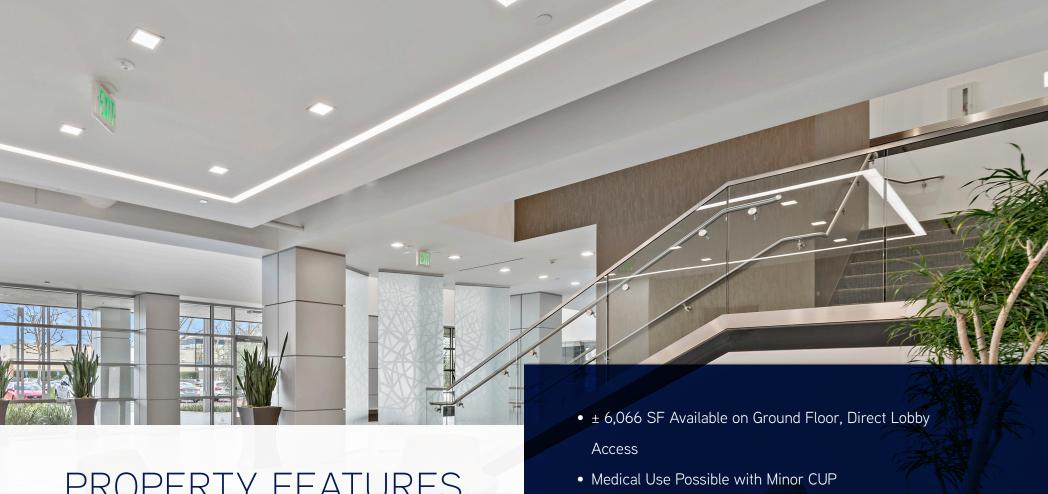


AVAILABLE FOR LEASE





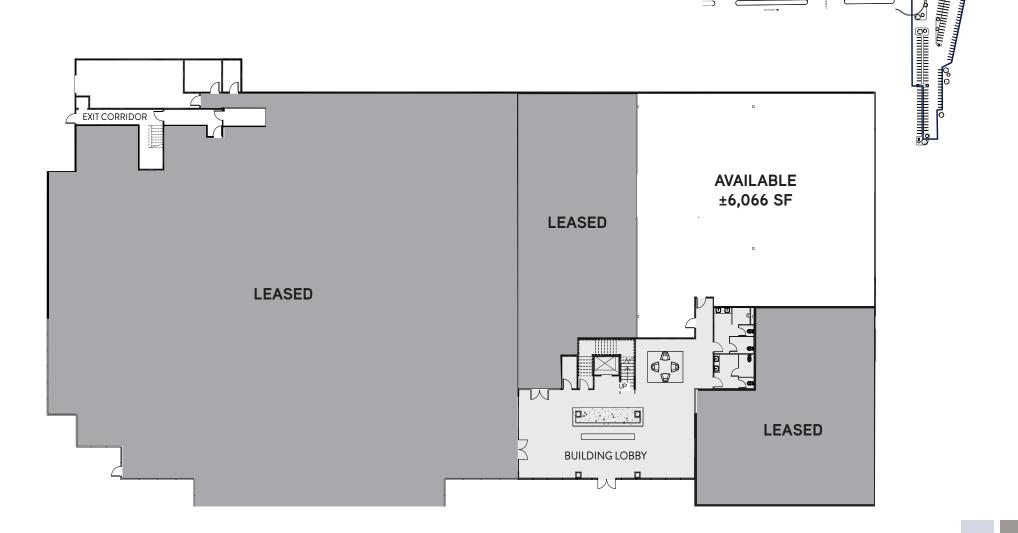
PROPERTY FEATURES

Fifty-Five Fifteen's multi-million-dollar exterior and interior renovation provides a fresh contemporary look. The professionally managed building features exposed ceilings, an upgraded lobby and a new roof and HVAC (2018).

- Interior Space Built Out to Suit Tenants Needs
- High-Speed Fiber (Time Warner and AT&T)
- 14' Clear Height
- 6:1,000 Parking
- 4,000 Amps, 480 Volts, 3 Phase
- Easy Access to 241 Toll Road and 91 and 55 Freeways
- New Landscaping and Modern Outdoor Furniture
- Walking Distance to Amenities Including Restaurants

SITE PLAN

FLEXIBLE FLOOR PLAN



BUILDING FOOTPRINT

(AREA N.I.C.)

