

625

THE CITY DRIVE
ORANGE, CA



WESTERN RESOURCES TITLE

625

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THE CITY DRIVE
ORANGE, CA

PRIME LOCATION. KEY BENEFITS.



SEE AND BE SEEN

Freeway visible, building
top signage available



WALK TO

The Outlets at Orange, UCI
Medical Center and numerous
hotels and banks



ACCESSIBLE

Exceptional freeway identity and
excellent ingress/egress from the
5, 22, 55 and 57 Freeways



PROMINENT

Located in the vibrant city of
Orange where business and
commerce thrives

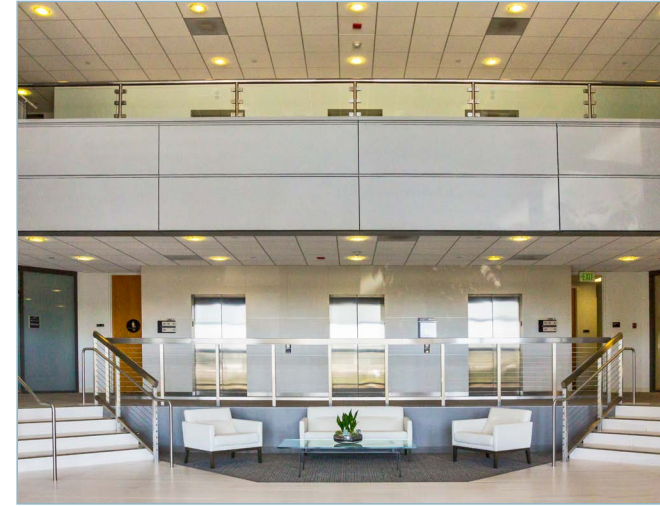
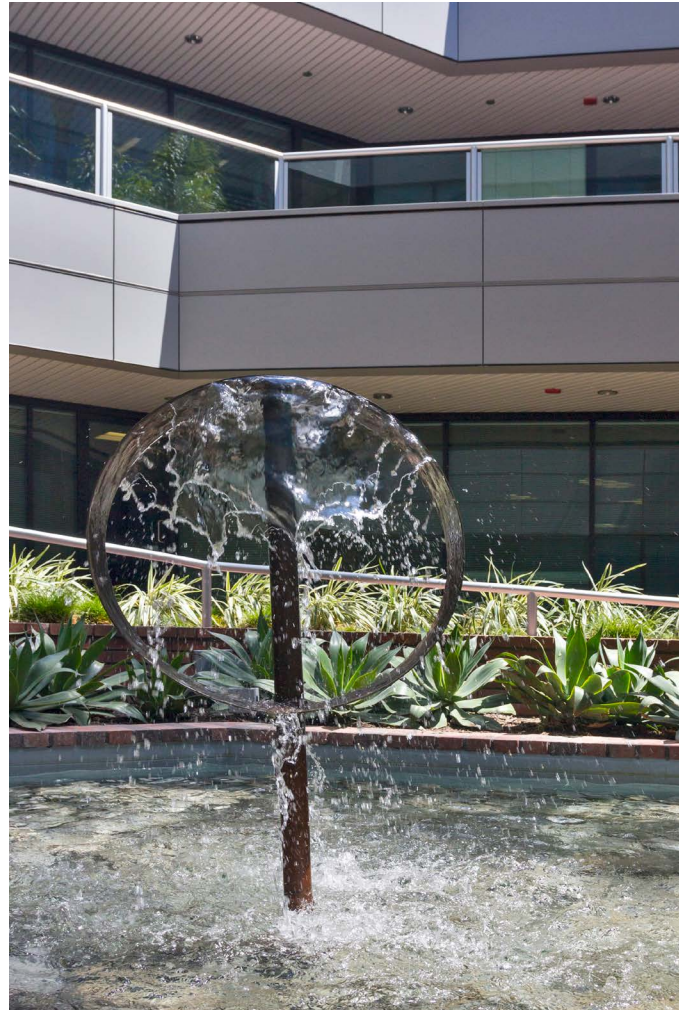


AMPLE PARKING

471 stalls
3.72 : 1,000 USF

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AVAILABLE SUITES

FLOOR	SUITE	SIZE (RSF)	SPACE DETAILS
2	200	13,266	Spec suite. Features reception, 11 offices, conference room, breakroom, lounge area, gym area, server room, file room
2	205	5,662	Spec suite. Features 10 offices, conference room, storage/IT, kitchen and open area
2	260	5,976	Spec suite. Features double door entry, 4 offices, large conference room, break area, huddle room and open area
2	290	3,677	Features 6 offices, reception, conference room, breakroom, 2 small storage rooms and copy room
3	300	7,713	White box condition. Hypothetical plan available
3	305	2,534	Features 5 offices, reception, 1 conference room, kitchen and file/storage room
3	350	1,989	Features 4 offices, reception, conference room, open kitchen and storage room
4	420	6,201	Spec suite. Features 8 offices, conference room, kitchen and open area
4	470	2,121	Features 4 offices, kitchen and open area
4	490	3,520	Features 6 offices, reception, conference room, server room, breakroom, storage room and open work area

