



# CITYVIEW OFFICE PLAZA

12361-12465 LEWIS STREET, GARDEN GROVE, CA 92840

TENANT IMPROVEMENTS AVAILABLE

FREE RENT CONCESSIONS ON NEW DEALS



# PROPERTY HIGHLIGHTS

The Cityview Office Plaza features 20 free-standing Cape Cod style, woody walkup buildings within a tranquil garden style layout. The project is situated in a prime location across the street from a vast amenity base.

- **Situated with great visibility at the high identity intersection of Lampson Avenue and Lewis Street**
- **Located across the street from The Outlets at Orange. An 800,000 square foot, open-aired shopping, dining and entertainment destination**
- **Newly remodeled suites available for immediate occupancy**
- **Lease rates are full service and include HVAC, electrical and janitorial service, during normal building hours, as well as all other base year operating expenses**
- **All suites have individually controlled AC units and private restrooms**
- Beautifully landscaped
- A wide array of space accommodations ranging from single suites to entire buildings
- Convenient surface parking adjacent to all suites
- Less than 15 minutes to John Wayne International Airport
- Professional and responsive leasing, property management and building engineers on site
- Onsite USPS, FedEx & UPS Drop Boxes
- Excellent access to the 22, 5, 57 and 55 Freeways
- Great window lines provide an abundance of natural light
- Orange County Transportation Authority (OCTA) Bus Line located directly in front of the property
- On-site Café with outside patio







## LOCATION SUMMARY

Cityview Office Plaza is ideally located at the junction of Interstate 5, the Garden Grove (22) and the Orange (57) Freeways, providing tremendous access to the entire Southern California region. The project is within walking distance to a vast amenity base including the adjacent Outlets at Orange, an 800,000 square foot, open-air shopping, dining, and entertainment destination that offers more than 105 retailers. Cityview Office Plaza is a short drive to Disneyland Resort, The Honda Center (home of the National Hockey League's Anaheim Ducks), Angel's Stadium, (home of Major League Baseball's Los Angeles Angels), The House of Blues and City National Grove of Anaheim.

## PROPERTY INFORMATION

### ADDRESS

12361-12465 Lewis Street  
Garden Grove, CA 92840

### TOTAL SF

148,270 SF

### PROPERTY TYPE

Multi-Tenant Office  
Buildings

### YEAR BUILT

1984  
Renovated 2016

### ZONING

PUD  
(Planned Unit  
Development  
District 102-80)

### CONSTRUCTION

Wood Frame

### LAND AREA

7.5 Acres

### FLOORS

2-Stories

### PARKING

451 Stalls

### DESIGN

Cape Cod

### OFFICE/MEDICAL PERCENTAGE

100%

### BUILDINGS

20

### ELEVATORS

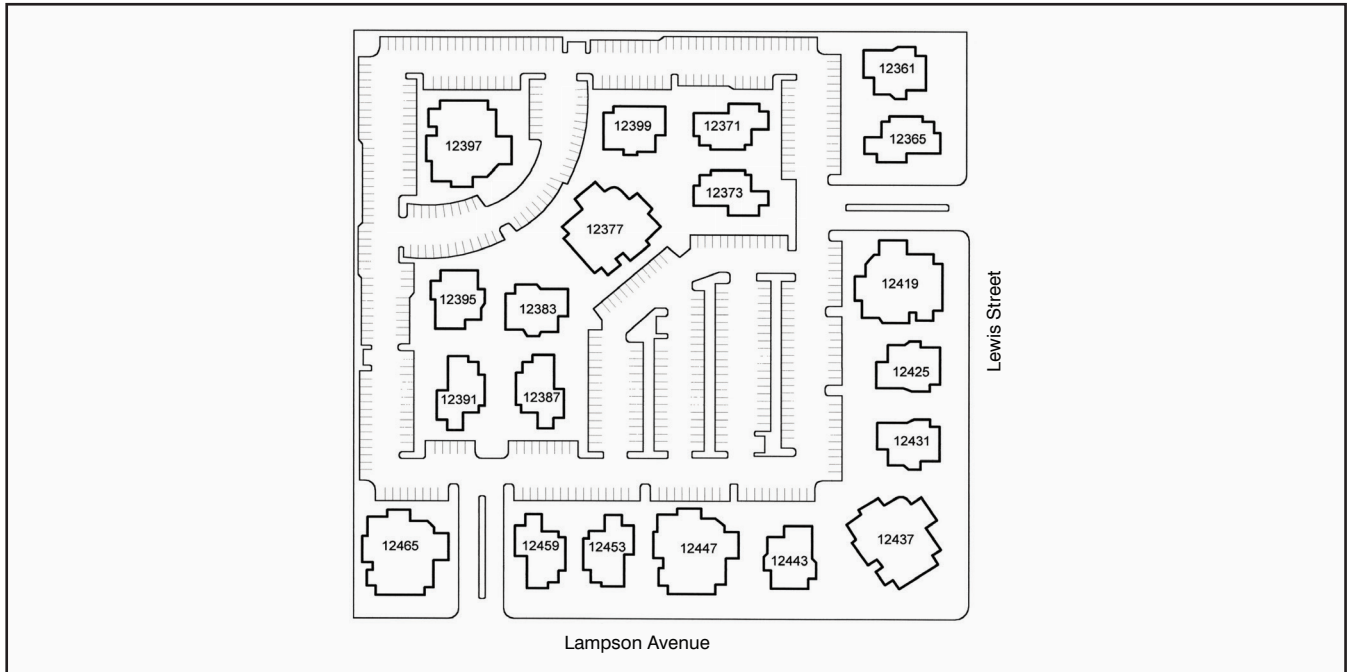
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## AREA OVERVIEW

Centrally located in Southern California between Los Angeles and San Diego, the Orange County office market offers tenants a first-class business environment. Cityview Office Plaza attracts tenants from a vast array of communities because of its proximity to the confluence of three of Southern California's busiest transportation corridors (known as the Orange Crush interchange)- Interstate 5, the Garden Grove (22) and the Orange (57) Freeways. The property offers excellent access to executive housing markets of Newport Beach and Huntington Beach as well as a large and talented work force living in Orange County, Southern Los Angeles County, and the Inland Empire. In addition, John Wayne International Airport is only 15 minutes from Cityview Office Plaza and Los Angeles International Airport is located approximately 35 miles northwest of the property.

# SITE PLAN



## ON-SITE LEASING OFFICE

Ron Blakeslee  
12465 Lewis Street, Suite 201  
Garden Grove, CA 92840  
714.748.4100 Main

## CORPORATE OFFICE

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