



FOR LEASE

THE CAMPUS South County | 27051 & 27121 Towne Centre Drive | Foothill Ranch, California



MENLO EQUITIES

CBRE



REVITALIZED WORKSPACE

- Two, 2-story Class A office building
- High profile exterior building signage available along major roadways
- Energy efficient lighting and new building systems for greater operational effectiveness
- Ample surface parking
- Campus-wide WI-Fi connectivity
- Strong ownership
- Conveniently located along the 241 Toll Road with access to the John Wayne Airport, Inland Empire and the surrounding Orange County area



CAMPUS RETREAT

- Enjoy a tranquil outdoor environment for meetings and corporate events
- Kick-back in comfortable modern furnishings for gatherings
- Relax under shaded structuring and sustainable landscaping



CONFERENCE CENTER

- On-site conference center capable of hosting meetings, events, and providing TV entertainment
- Featuring hi-tech digital audio/visual technology



WHITING RANCH WILDERNESS PARK

- Adventure awaits just minutes away with opportunities for hikers, mountain bikers and equestrians
- Explore the great outdoors with access to 23 trails featuring 17 miles of graded roads



FOOTHILL RANCH TOWNE CENTRE

- Connects community and guests to over 130 dining, shopping and entertainment options just minutes away
- Discover a dynamic shopping experience of super centers, apparel, sporting goods and specialty stores
- Indulge your palate with a broad array of restaurants and fast food choices for every appetite



COMMUNITY AMENITIES

- Enjoy local convenience when running errands, seeking fitness or fun
- Host your business and personal guests at the Hilton Garden Inn and Hampton Inn
- Find nearby banks and mail services



THE CAMPUS: OC DRIVE TIME MAP

GREAT PARK NEIGHBORHOODS: 9 MINUTES

IRVINE SPECTRUM: 10 MINUTES

TUSTIN: 17 MINUTES

NEWPORT COAST: 24 MINUTES

LAGUNA BEACH: 26 MINUTES

NELLIE GAIL: 20 MINUTES



Panasonic

Alcon

THE CAMPUS
SOUTH COUNTY

Schneider
Electric

OAKLEY

24 HOUR FITNESS

COURTYARD
Marriott

KAISER
ALUMINUM

TOWNE CENTER DR



FUJITSU

COX
COMMUNICATIONS

Spectrum
Brands

wet seal.

CALIFORNIA
241

PORTOLA PKWY

BAKE PKWY

LAKE FOREST DR



AMENITIES MAP

DINING

1. Starbucks
Wahoo's Fish Tacos
2. Urban Grill and Wine Bar
Round Table Pizza
3. Thai Garden
Courtyard Marriott Foothill Ranch
4. El Pollo Loco
5. Quiznos
6. Los Primos Mexican Food
7. Mustard Cafe
The Flame Broiler
California Fish Grill
8. Jersey Mike's
9. Coffee Bean and Tea Leaf
10. Chili's
11. Subway
12. Chick-fil-A
13. Islands Fine Burgers & Drinks
14. Souplantation
15. Rubio's Baja Grill
16. Togo's
17. Daphne's California Greek
18. Outback Steakhouse
19. In-N-Out Burger
20. Chipotle
21. Baja Fresh

SERVICE/RETAIL

22. Home Depot
23. Champ Cleaners
24. Target
25. Ralph's
26. Sports Clips
27. CVS
28. Staples
29. Walmart
30. Enterprise Rent-A-Car

HOTELS

31. Hampton Inn
32. Hilton Garden Inn
33. Extended Stay America

BANKS

34. Wells Fargo Bank
35. Chase Bank
36. Bank of the West
37. Bank of America
38. Union Bank

FITNESS

39. 24-Hour Fitness
40. LA Fitness

ENTERTAINMENT

41. 24-Hour Fitness





THE CAMPUS South County
27051 & 27121
Towne Centre Drive
Foothill Ranch, California



AVAILABILITY

BUILDING	SUITE	SIZE	OCCUPANCY	DESCRIPTION
27051	Suite 210	18,499 RSF	Available Now	Divisible, mostly open plan with private offices. Divisible to 10,000 RSF.
27121	Suite 150	12,368 RSF	Available Now	Ground floor space with double door lobby exposure, private window offices, large break room and open work area.

FOR MORE INFORMATION, CONTACT:

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BROKER BONUS

\$2.00 per RSF broker bonus for all new transactions five years or greater - subject to certain restrictions