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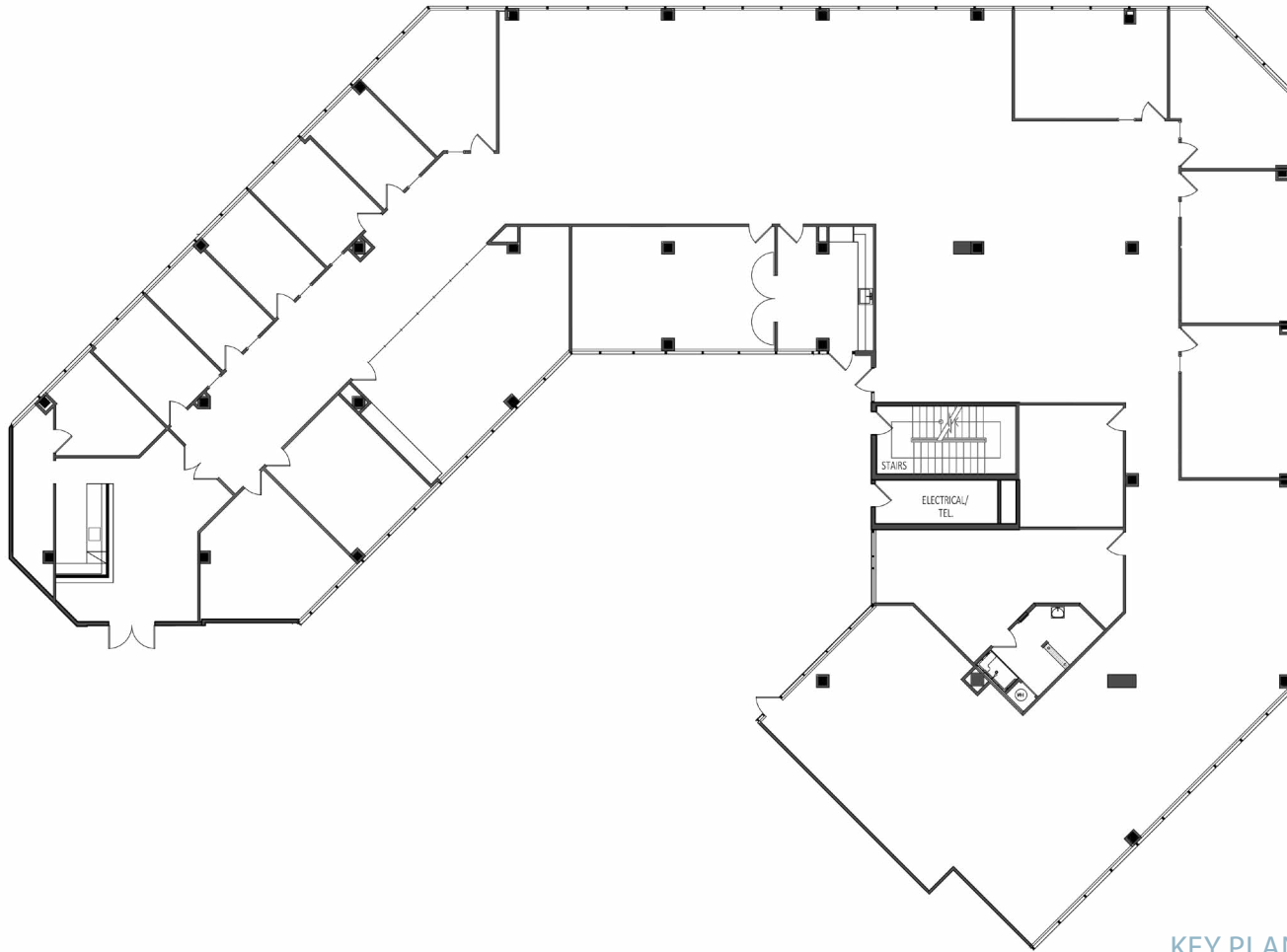
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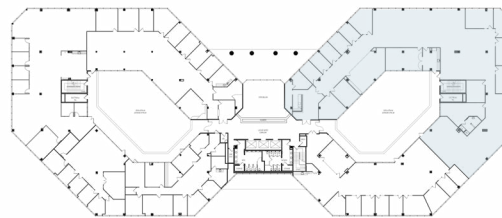
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SUITE 200 // FLOOR PLAN 13,266 RSF



KEY PLAN



- **Spec suite**
- 11 offices
- Reception area
- Conference room
- Server room
- Lounge area
- Breakroom
- File room
- Gym area

