



17011 BEACH BOULEVARD
HUNTINGTON BEACH, CA

AVAILABILITY MATRIX










LEASING INFORMATION

PETER JOYCE

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Lic. 02001428

MIKE ADAMS

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FLOOR	SUITE	SIZE (SF)	MAX CONTIG (SF)	DESCRIPTION
2	220/225	3,516		7 offices, 2 conference rooms, kitchen, and open work area.
2	200/230	3,897	7,413	Double doors off elevator lobby, reception, 6 offices, conference room, kitchen and coffee bar, and large open area. Available July 2025.
4	400	5,177		7 offices, 3 conference rooms and kitchen.
4	430	2,668	9,904	Spec Suite. 2 private offices, reception, conference room, open kitchen, storage/server room, and open workspace.
4	425	2,059		1 office, large conference room, kitchen/break room, IT/storage closet and large open area.
5	530	2,553		6 offices, reception, conference room, kitchen, with great corner glassline.
5	570	1,657		2 offices, conference room, reception, and open work area.
6	600	7,331	10,427	13 offices, 4 conference rooms, kitchen, double door reception, and very large open work area.
6	650	3,096		2 conference rooms, kitchen, and open work area. Available November.
7	700	6,437	8,396	  Shell condition.
7	750	1,959		1 office, large conference room, kitchen, and large open area.
8	800	5,161		10 offices, 1 conference room, two kitchens and open work area.
8	810	2,267		4 offices, kitchen and open work area.
10	1050	6,024		  Shell condition.
11	1100	12,537		6 offices, 3 conference/training rooms, reception, kitchen, coffee bar, 2 lounges, and 86 cubicles.
12	1240	4,117		 6 private window-line offices, conference room, kitchenette and storage room.
12	1260	4,051		3 private offices, conference room, kitchen, and double door entry.
14	1400	16,248	2 ½ Full Floors 43,660	  FULL FLOOR with 26 offices, 5 conference rooms, kitchen and open work area. Interconnecting stairwell between Suite 1400 & 1500.
15	1500	16,368		  FULL FLOOR with 17 offices, large executive office w/private shower/restroom and wet bar. 5 conference rooms, kitchen and open work area. Interconnecting stairwell between Suite 1400 & 1500. Features access to Tenant's exclusive gym with basketball/racquetball court and showers/locker rooms.



Rev. 03.24.26





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2ND FLOOR

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2	220/225	3,516	7,413
2	200/230	3,897	

 CONTIGUOUS SPACE AVAILABLE



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HUNTINGTON BEACH, CA

SUITE 220/225
±3,516 SF

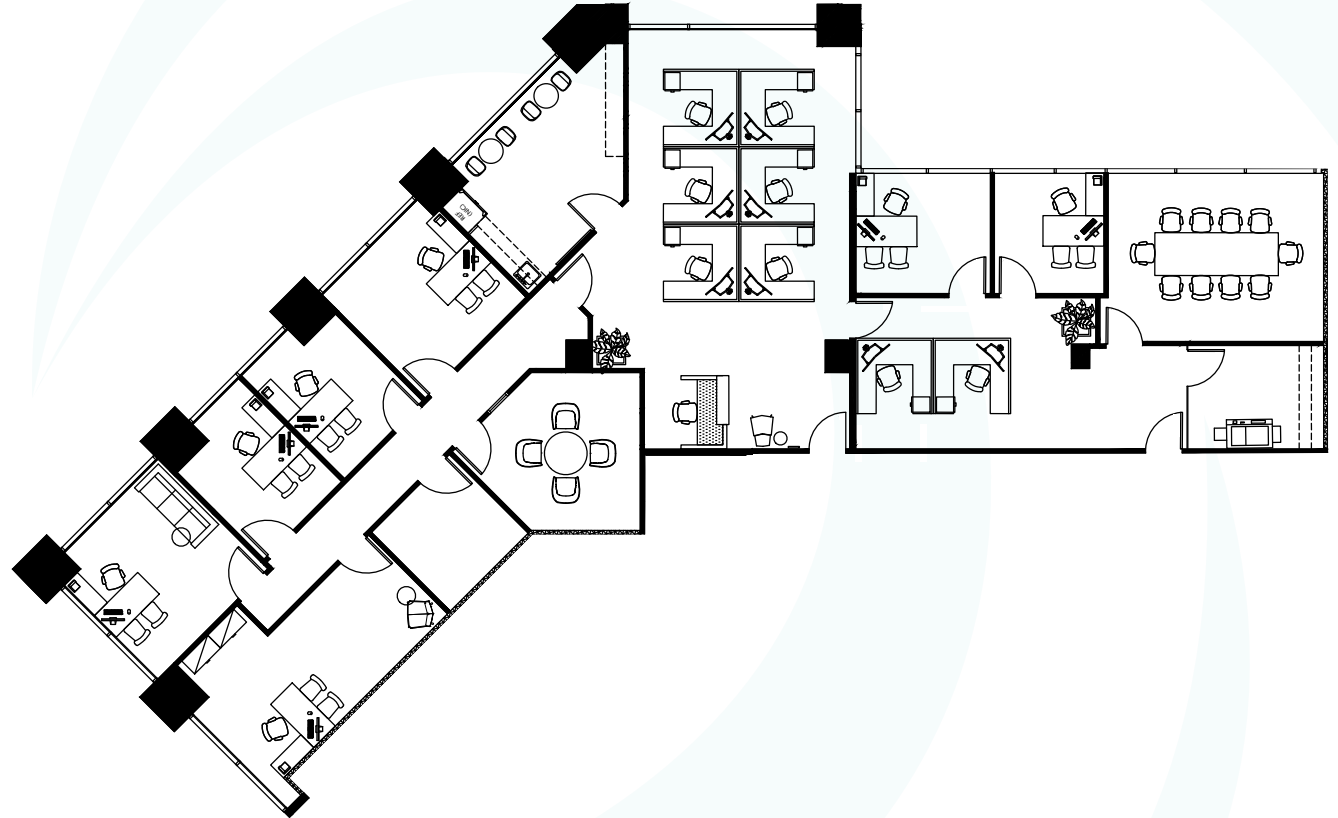
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SUITE 200/230
±3,897 SF

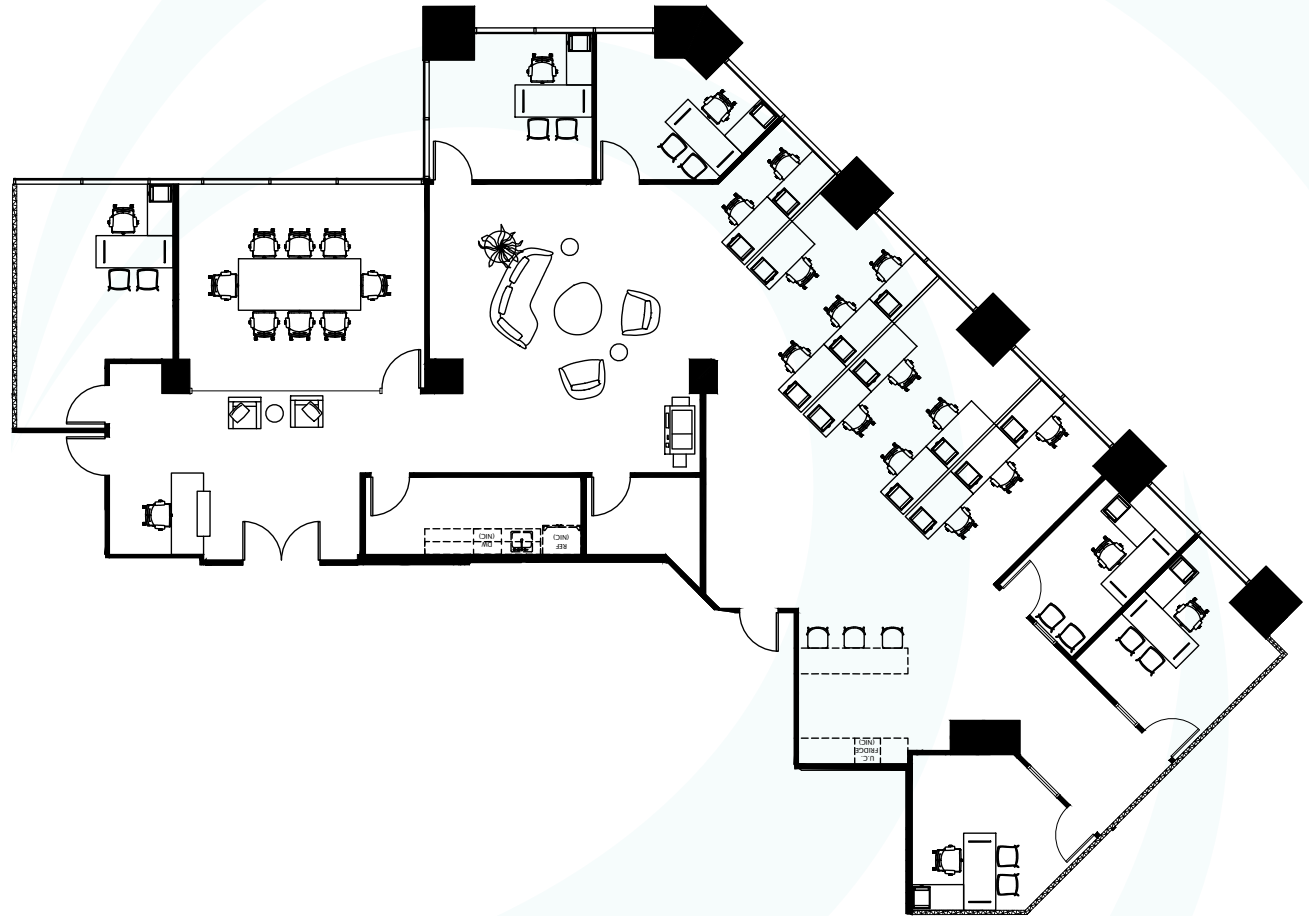
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4TH FLOOR