4-STORY

PARKING STRUCTURE





6:1 PARKING AVAILABLE



20 MINUTES TO JOHN WAYNE AIRPORT



EASY FREEWAY ACCESS











RENOVATION HIGHLIGHTS

Lobby Wall Art Feature

Upgraded Common Area With Patio

New Landscaping

LOCAL AMENITIES

Dining -

- 1 Antonio's Mexican Food
- 2 Bo Vang Bistro
- 3 California Fish Grill
- 4 Carl's Jr./Green Burrito
- 5 Corner Bakery
- 6 Don Jose & Ricardo's
- 7 In-N-Out
- 8 Jamba Juice
- 9 Villa Nova
- 10 Nektar Juice Bar
- 11 Out of the Park Pizza
- 12 Hummus Bean

- 13 Rubio's Fresh Mexican Grill
- 14 Baran Mediterranean
- 15 Starbucks Coffee
- 16 True Seasons Organic Kitchen
- 17 Guppy House Restaurant
- 18 Board & Brew
- 19 Togo's
- 20 Reunion Kitchen + Drink
- 21 WillBee Spin Studio
- 22 Pure Barre
- 23 Jersey Mike's

Services -

- 1 Chase
- 2 Citi Bank
- 3 CVS Pharmacy
- 4 FedEx Office
- (5) LA Fitness
- (6) Massage Envy

- 7 Mother's Market & Kitchen
- 8) Shell Gas Station
- (9) US Bank
- (10) Wells Fargo
- (11) Wholesome Choice Market
- (12) Wholesome Choice Market



RETAIL AMENITIES









7 SHOPPING CENTERS
LESS THAN 0.5 MILES AWAY

Imperial Promenade

700 Feet

- California Fish Grill
- Citybank
- FedEx Office & Ship Center
- Fuji Grill
- Golden Spoon
- Knowlwood
- Nektar Juice Bar
- Pure Barre Anaheim Hills
- Purify Sauna Lounge
- Queen Nails
- Baran Mediterranean
- Starbucks
- True Seasons Organic Kitchen
- Reunion Kitchen + Drink
- WellBee Spin Studio
- Jersey Mike's

Imperial Canyon Shopping Center

0.6 Miles

- Alexander's Grand Salon & Spa
- Campitelli Cookies
- Dominos Pizza
- Don Jose's Mexican Café
- Spicy City
- Sport Clips Haircuts
- US Post Office
- Wells Fargo Bank

Anaheim Hills Village Center

1,000 Feet

- Bovang Bistro
- Cold Stone Creamery
- Core Arts Pilates & Gyrotonic
- Guppy House
- In-N-Out
- K Nails & Spa
- New Corner Tea House
- Out of the Park Pizza
- Party! Party!
- Shell Gas Station
- T-Mobile
- Togo's
- Yorba Linda Pharmacy

Canyon Village Plaza

0.2 Miles

- Anaheim Hills Inn & Suites
- Anaheim Hills Pet Clinic
- Baskin Robbins
- Carl's Jr
- Chase Bank
- CVS Pharmacy
- Keno's
- Pet Supply Warehouse
- Pho Vina
- The Flame Broiler
- Wholesome Choice

Esperanza Village

4

0.4 Miles

- 76 Gas Station
- Candy Donuts
- Canyon Inn
- Cuts & Glory Barber Shop
- Goodyear Tire & Rubber
- Porky's Pizza

Canyon Plaza

0.6 Miles

- Anaheim Hills Dental
- Board & Brew
- Chase Bank
- Corner Bakery
- Fairfield Inn Anaheim Hills
- Happy Nails & Spa
- Jamba Juice
- I A Fitness
- Mother's Market & Kitchen

- Reunion Kitchen & Drink
- Rock N' Roll Cyclery
- Rubio's Coastal Grill
- Starbucks
- Sun Club Tanning
- The UPS Store
- U.S. Bank
- Yogurtland
- Yve's Restaurant & Bar

Crossroads Shopping Center

0.7 Miles

- AAA
- AT&TBagel Me!
- Bank of America
- Leslie's Pool Supplies
- Rita's Anaheim Hills
- Rite Aid Pharmacy
- Taco Bell
- Vons
- Zito's Pizza



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