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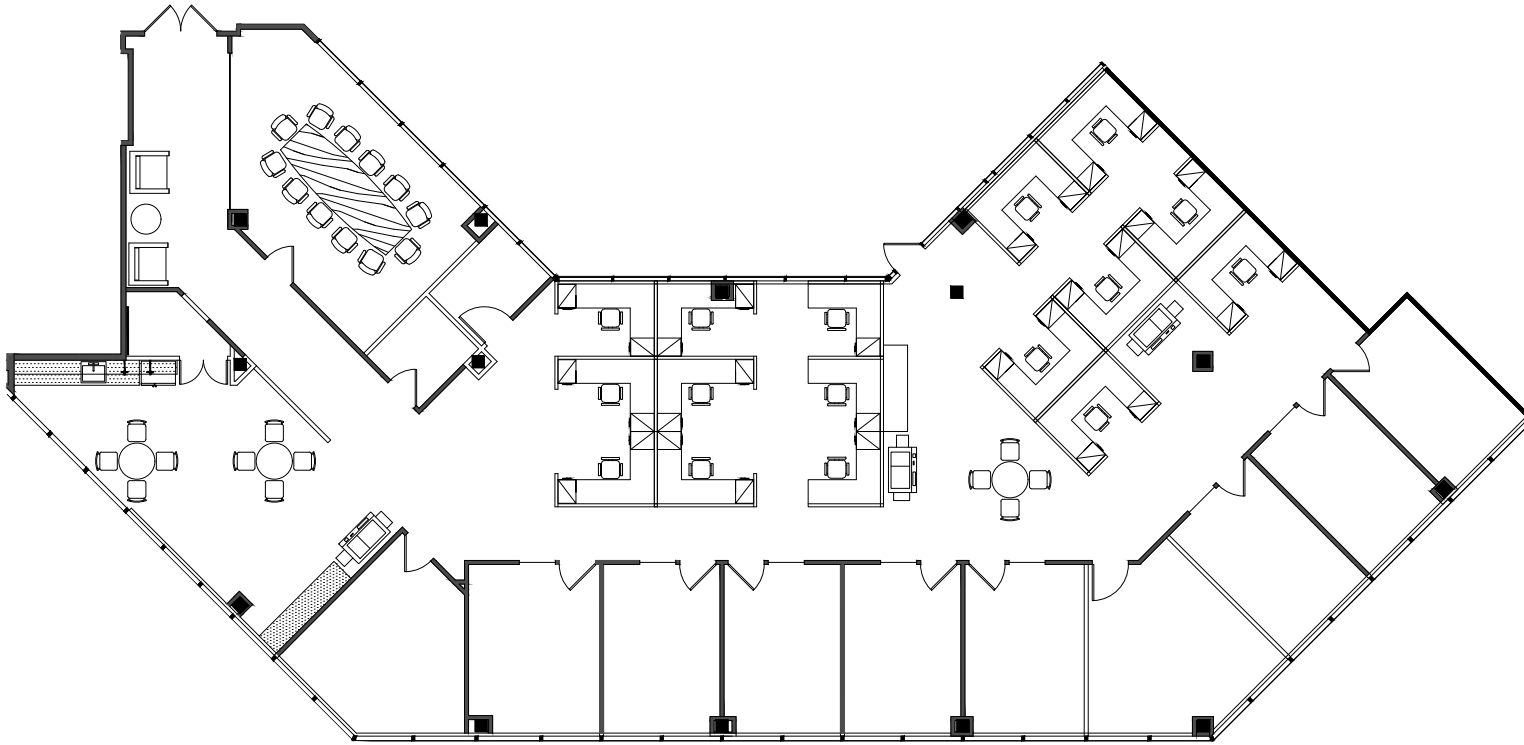
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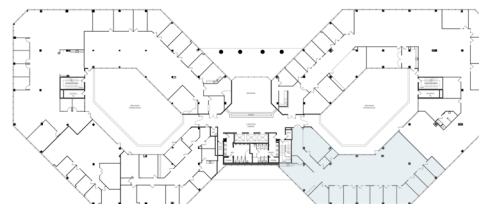
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SUITE 205 // FLOOR PLAN 5,662 RSF



- **Spec suite**
- Double door entry
- 10 offices
- Large conference room
- Storage/IT
- Kitchen
- Open area

