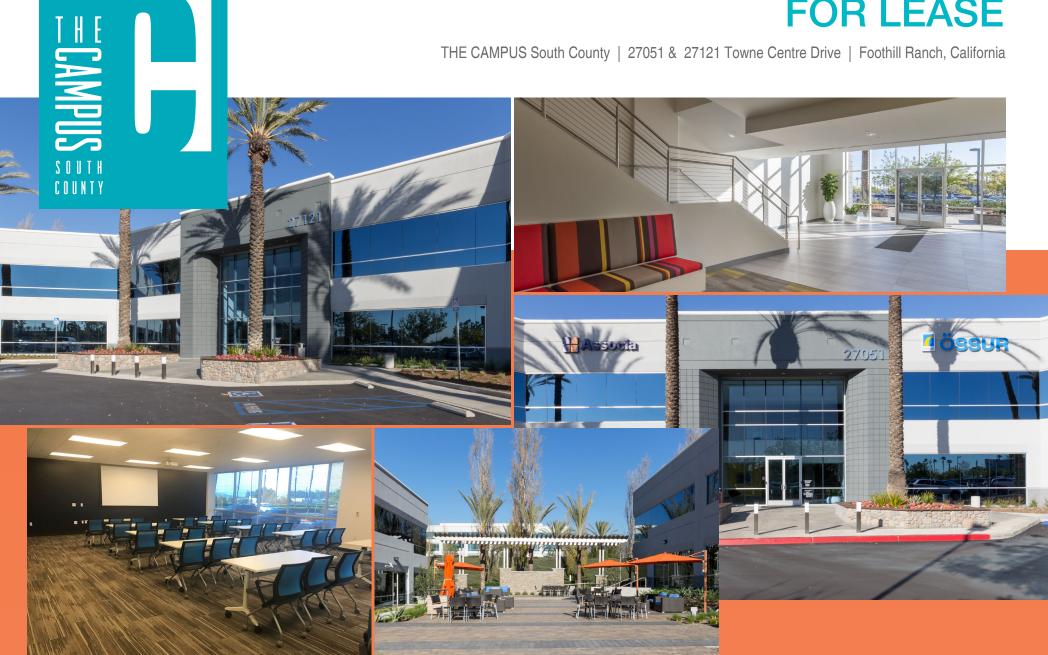
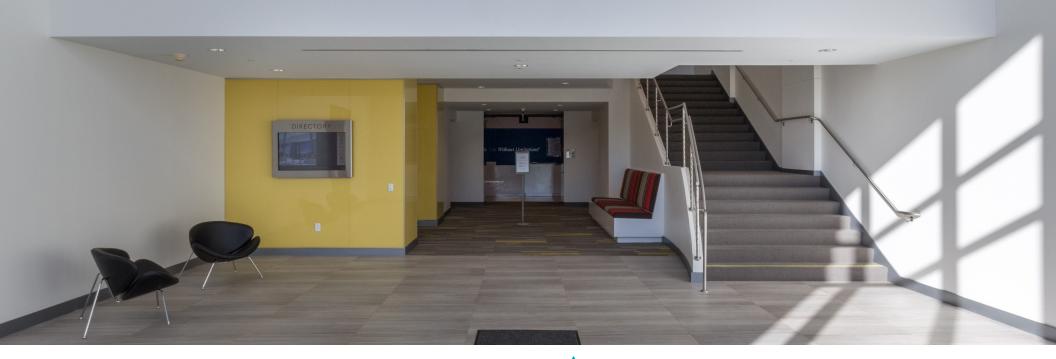
FOR LEASE

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



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 confernce 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

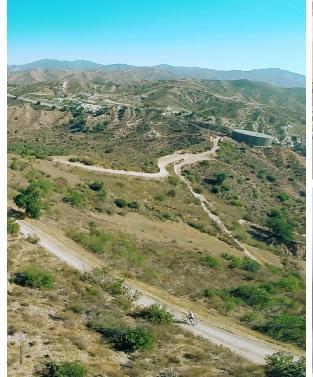


FOOTHILL RANCH TOWNE CENTRE

- 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



- 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















AMENITIES MAP

DINING

1. Starbucks

Wahoo's Fish Tacos

Urban Grill and Wine Bar

2. Round Table Pizza

Thai Garden

- 3. 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. Hamtpon 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

