

THE
HEIGHTS

ALISO VIEJO



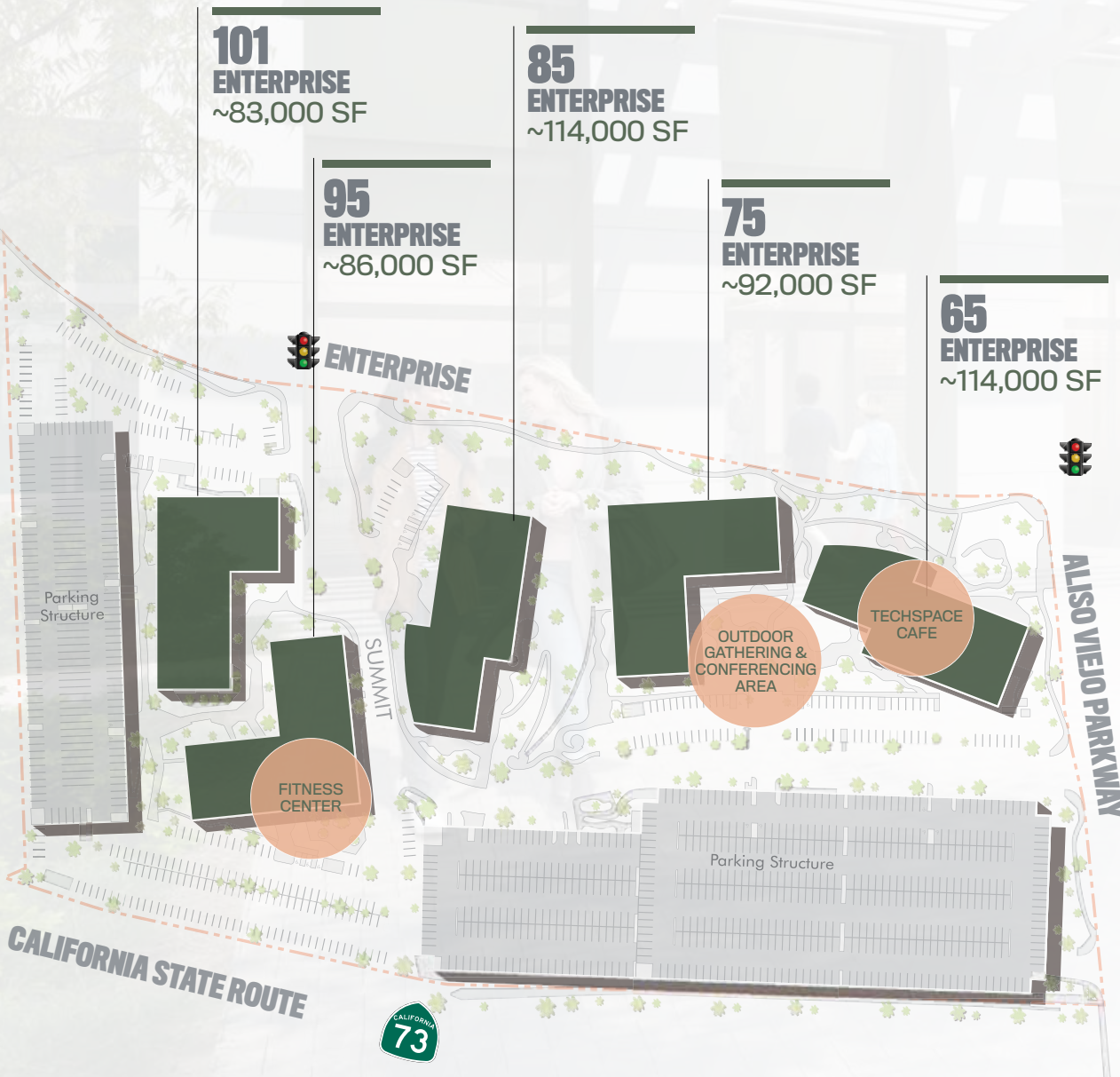
NEWMARK

THE
HEIGHTS
ALISO VIEJO

LOCATED IN THE HEART OF SOUTH ORANGE COUNTY AND ONLY 15 MINUTES FROM JOHN WAYNE AIRPORT, THIS OFFICE PARK GRANTS IMMEDIATE ACCESS TO THE 73 FREEWAY AND IS ONLY MINUTES TO THE 5/405 FREEWAYS AS WELL AS HIGH-END BEACH BEDROOM COMMUNITIES.

Adjacent to Town Center at Aliso Viejo, this location offers more than 30 restaurants and service amenities. Less than 15 minutes to both the Irvine Spectrum and Fashion Island.

2,490,000 RSF



THE HEIGHTS HAS BEEN THOUGHTFULLY MODERNIZED TO OFFER A TRULY FIRST-CLASS EXPERIENCE.