KEY PLAN



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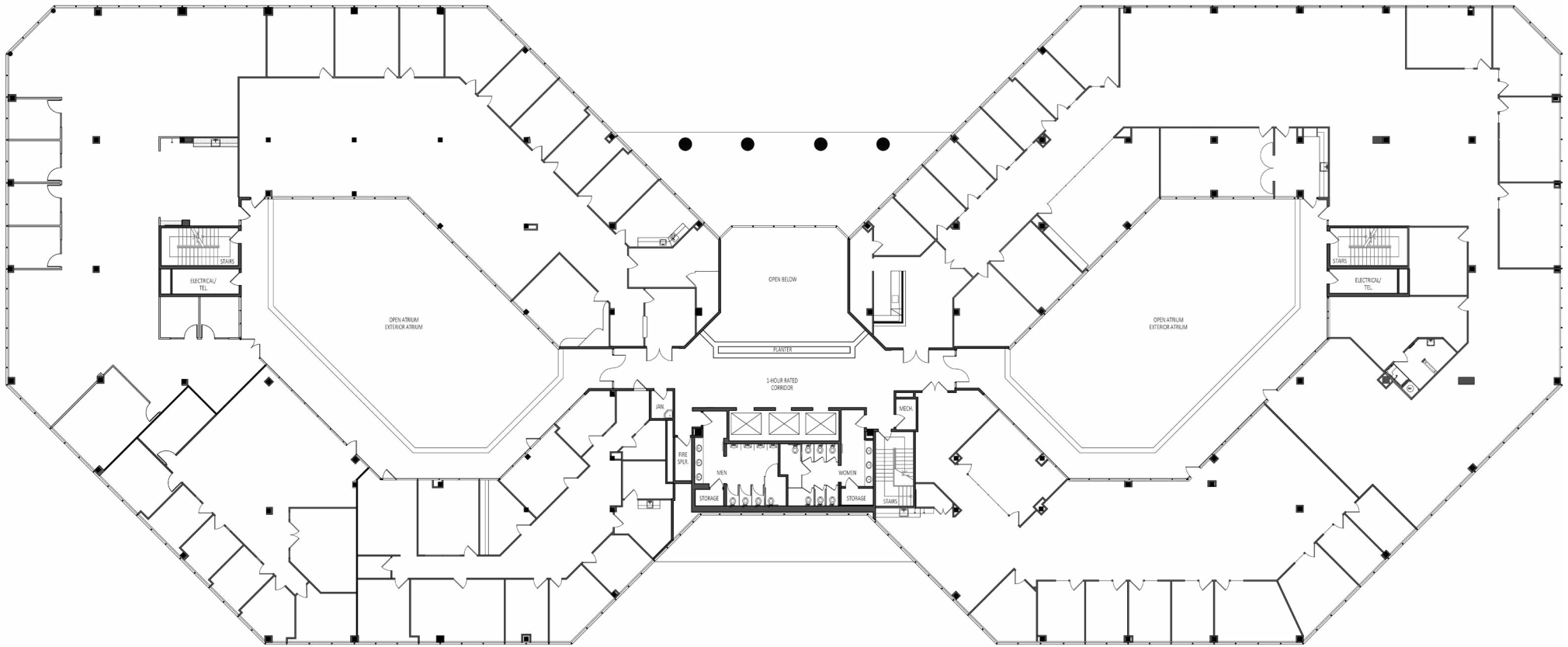


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SECOND FLOOR // PLAN
37,899 RSF

(FULL FLOOR OPPORTUNITY - DIVISIBLE TO 18,950 SF)



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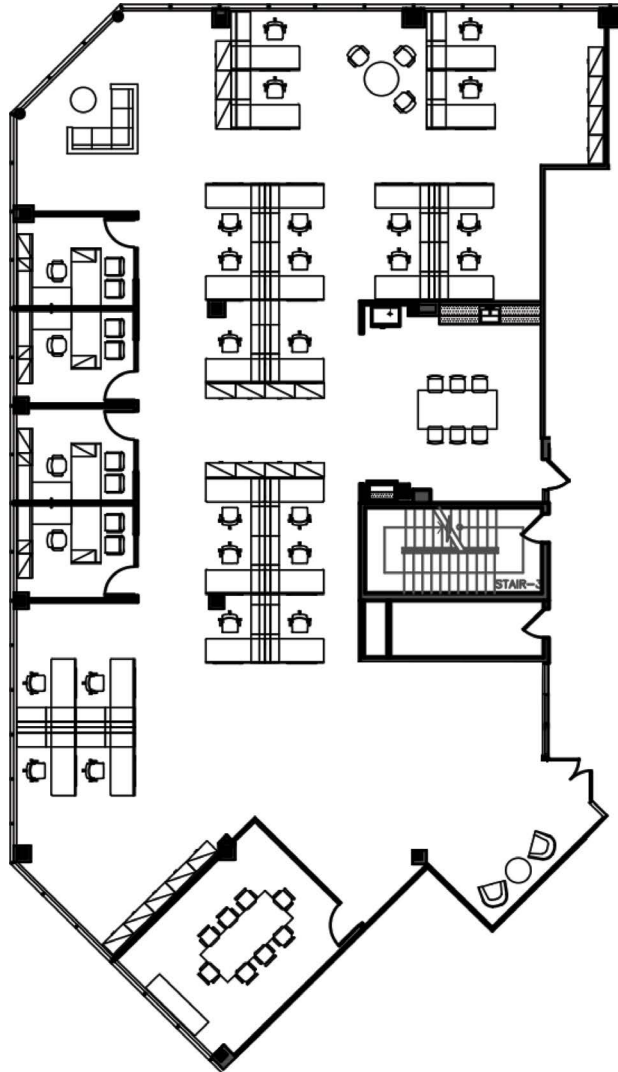
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SUITE 260 // FLOOR PLAN 5,976 RSF