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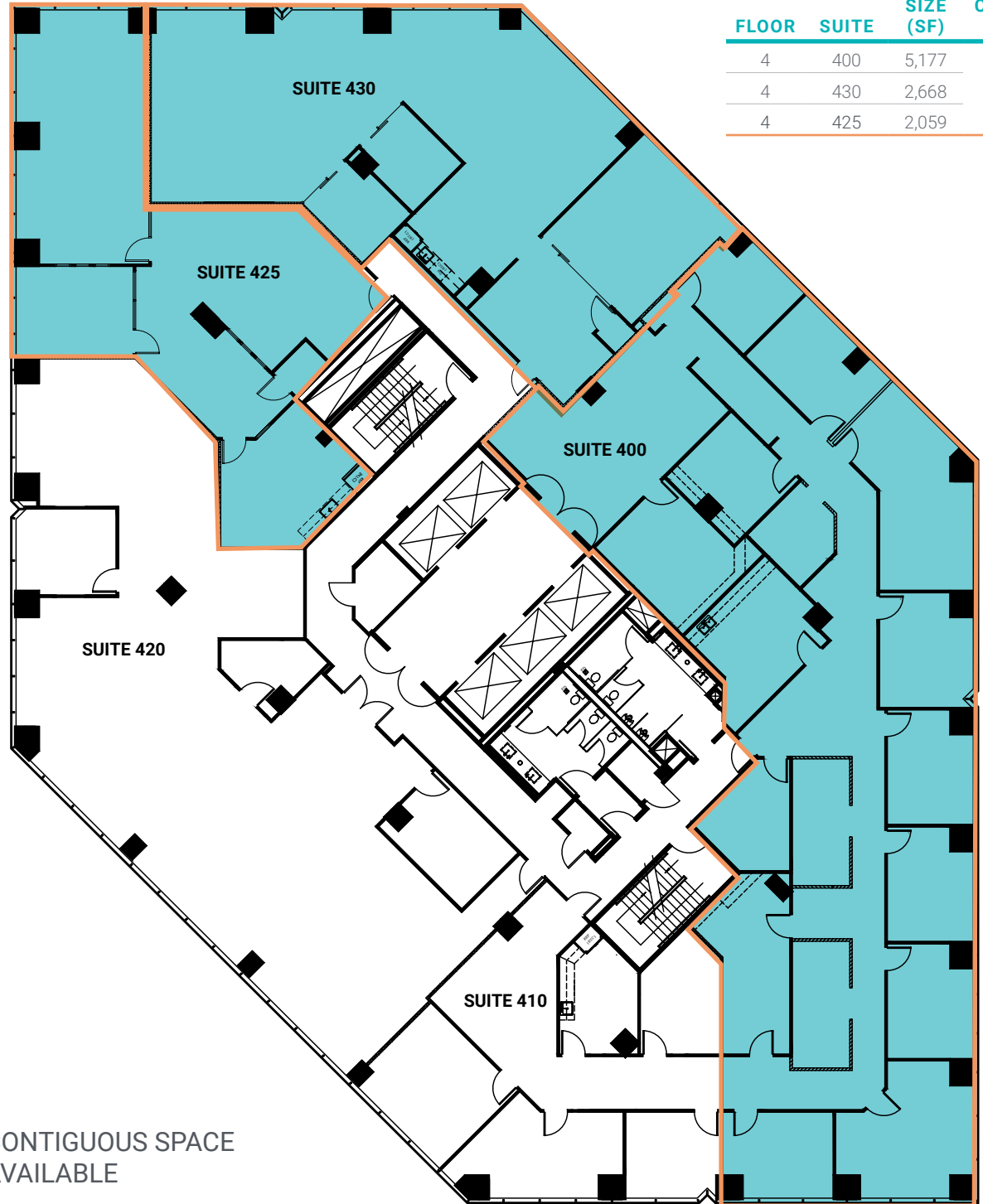
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 CONTIGUOUS SPACE
AVAILABLE



FLOOR	SUITE	SIZE (SF)	MAX CONTIG (SF)
4	400	5,177	
4	430	2,668	9,904
4	425	2,059	



17011 BEACH BOULEVARD
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SUITE 400
±5,177 SF

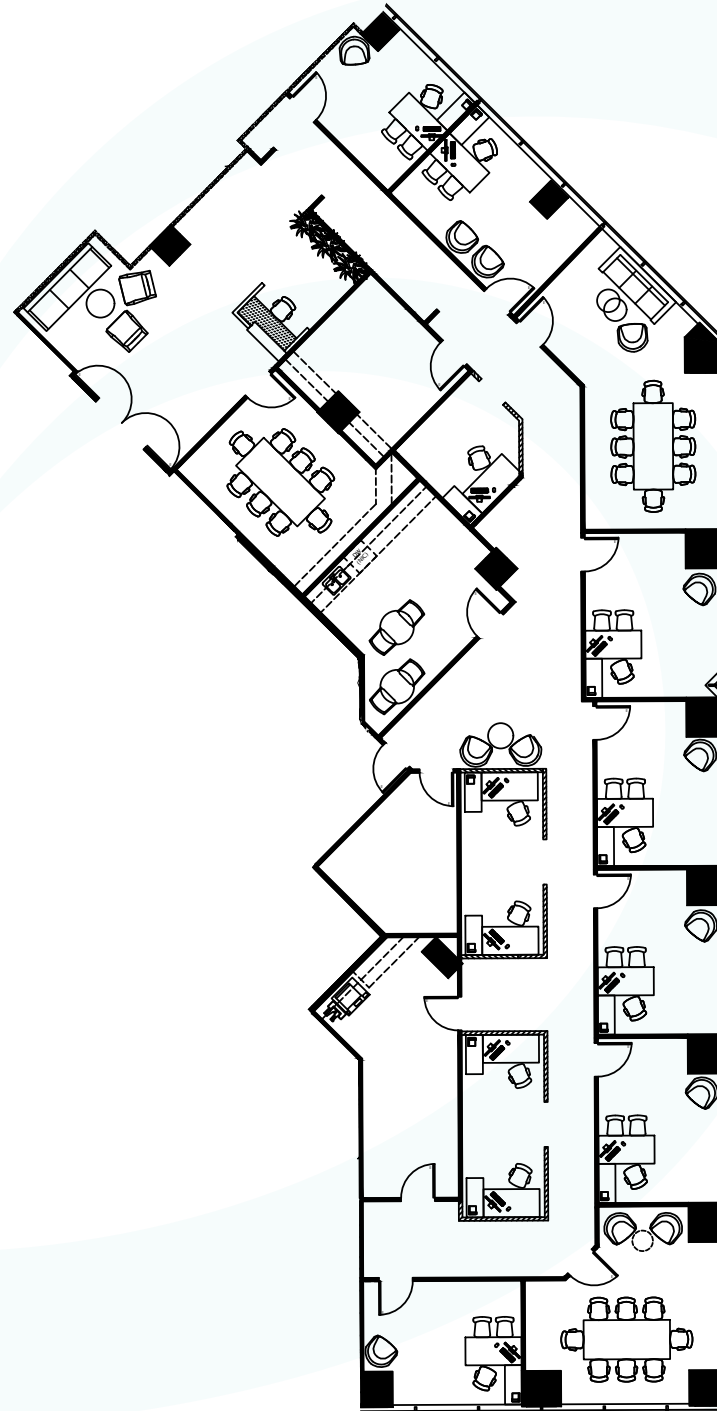
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SUITE 425
±2,059 SF

