

**FOR LEASE**  
Class A Office

# Brea

CORPORATE PLAZA

3230

COURY & BUEHLER  
PHYSICAL THERAPY

**NEWMARK**

3230 IMPERIAL HIGHWAY, BREA, CA 92821



# Brea

## CORPORATE PLAZA

Brea Corporate Plaza is a white, concrete tilt-up building that faces the mountains to north and very recently underwent major building renovations including new building lobby, common areas, restrooms and landscaping. The double lobby entrance to Brea Corporate Plaza allows convenient access from either the north or south parking lot. The entrance is a clear glass atrium, two stories high allowing natural sunlight to illuminate the travertine lobby floor. The north and south entrances of the building house in-ground planters filled with vibrant annuals and the walkways are lined with Queen palm trees. The South entrance contains a terrace overhang providing a shaded covering to the benches and patio. There is a 24-hour computer controlled building card access security system. It is centrally located to serve Orange, Los Angeles, Riverside, and San Bernardino counties with convenient access to major freeways (57 and 91).





**±121,092 SF**  
Building Size



**FREE SURFACE PARKING**  
± 4 / 1,000 SF



**PERMITTED USES**  
Zoned for Office/Medical/  
Dental Uses



**RECENTLY RENOVATED**  
Lobby, common areas, restrooms  
and landscaping



**RETAIL ADJACENT**



**32**  
**30**

**IMPERIAL**



# AVAILABILITY

SUITE	SIZE	AVAILABILITY	SPACE NOTES	VIRTUAL TOUR
145	2,392 SF	Vacant	Amazing ground floor availability with floor to ceiling glass. Currently in shell condition. Landlord will build to suit.	
206	2,671 SF	60 Days	One office, one conference room, kitchen/ break area and open area	
210	1,623 SF	Vacant	Move-in-ready – two offices, one conference room and open area	
303	1,495 SF	Vacant	Currently in shell condition	
305	1,917 SF	Vacant	Large open area. Landlord will build-to-suit.	