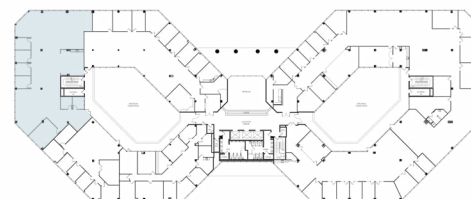


- **Spec suite**
- Double door entry
- 4 offices
- Large conference room
- Break area
- Huddle room
- Open area

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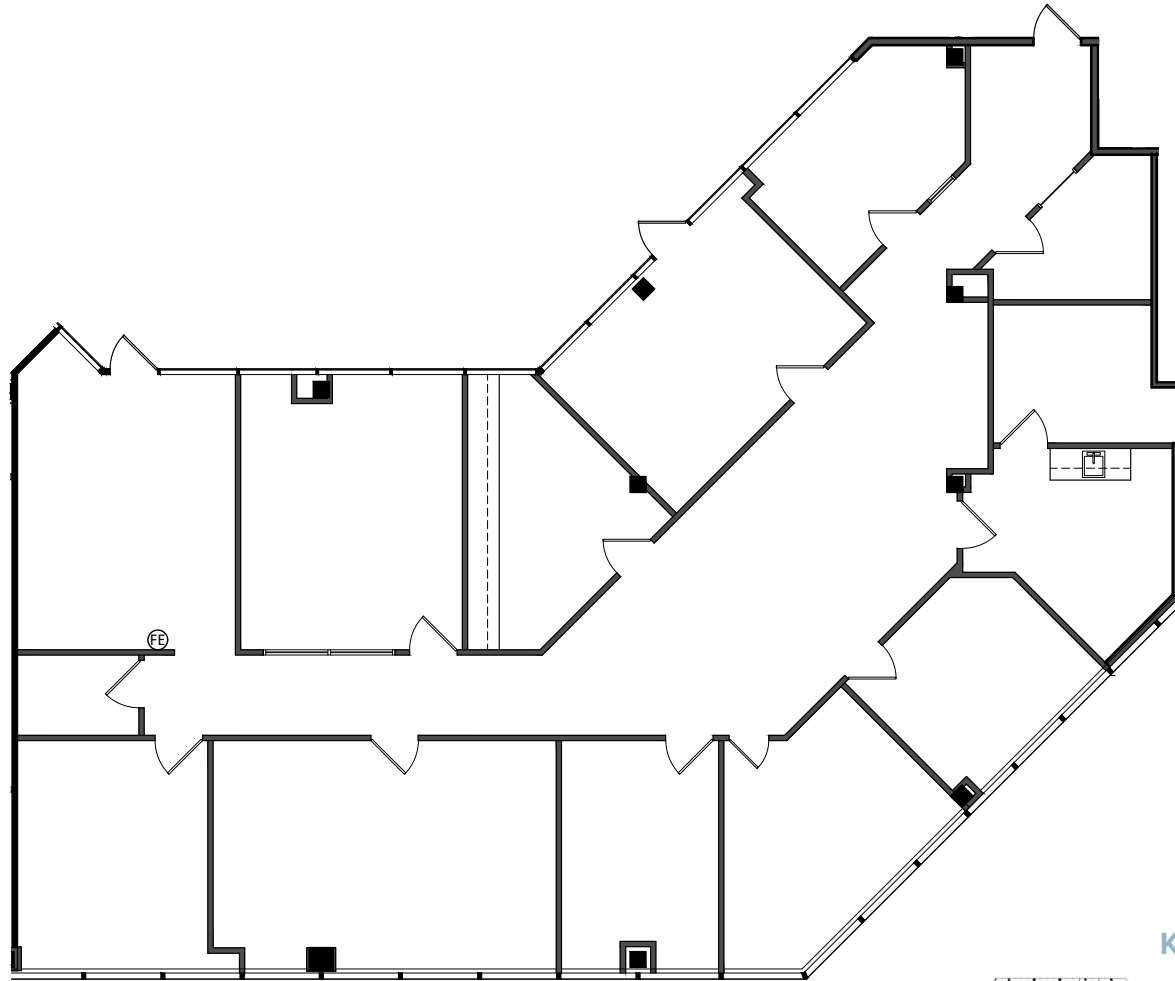
KEY PLAN



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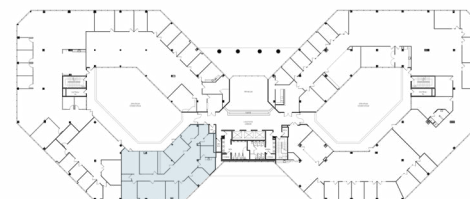
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SUITE 290 // FLOOR PLAN
3,677 RSF