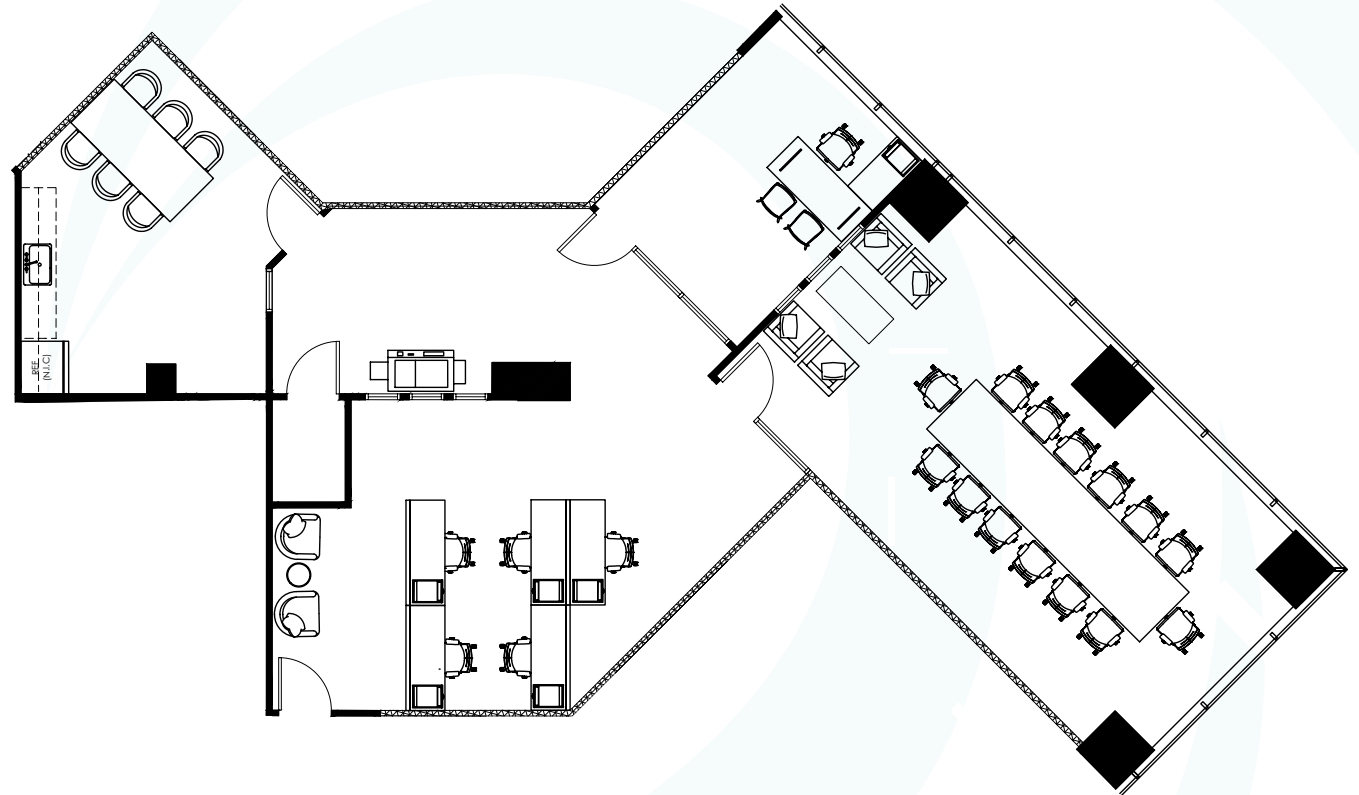
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SUITE 430
±2,668 SF

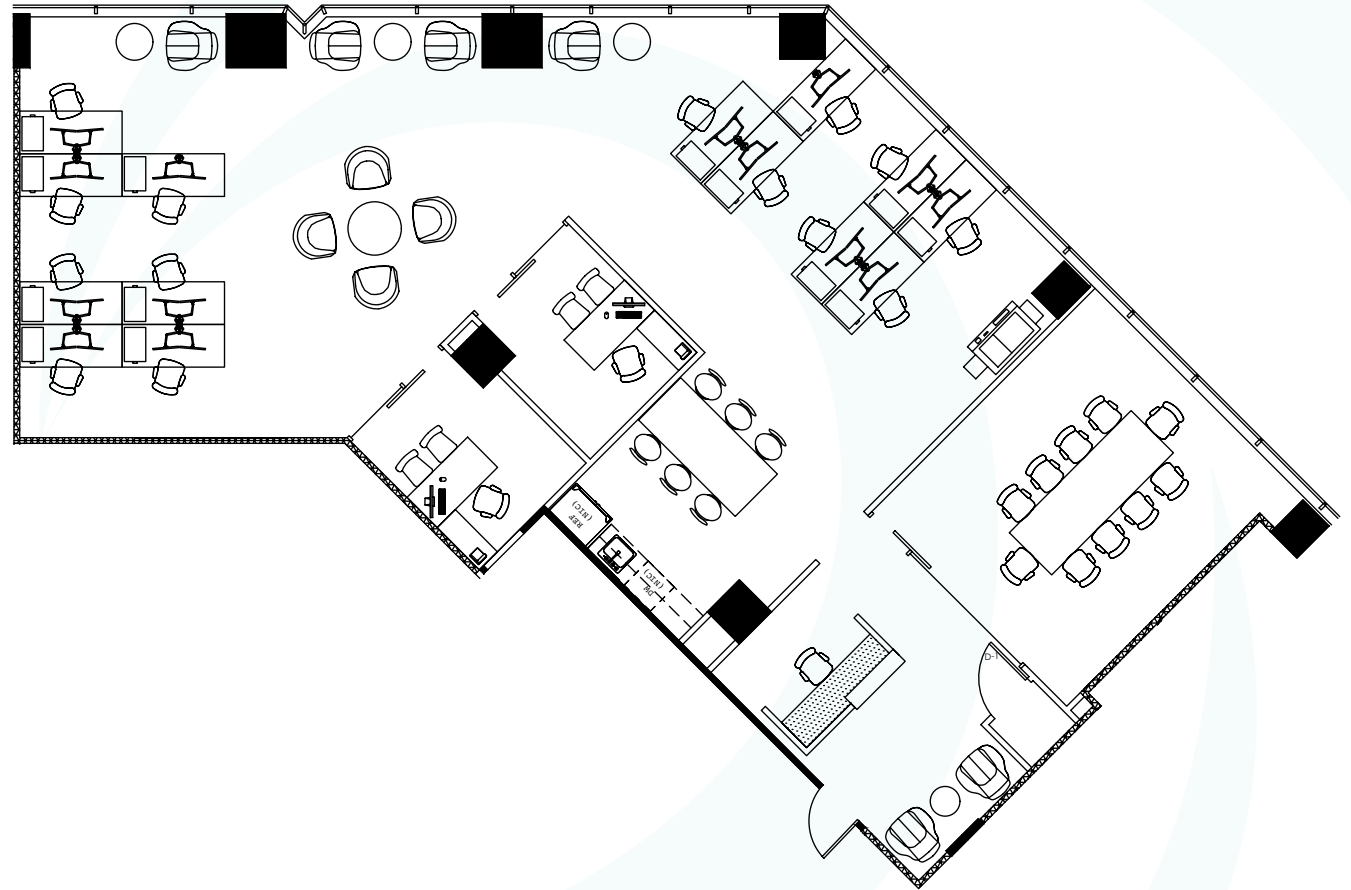
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SUITE 530
±2,553 SF

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SUITE 570
±1,657 SF

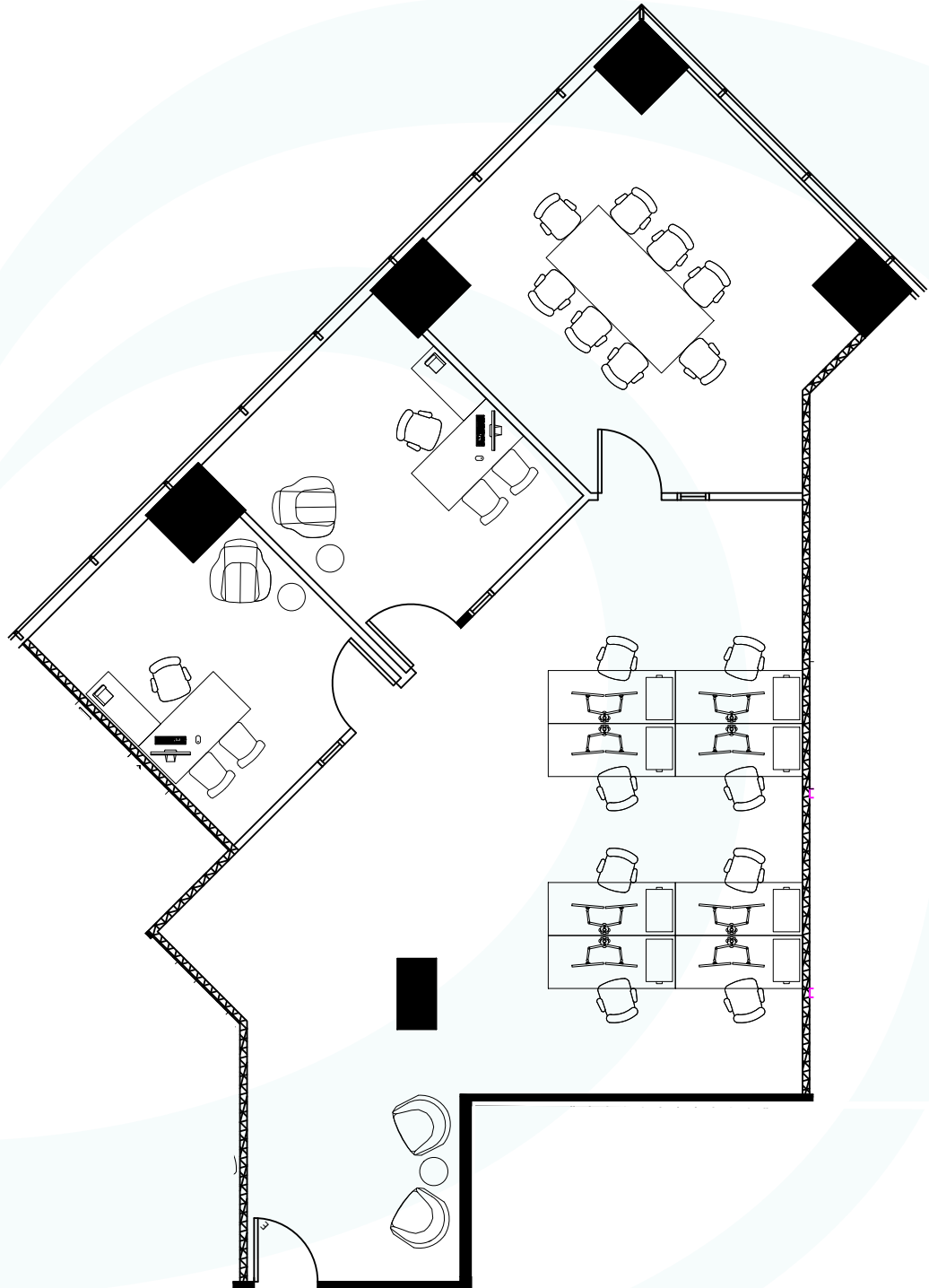
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6TH FLOOR

