

FOR LEASE
Class A Office

Brea

CORPORATE PLAZA

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 Bernadino 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.	
203	2,817 SF	Vacant	6 offices, conference room, open area and kitchen	
206	2,593 SF	Vacant	1 office, 1 conference room, kitchen/break area and open area	▶
301	5,650 SF	Vacant	Dedicated reception area, 8 private offices, 1 open office, conference room, IT room, copy/storage room and open kitchen	
302	4,653 SF	Vacant	3 offices, conference room and open area	▶
305	1,849 SF	Vacant	Spec Suite – 2 offices, conference room, open area and kitchenette	

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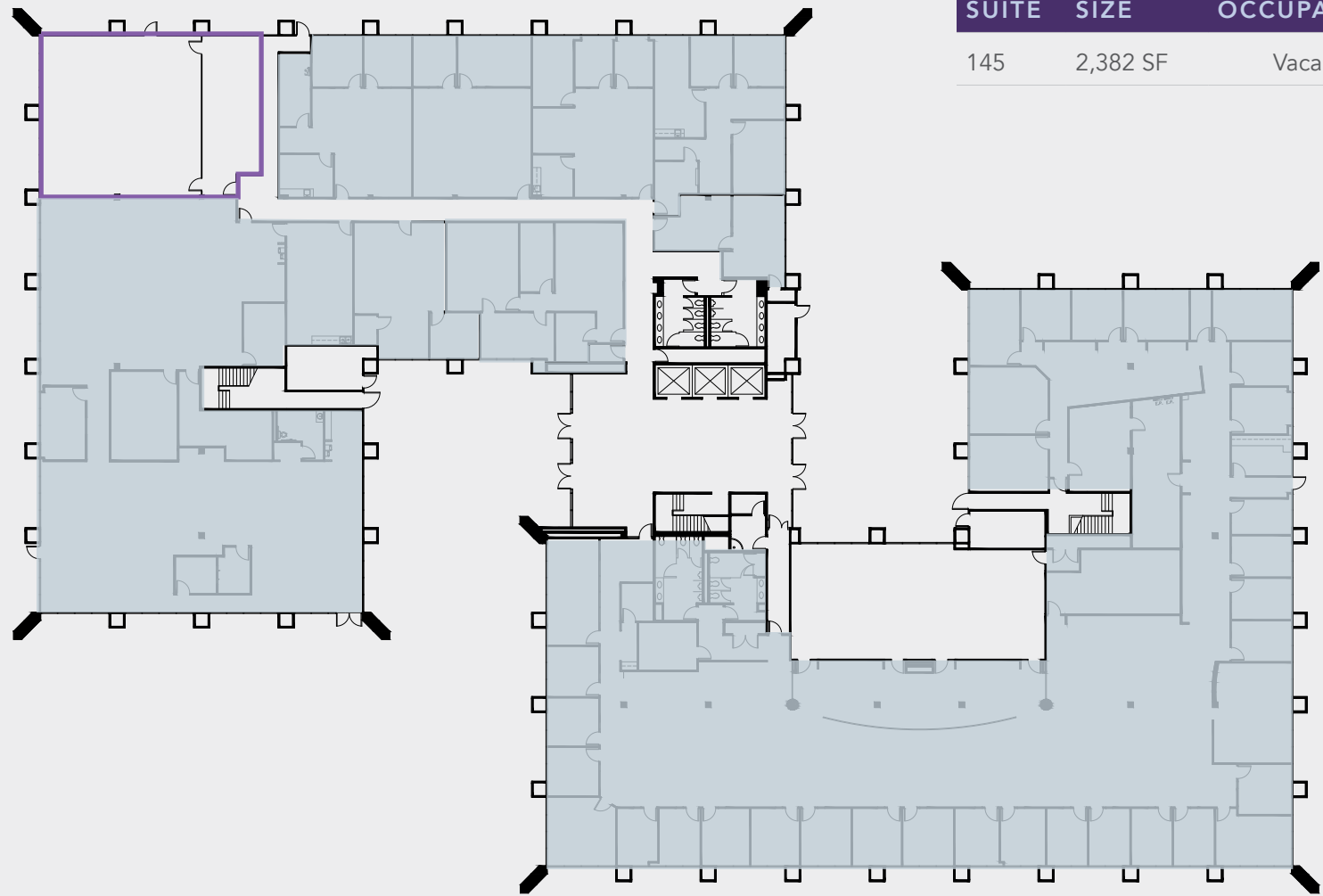
3230

— IMPERIAL —



FIRST FLOOR

SUITE 145



AVAILABILITIES

SUITE	SIZE	OCCUPANCY	VIDEO LINK
145	2,382 SF	Vacant	

SECOND FLOOR

AVAILABILITIES

SUITE	SIZE	OCCUPANCY	VIDEO LINK
203	2,817 SF	Vacant	
206	2,593 SF	Vacant	▶



THIRD FLOOR

AVAILABILITIES

SUITE	SIZE	OCCUPANCY	VIDEO LINK
301	5,650 SF	Vacant	
302	4,653 SF	Vacant	▶
305	1,849 SF	Vacant	



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



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Brea

CORPORATE PLAZA



NEWMARK

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