- 6 offices
- Reception
- Conference room
- Breakroom
- 2 small storage rooms
- Copy room

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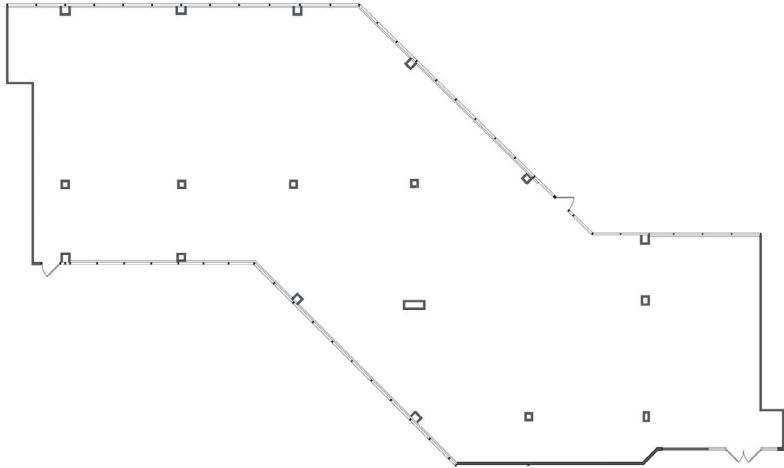


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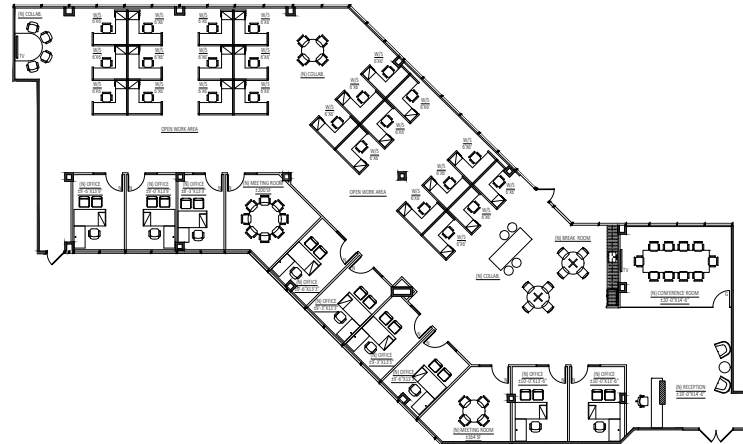
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SUITE 300 // FLOOR PLAN
7,713 RSF