FLOOR	SUITE	SIZE (SF)	MAX CONTIG (SF)
6	600	7,331	10,427
6	650	3,096	



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 CONTIGUOUS SPACE AVAILABLE





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SUITE 600
±7,331 SF

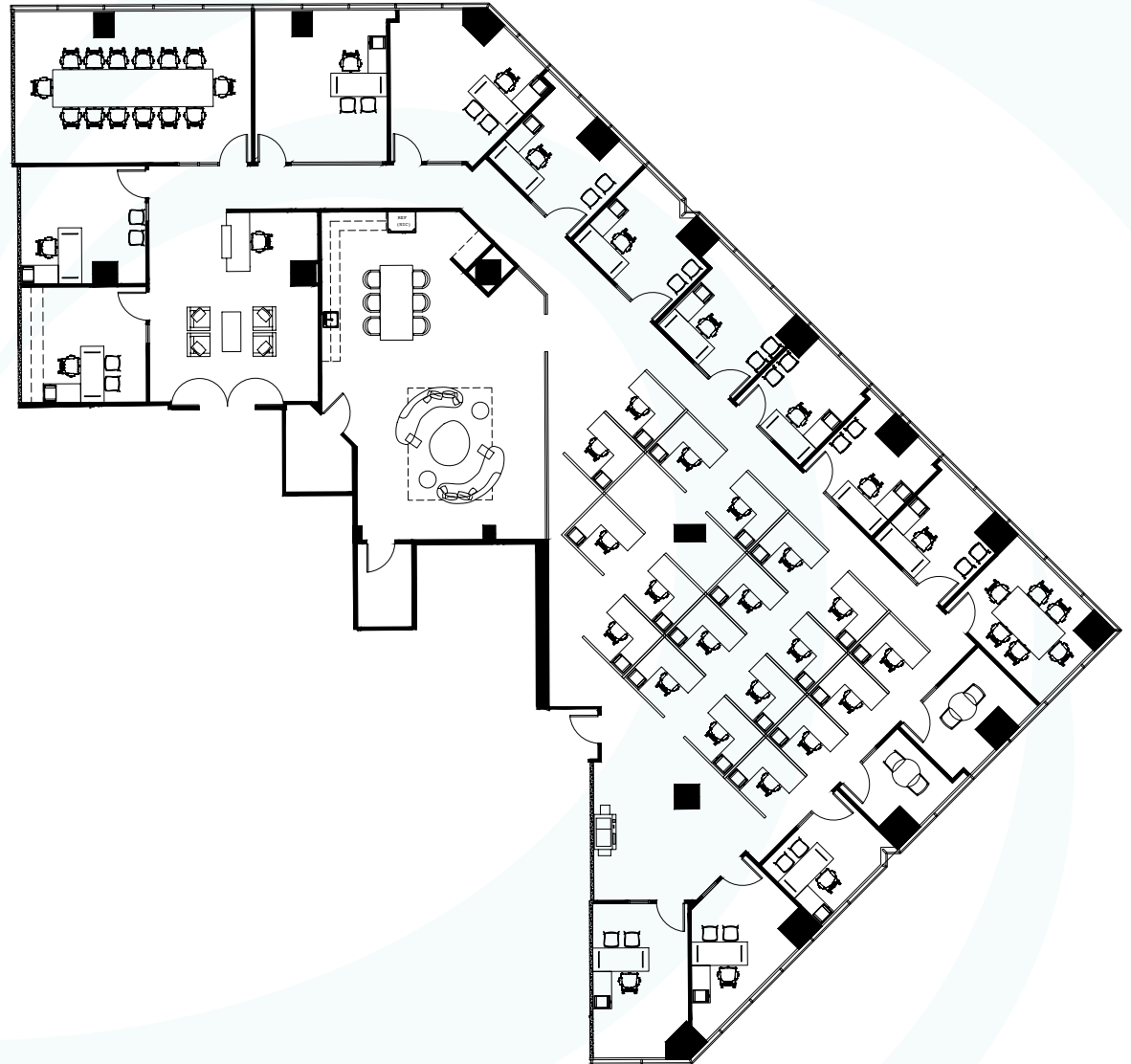
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SUITE 650
±3,096 SF

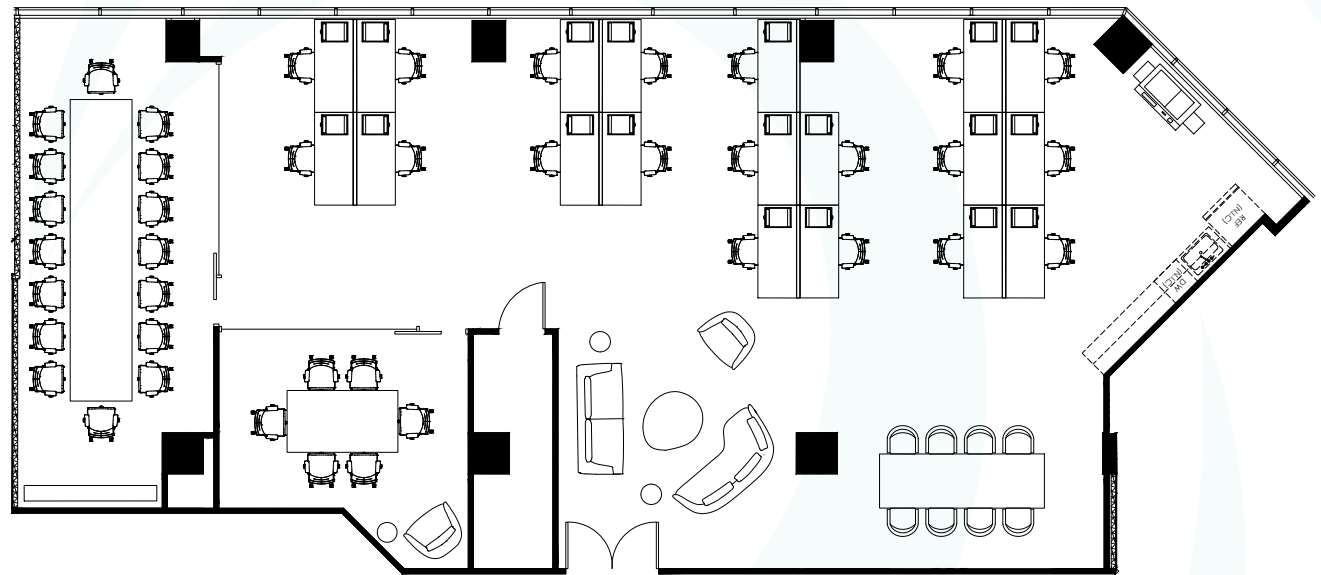
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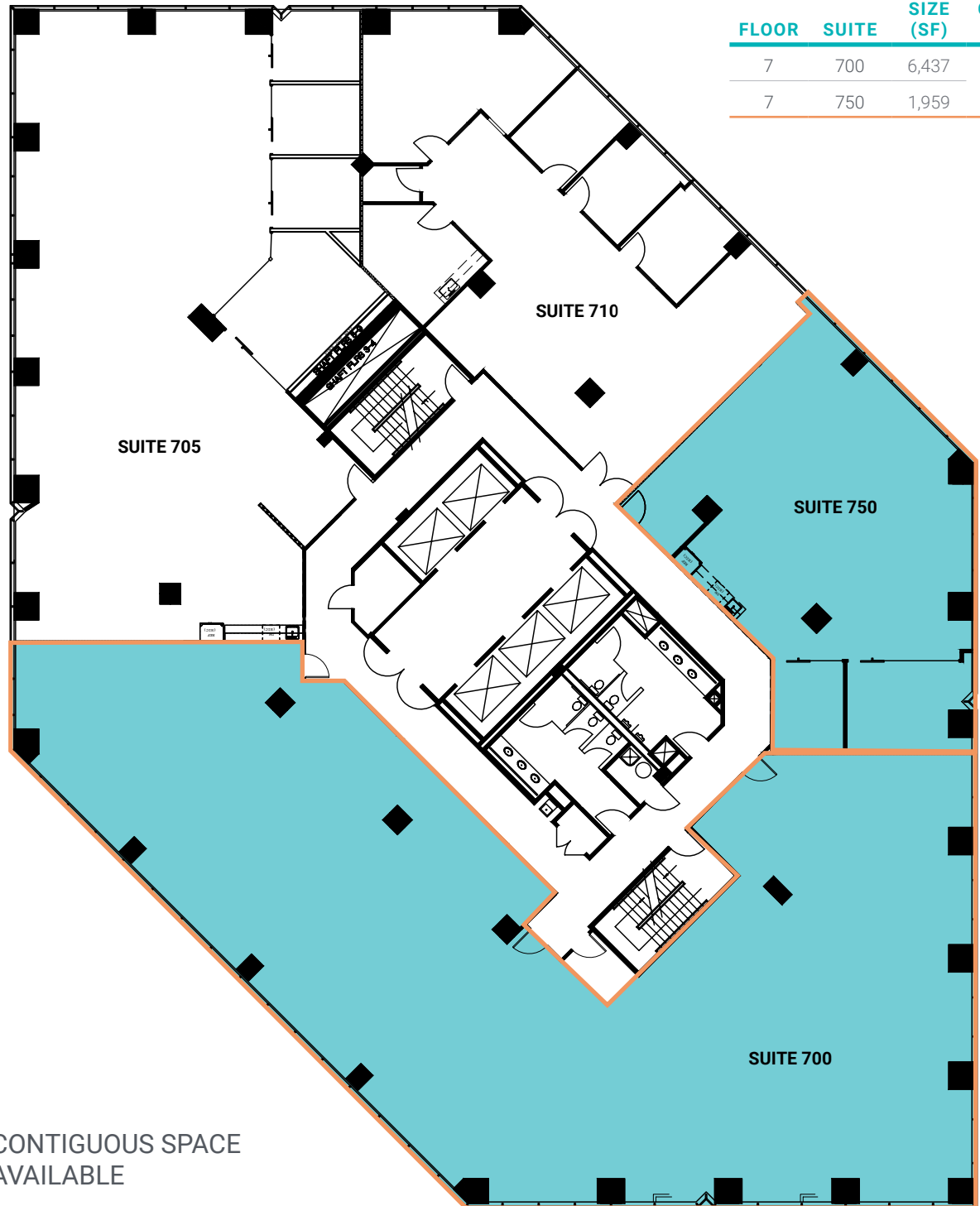




