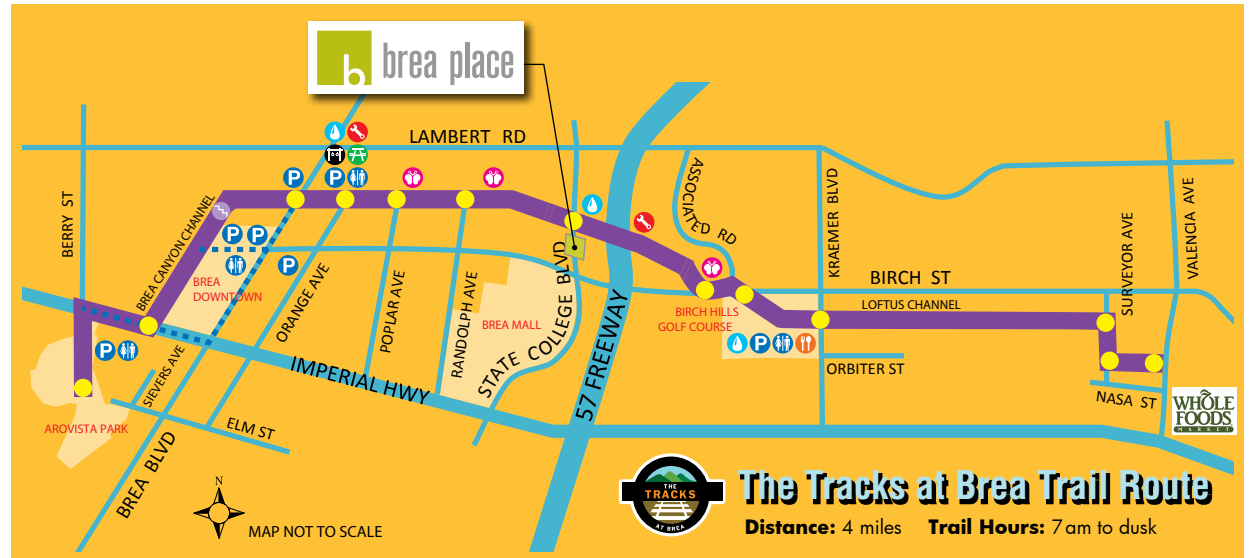
## THE TRACKS AT BREA



### WHAT IS THE TRACKS AT BREA?

The Tracks at Brea is a four-mile trail and linear park that includes a two-way paved bike trail and a separate pedestrian path providing alternate transportation as well as offer fitness and recreational opportunities.

Go to [www.cityofbrea.net](http://www.cityofbrea.net) under Our Community, select The Tracks at Brea Trail for more information.



### THE TRACKS AT BREA TRAIL ROUTE

Brea Place has direct access to the midpoint of the route.

#### NEARBY AMENITIES:

Bike, Run, or walk to Downtown Brea to the West (2 Miles) and La Floresta including Whole Foods to the East (2 Miles).

The Tracks at Brea is part of the OC Loop, a 66 mile connection of trails around Orange County from the coast to Brea.





## PROPERTY OVERVIEW



Conference/Training Facility  
with Audio/Visual System



Fitness Center



Collaboration/  
Game Room



The Tracks at Brea



EV Charging Station



24-Hour Security



Low Cost  
Tenant Storage



Excellent Freeway  
Access to 57, 5 & 22



Fiber Optic Cable Time  
Warner & AT&T



Car Wash



Free Surface &  
Covered Parking



Outdoor People Places







[www.brea-place.com](http://www.brea-place.com)

LEASING TEAM:

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**PROFESSIONALLY  
OWNED & MANAGED BY:**

**Hines**