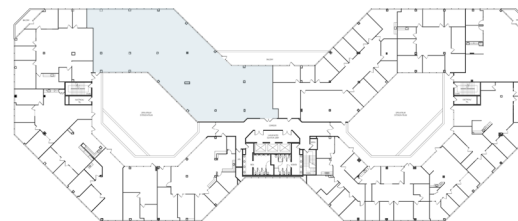
AS-BUILT PLAN



HYPOTHETICAL PLAN



KEY PLAN



- White box condition
- Hypothetical plan available

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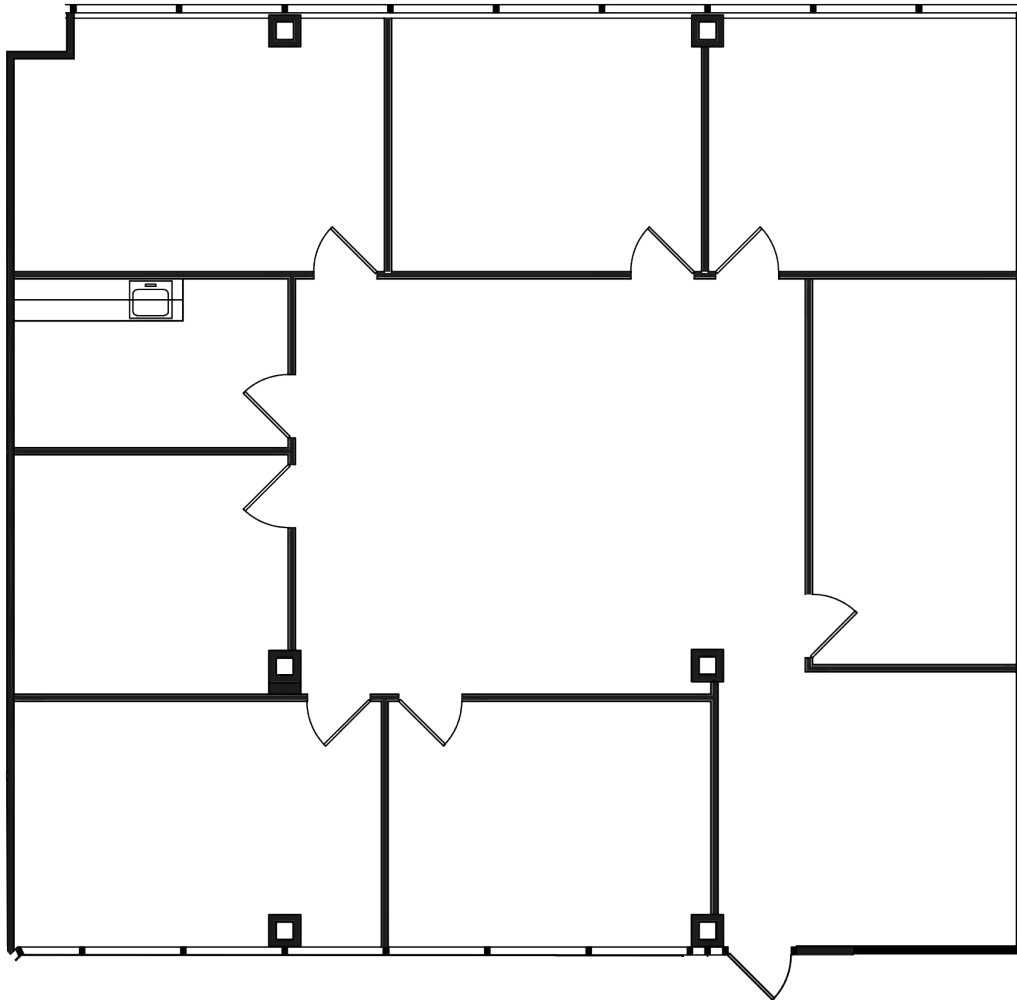
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SUITE 305 // FLOOR PLAN 2,534 RSF

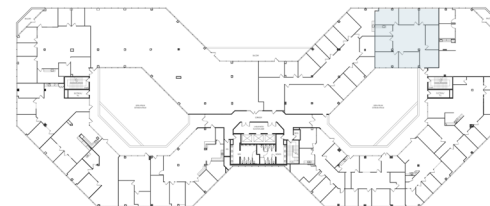


- 5 offices
- Reception
- Conference room
- Kitchen
- Storage/file room

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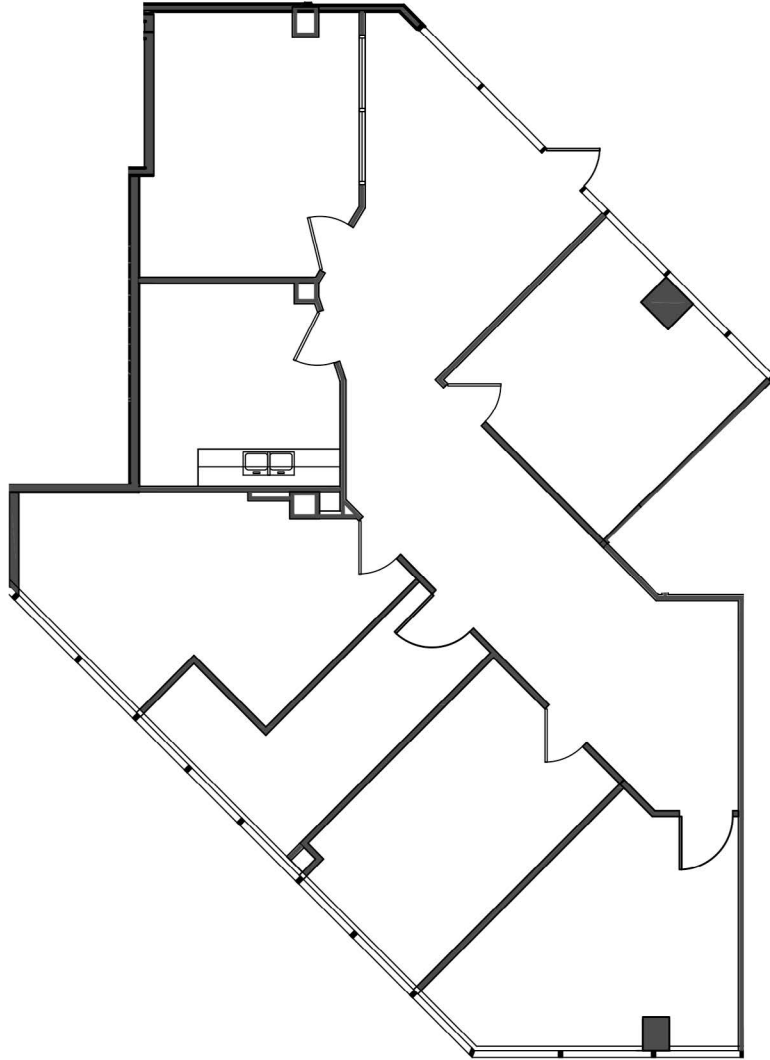
KEY PLAN