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7TH FLOOR

FLOOR	SUITE	SIZE (SF)	MAX CONTIG (SF)
7	700	6,437	8,396
7	750	1,959	



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 CONTIGUOUS SPACE AVAILABLE



17011 BEACH BOULEVARD
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SUITE 700
±6,437 SF

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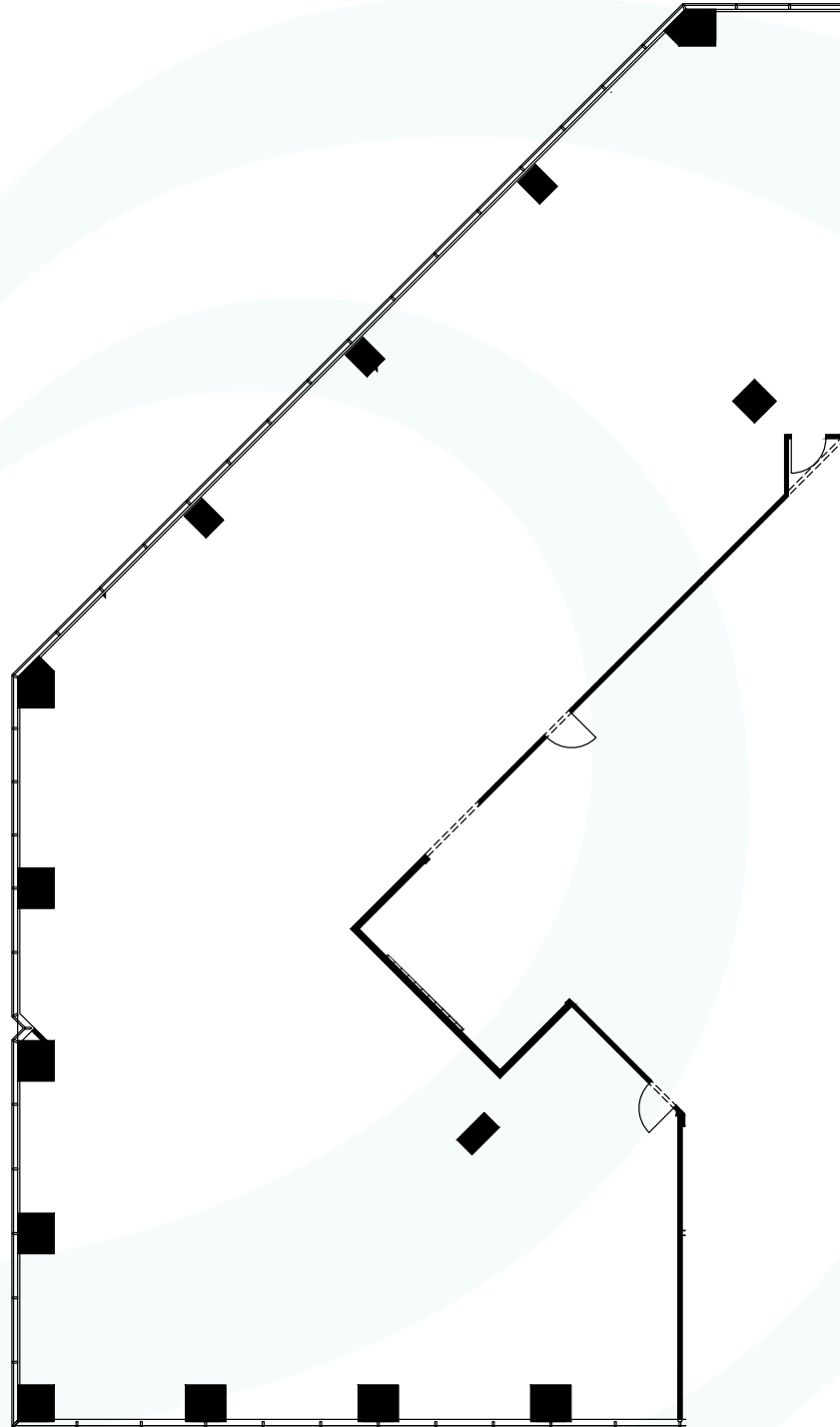
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SUITE 750
±1,959 SF

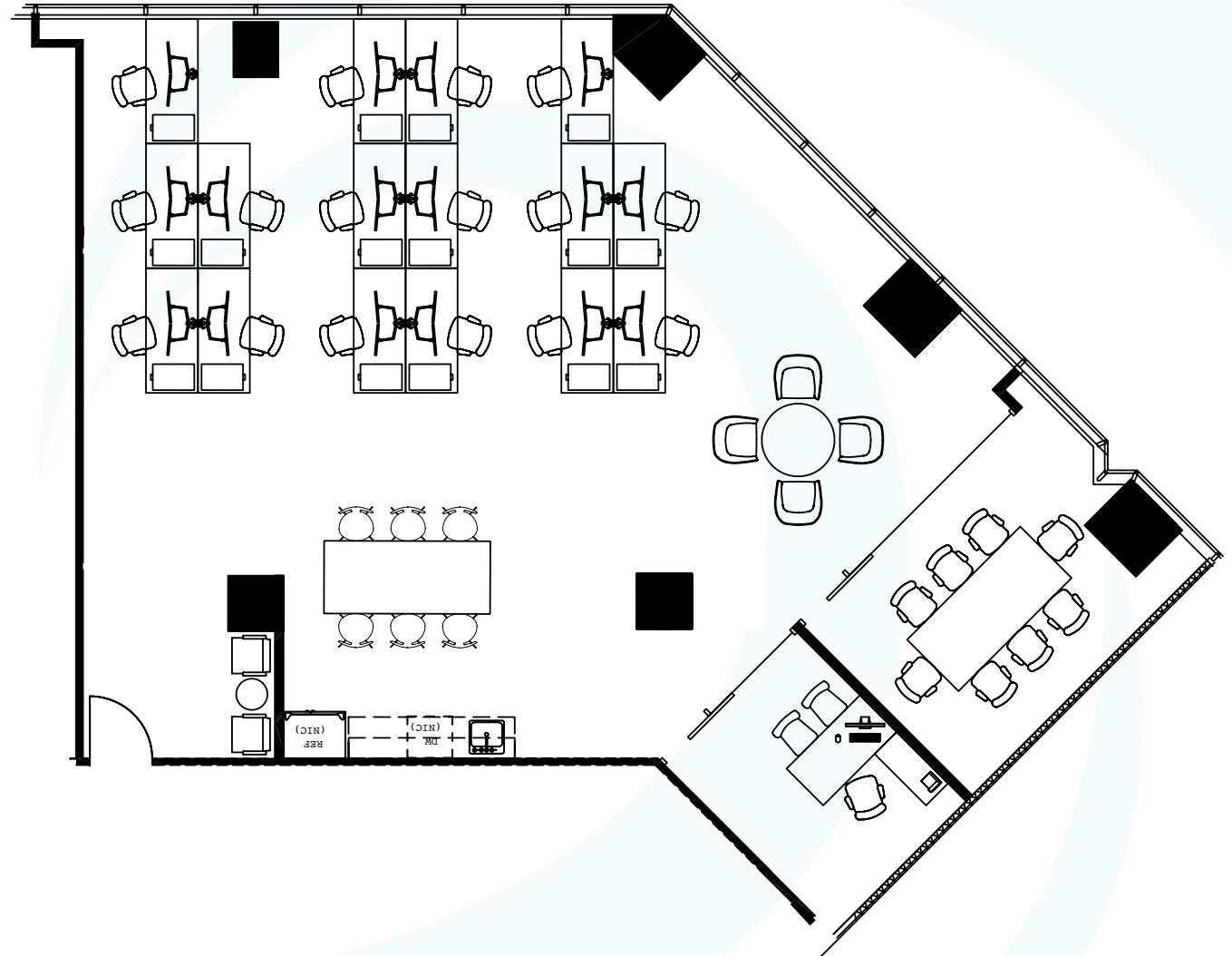
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SUITE 800
±5,161 SF