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CORPORATE PLAZA

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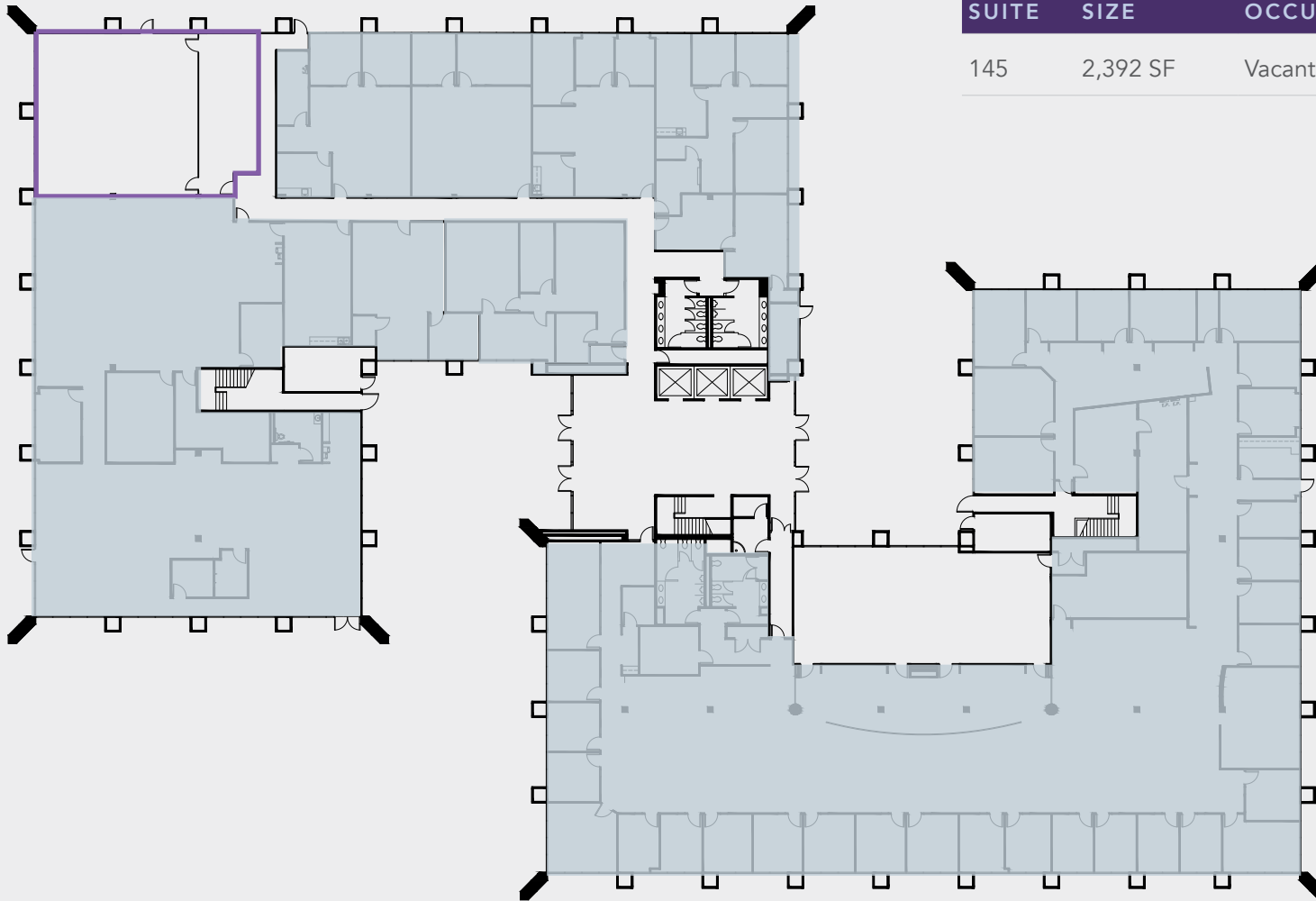


# 3230 IMPERIAL



# FIRST FLOOR

SUITE 145



## AVAILABILITY


SUITE	SIZE	OCCUPANCY
145	2,392 SF	Vacant



# SECOND FLOOR

# AVAILABILITIES



SUITE	SIZE	OCCUPANCY
206	2,671 SF	60 Days
210	1,623 SF	Vacant 

FLOOR PLAN

# THIRD FLOOR

## AVAILABILITIES



SUITE	SIZE	OCCUPANCY
303	1,495 SF	Vacant
305	1,917 SF	Vacant

# FLOOR PLAN



# 3-MILE RADIUS OF 3230 IMPERIAL



±127 K

2021 Total Population



52%

2021 Bachelor's Degree or higher



\$133,471

2021 Average Household Income



\$852,830

2021 Average Home Value



5,900

2021 Total Businesses



61,699

2021 Total Employees

Source: ESRI

# NEARBY AMENITIES



**BREA MALL**  
 NORDSTROM ★ macy's  
 RESTAURANT BREWHOUSE | CHIROPODIA | BLAZE PIZZA

**BREA UNION PLAZA**  
 McDonald's | Walmart | 76  
 STAPLES | SUBWAY | NORDSTROM | RACK

**IMPERIAL EAST SHOPPING CENTER**  
 El Pollo Loco | TRADER JOE'S | TJ-maxx | UPS | Albertsons | SPORT CHALET THE EXPERTS

**Brea**  
 CORPORATE PLAZA

**VILLAGE AT LA FORESTA**  
 WHOLE FOODS | JIMMY'S FAMOUS | Orangetheory FITNESS | Capital noodle bar  
 corepower YOGA | MENDOCINO FARMS sandwich market

**joule**  
 la floresta  
 LUXURY APARTMENTS

DIAMOND BAR

BREA

NEWMARK



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# Brea

CORPORATE PLAZA



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