Featuring newly designed lobbies and restrooms throughout, a highly identifiable signage program, beautifully upgraded outdoor common areas with comfortable seating, and intimately reimagined landscaping, The Heights provides an inviting and professional environment for both employees and visitors alike. Our new state of the art fitness center with showers and lockers will provide Tenants of the project the ability to work out in a first class atmosphere without ever having to leave the campus.

UPDATED & MODERN COMMON AREAS



ADDRESS

65,75,85,95,101 Enterprise, Aliso Viejo

TOTAL RENTABLE AREA

~490,000 RSF

LOT SIZE

± 20.7 acres

YEAR BUILT/RENOVATED

1998-2000

PARKING RATIO

4.1:1,000 RSF

FLOORS

65 & 85 buildings (4 floors)
75, 95 & 101 buildings (3 floors)

15 MINS
UC IRVINE

15 MINS
JOHN WAYNE AIRPORT

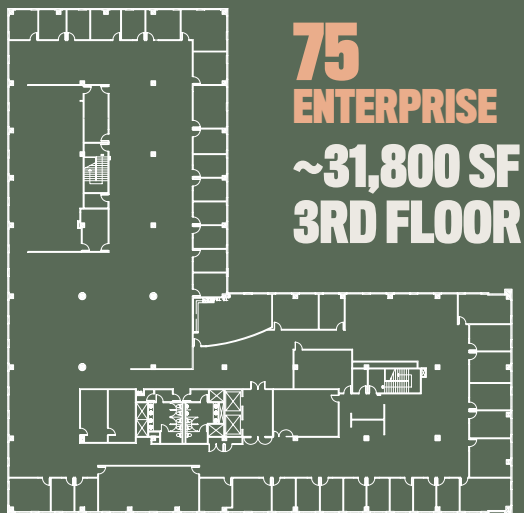
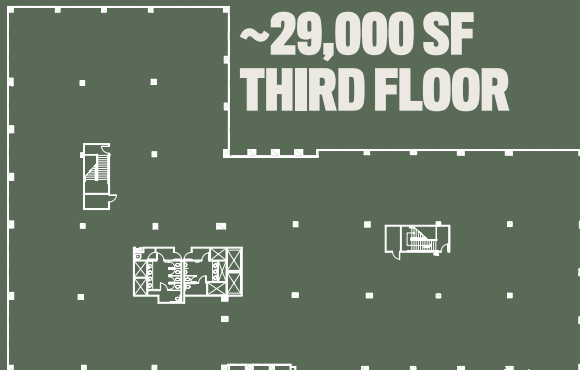


**ADJACENT TO
BEAUTIFUL COASTAL
COMMUNITIES &
WALKABLE AMENITIES**



101
ENTERPRISE

~40,600
CONTIGUOUS

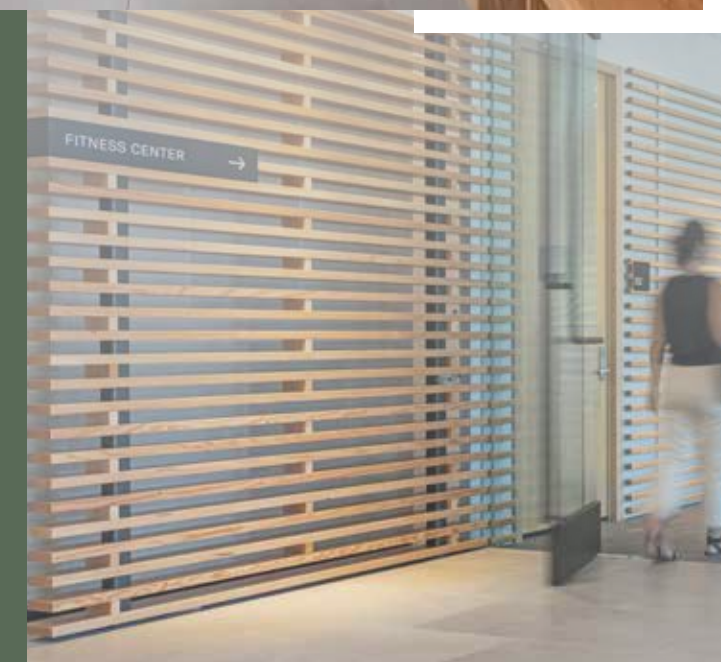


**LARGE EFFICIENT
FLOORPLATES**

**WORK
PLAY
LOCATION**



NEW STATE OF THE ART FITNESS CENTER, LOCKERS & SHOWERS



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**FREE
SURFACE &
STRUCTURED
PARKING**

This beautifully landscaped five building campus features above standard parking throughout. The 30,000 square foot floor plates offer efficient subdivision possibilities and highly prominent freeway identity.



THE
HEIGHTS

ALISO VIEJO

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