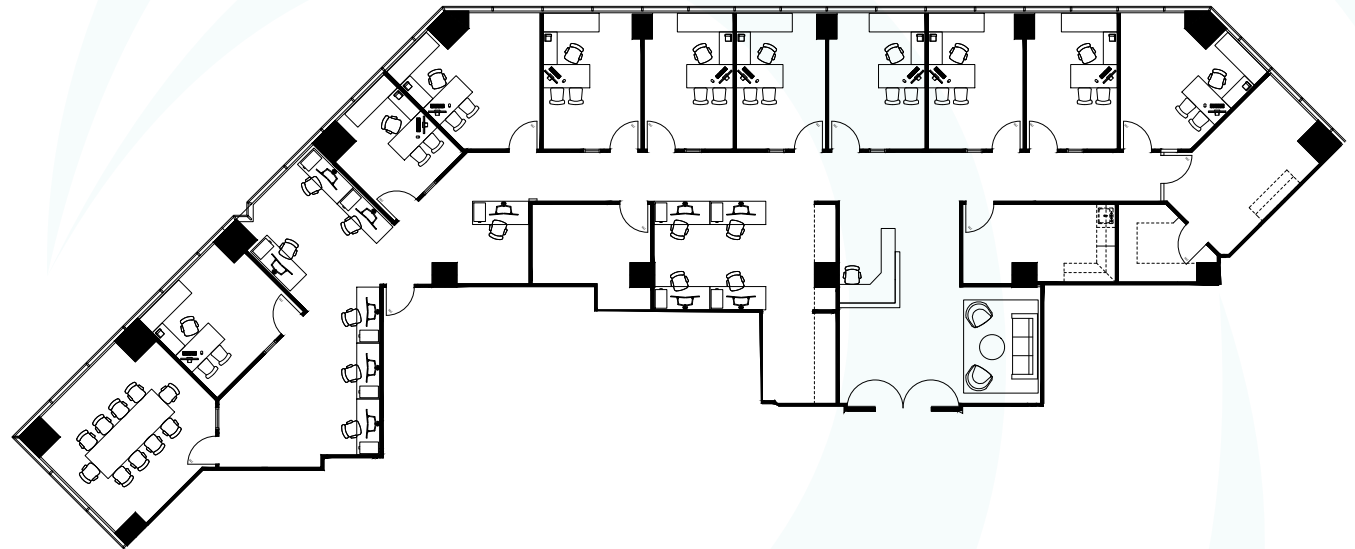
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SUITE 810
±2,267 SF

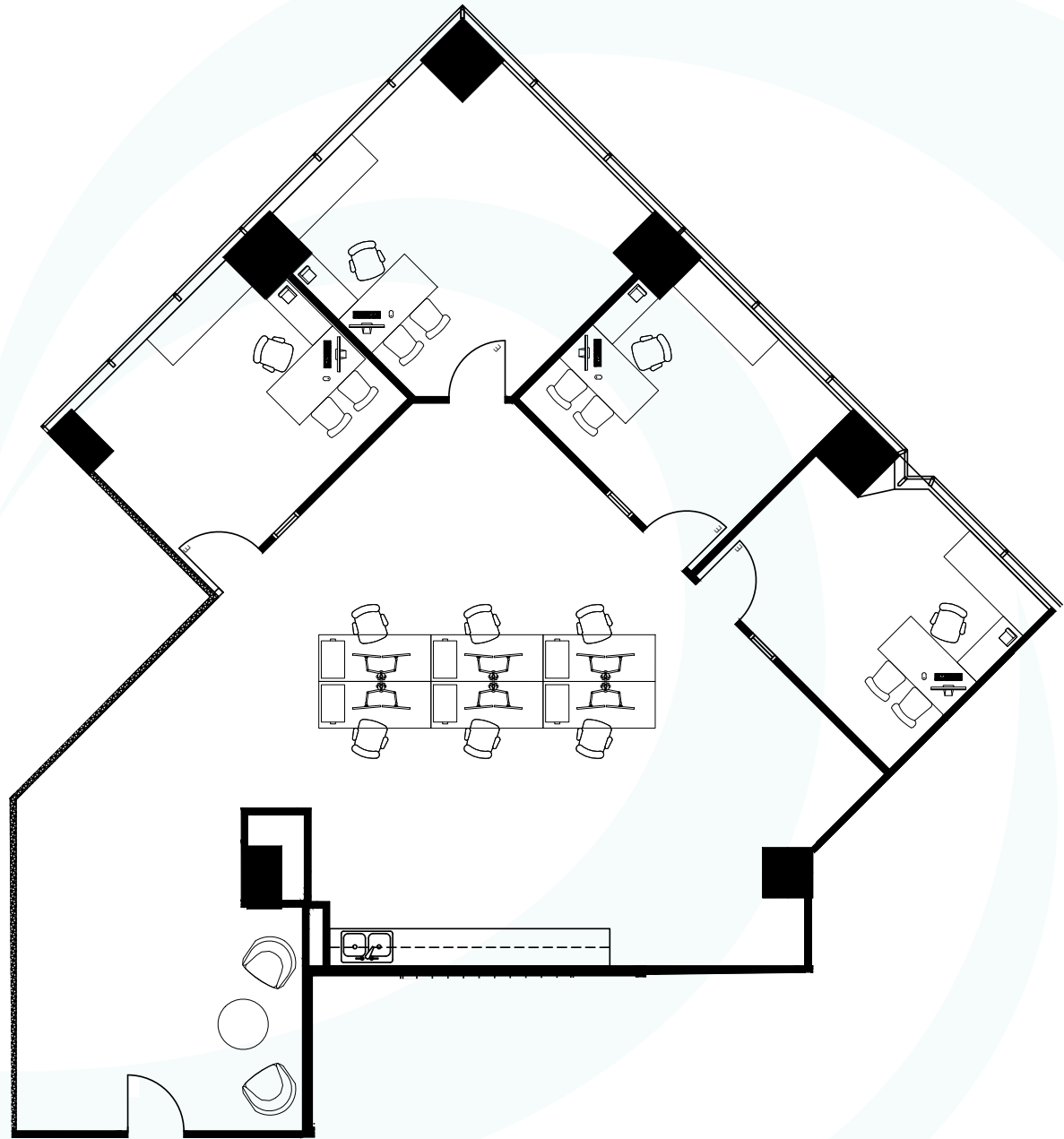
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SUITE 1050
±6,024 SF

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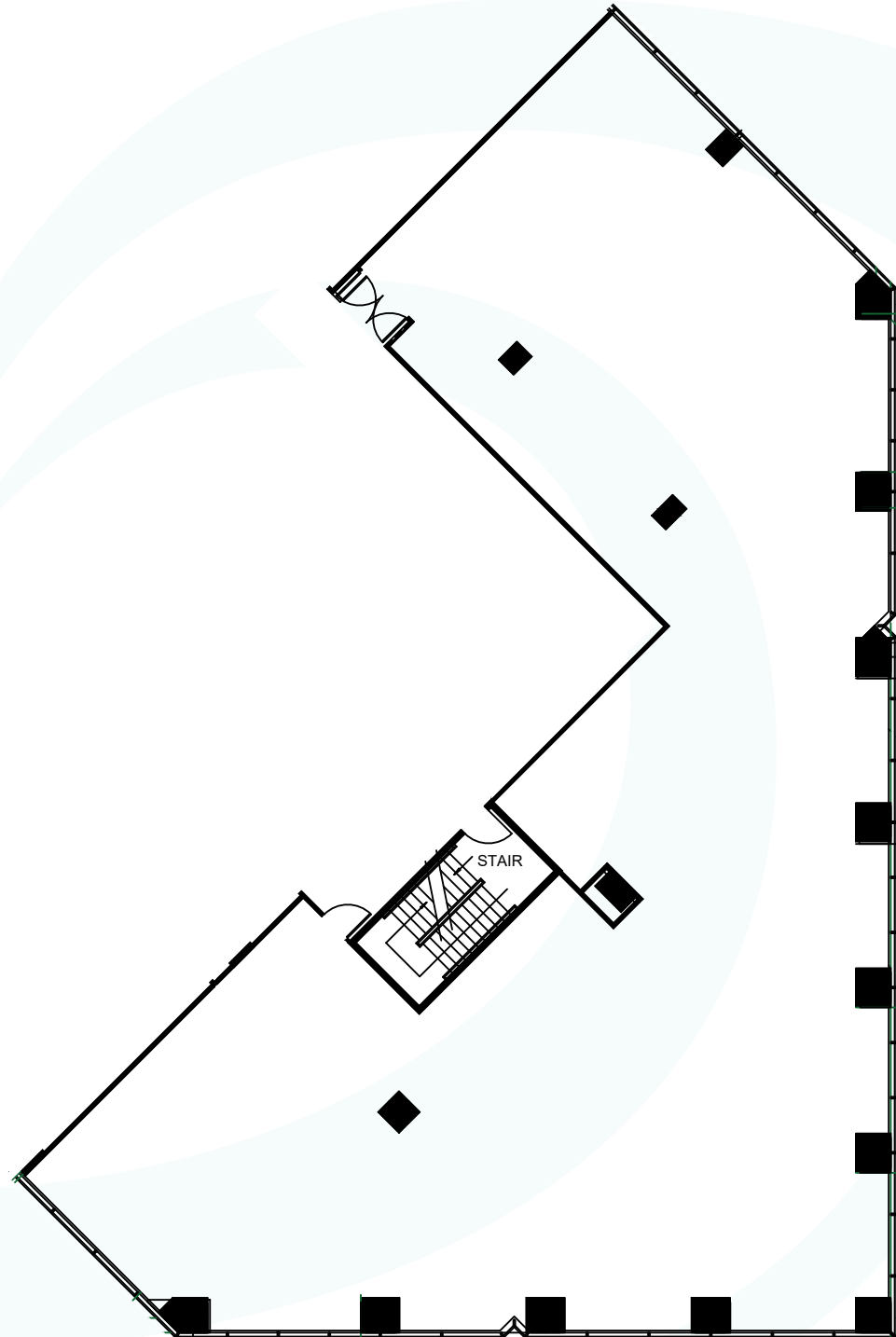
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SUITE 1100
±12,537 SF

