



333 S. ANITA DR. SUIT 875

ORANGE, CA 92660



**Ashwill
Associates**
COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

Ashwill Associates is pleased to present an exciting sublease opportunity at 333 S. Anita Dr. Suite 875, in Orange, CA.

This 3,076 SF Class A office suite features an impressive double door entry off the elevator landing, a stylish lobby/reception area, three window offices, four interior offices, a break room kitchen, an IT room, and a large open work-space with an expansive glass line. From the office, you can see Disneyland, Catalina Island, and across Western Orange County. We are confident that this space will perfectly meet your client's needs.

For more information, please reach out today.



CRAFT YOUR BUSINESS FUTURE HERE

PROPERTY FEATURES



ACCESS

Easy Access to
5, 22, and 57 FWY's



TECHNOLOGY

High speed
fiber optic



PARKING

4:1000 Parking ratio
with covered parking



LAYOUT

Very Efficient
3,076 SF Floor Plan



GYM / WEIGHTS

On site
fitness center



SECURITY

24 Hour on-site security



ELEVATE YOUR BUSINESS ENVIRONMENT

Take advantage of a below market sublease rate at TriCentre, Orange County's most convenient Class A Office tower, strategically located at the interchange of 5, 57, and 22 FWY's. This beautifully updated office suite is ready for immediate occupancy with a sublease term through June 2027.



FLOOR PLAN FOR LEASE



BUILDING SPECIFICATIONS

YEAR BUILT / RENOVATED

1986 / 2023

FIRE / LIFE SAFETY

Equipped with fire sprinklers

STRUCTURAL

Steel Frame 'Class A'
Office Tower

BUILDING HVAC

Full-Service Lease Rate
includes HVAC usage during
business hours

SECURITY

24 Hour on-site security

NUMBER OF ELEVATORS

5 Elevators with
1 Freight Elevator

PARKING

4:1000 Parking ratio in covered
parking structure



FARMERS



CONTACT INFORMATION

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