



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









## CONTACT INFORMATION

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