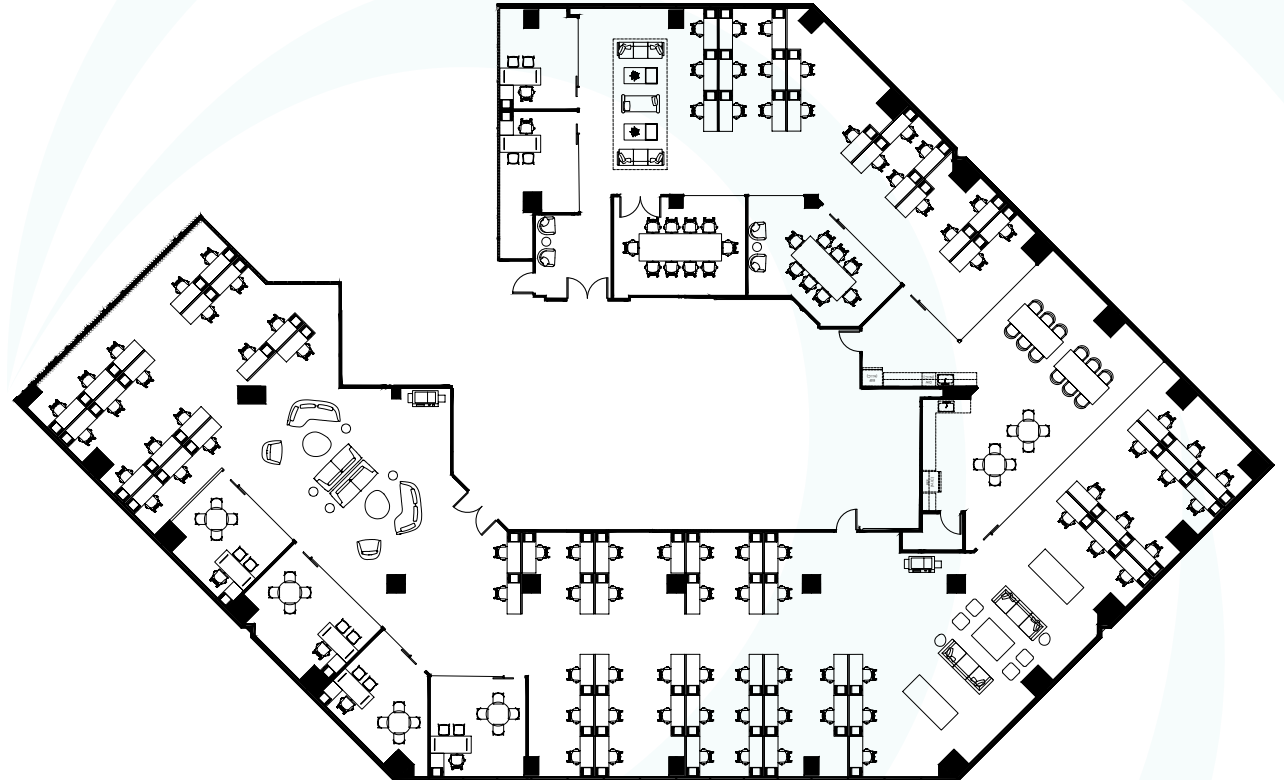
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12TH FLOOR

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 CONTIGUOUS SPACE
AVAILABLE



FLOOR	SUITE	SIZE (SF)	MAX CONTIG (SF)
12	1240	4,117	8,168
12	1260	4,051	

*Can be contiguous with ±14th & 15th Floors | ± 43,660 SF



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SUITE 1240
±4,117 SF

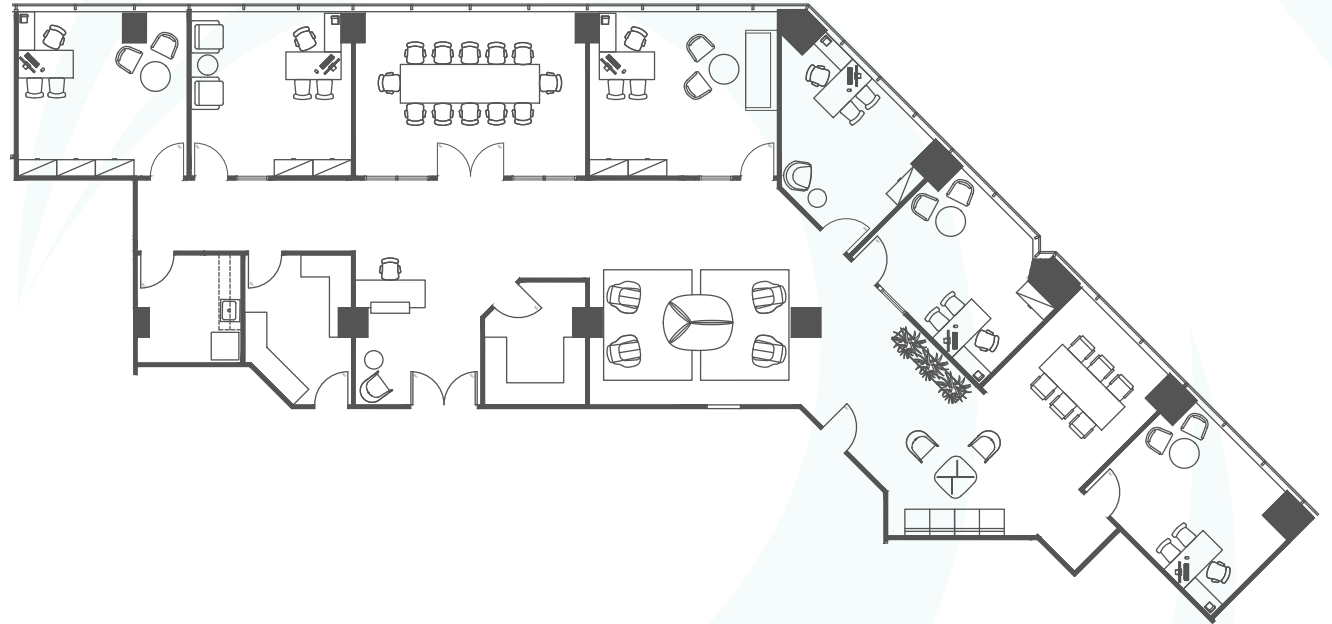
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SUITE 1260
±4,051 SF

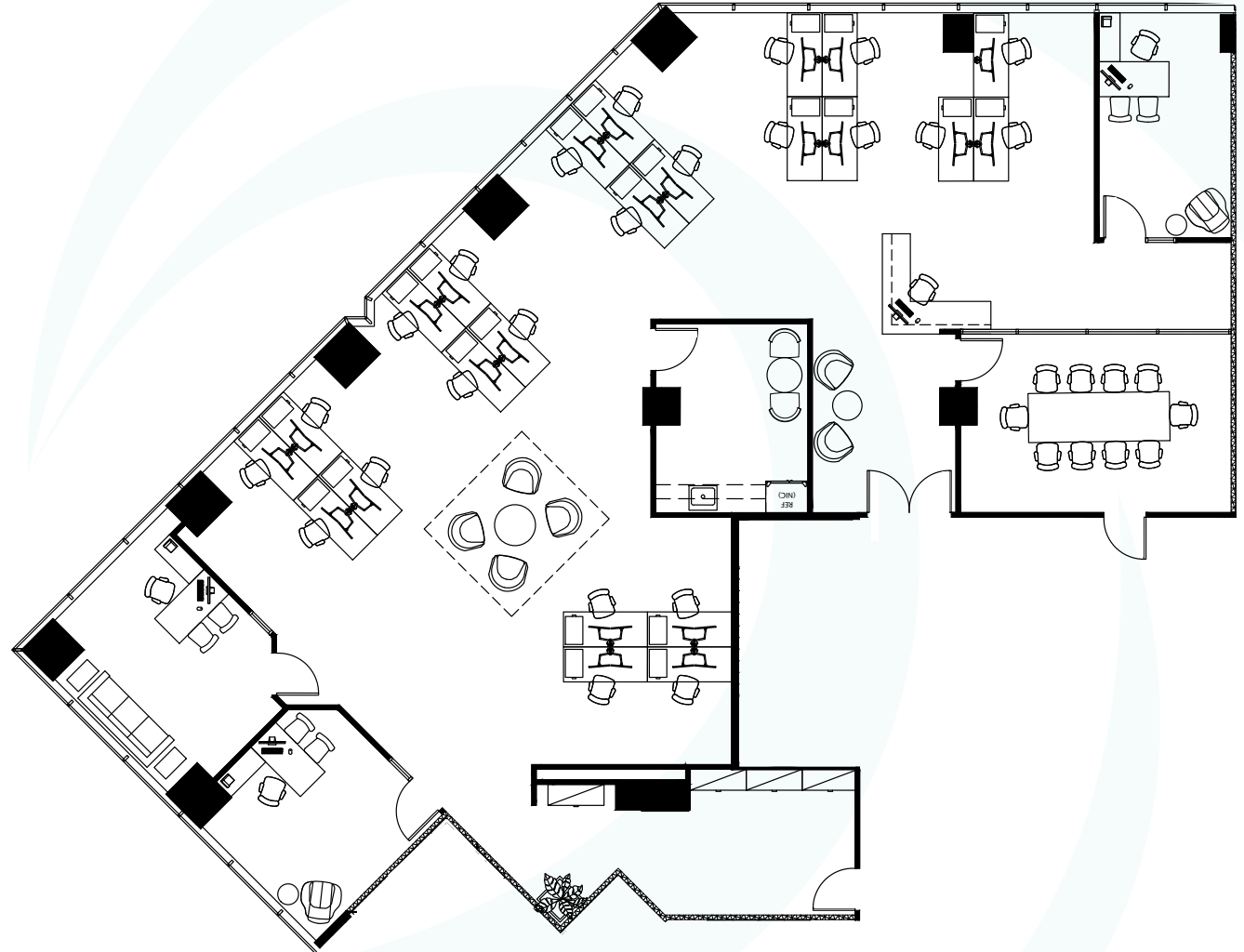
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SUITE 1400
±16,248 SF

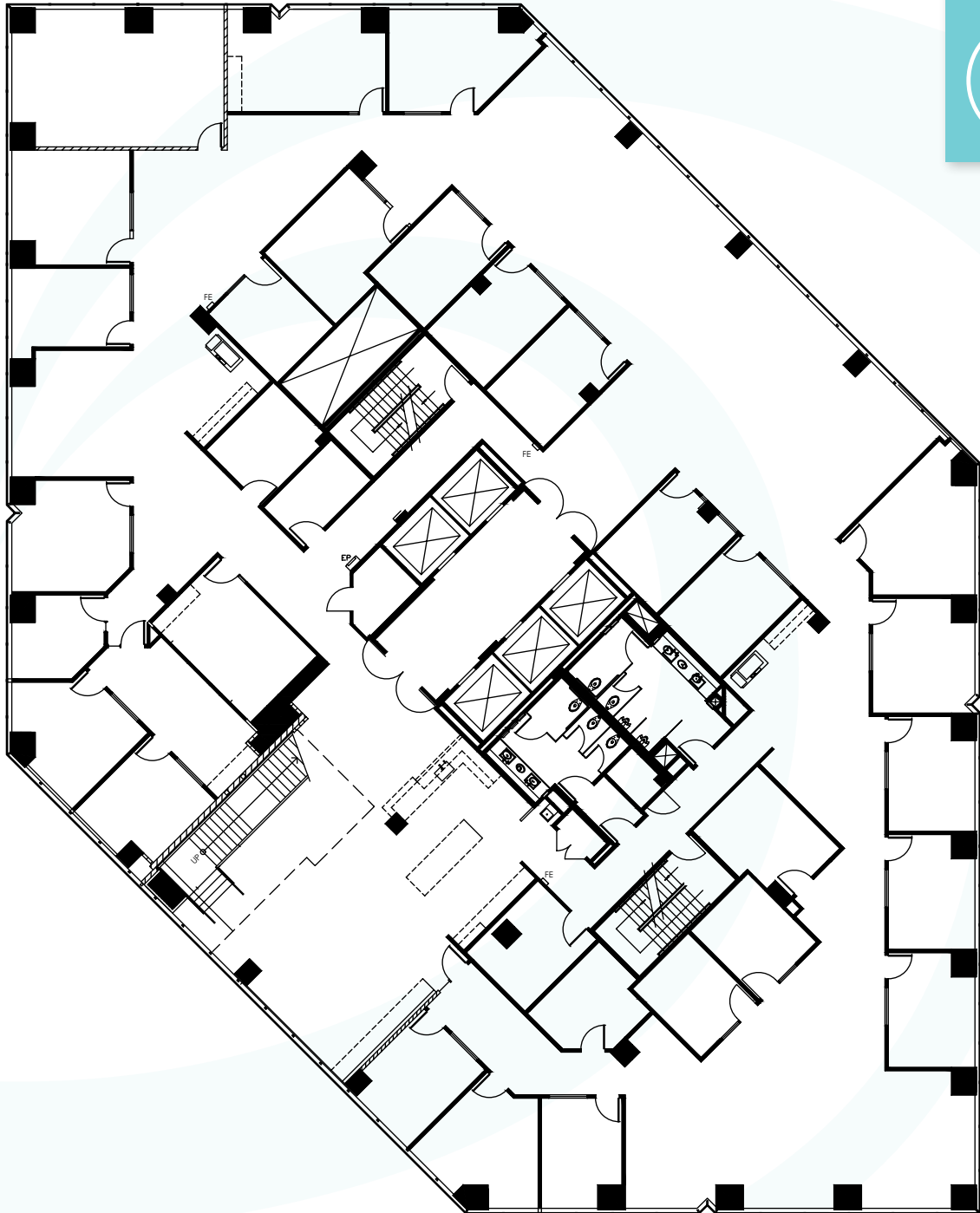
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SUITE 1500 + MEZZ
±19,244 SF

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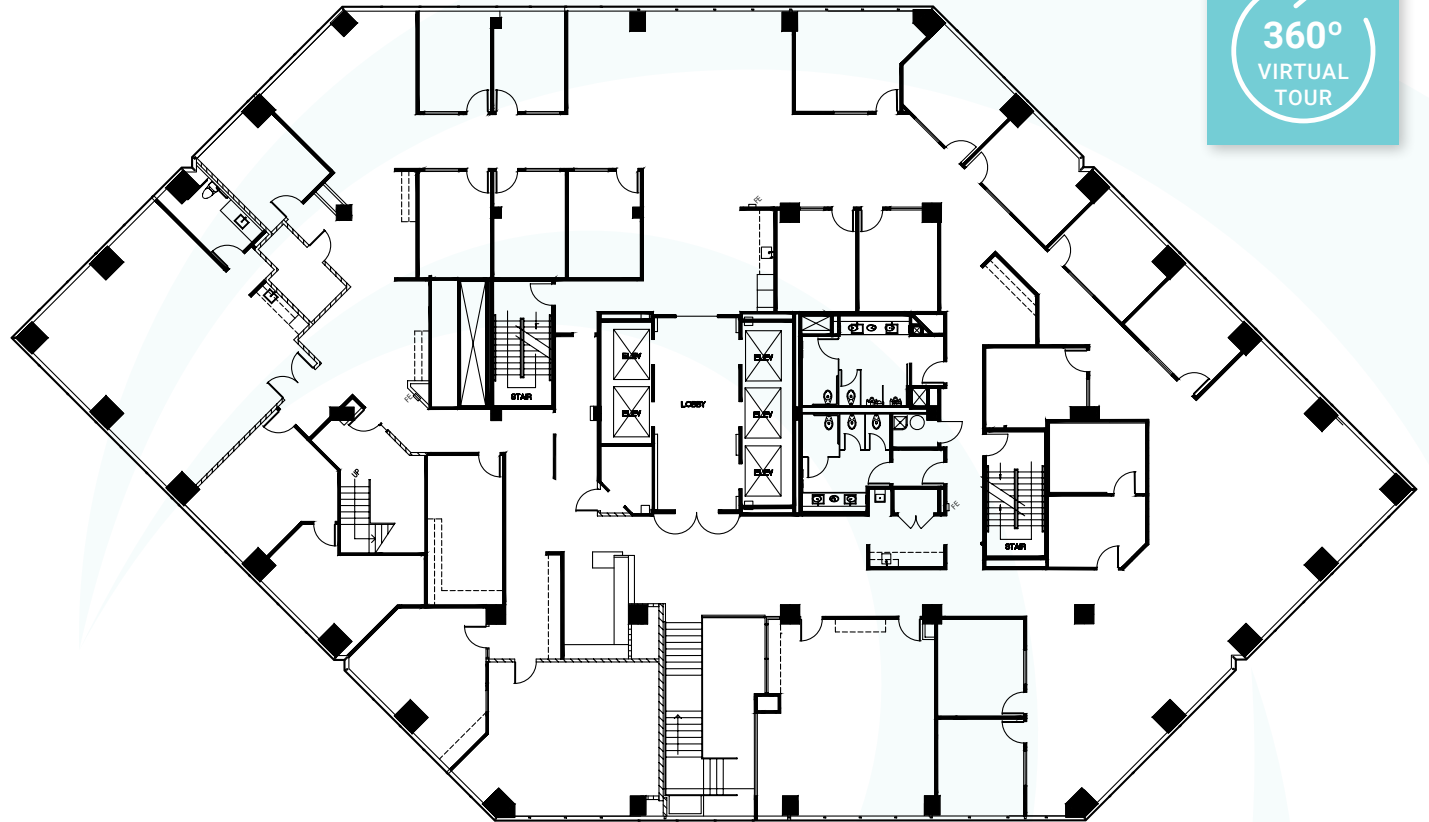
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SUITE 1500 | ±15,349 SF



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360°
VIRTUAL
TOUR

MEZZANINE | ±2,876 SF