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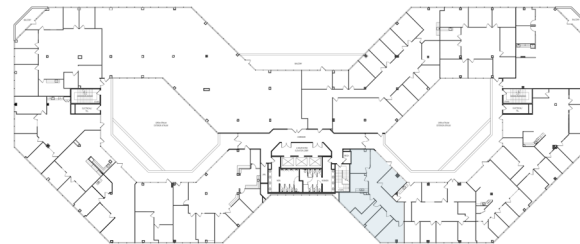
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SUITE 350 // FLOOR PLAN 1,989 RSF



- 4 offices
- Reception
- Open kitchen
- Storage room

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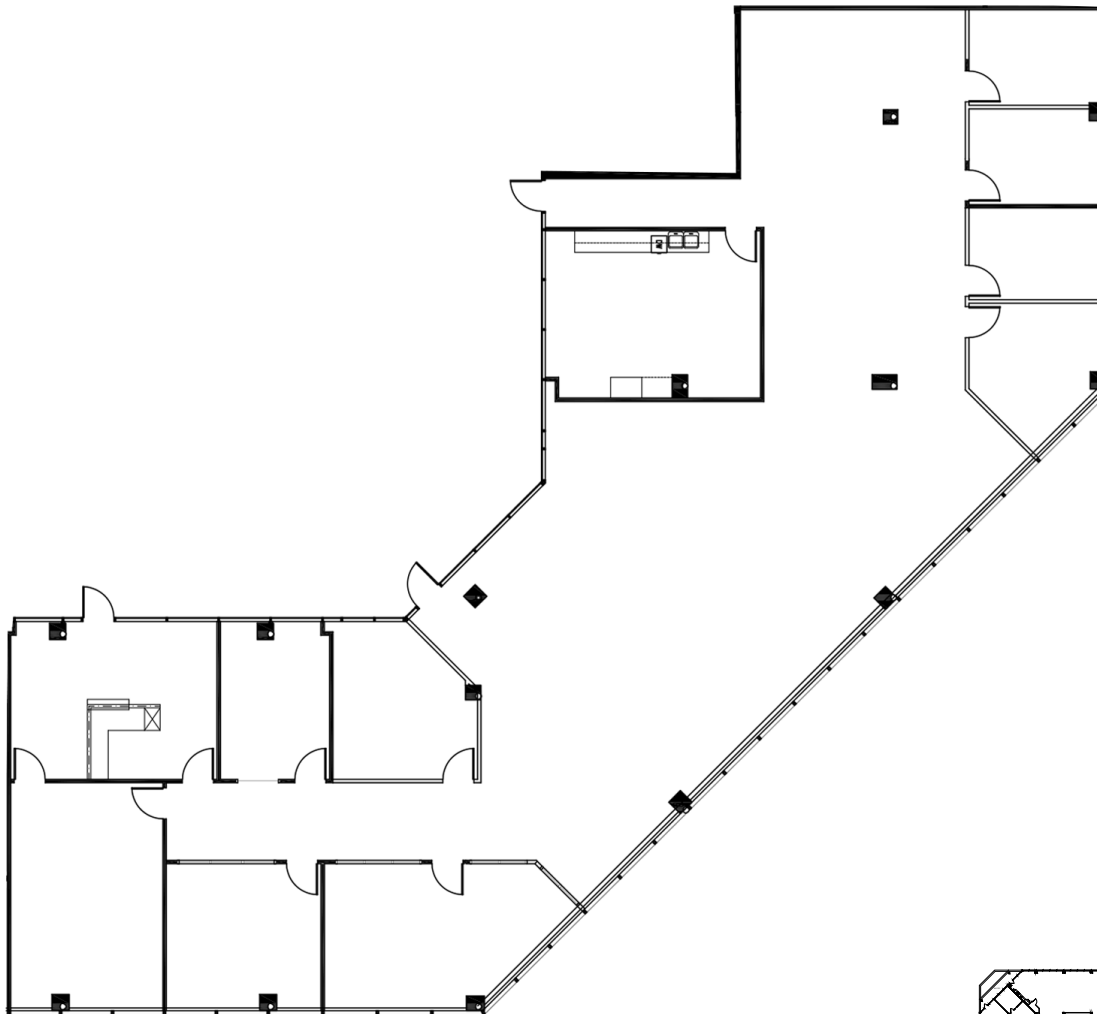
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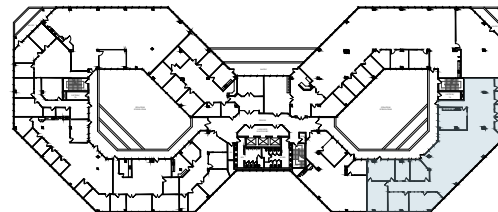
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SUITE 420 // FLOOR PLAN 6,201 RSF



KEY PLAN



- **Spec suite**
- 8 offices
- Conference room
- Kitchen
- Open area

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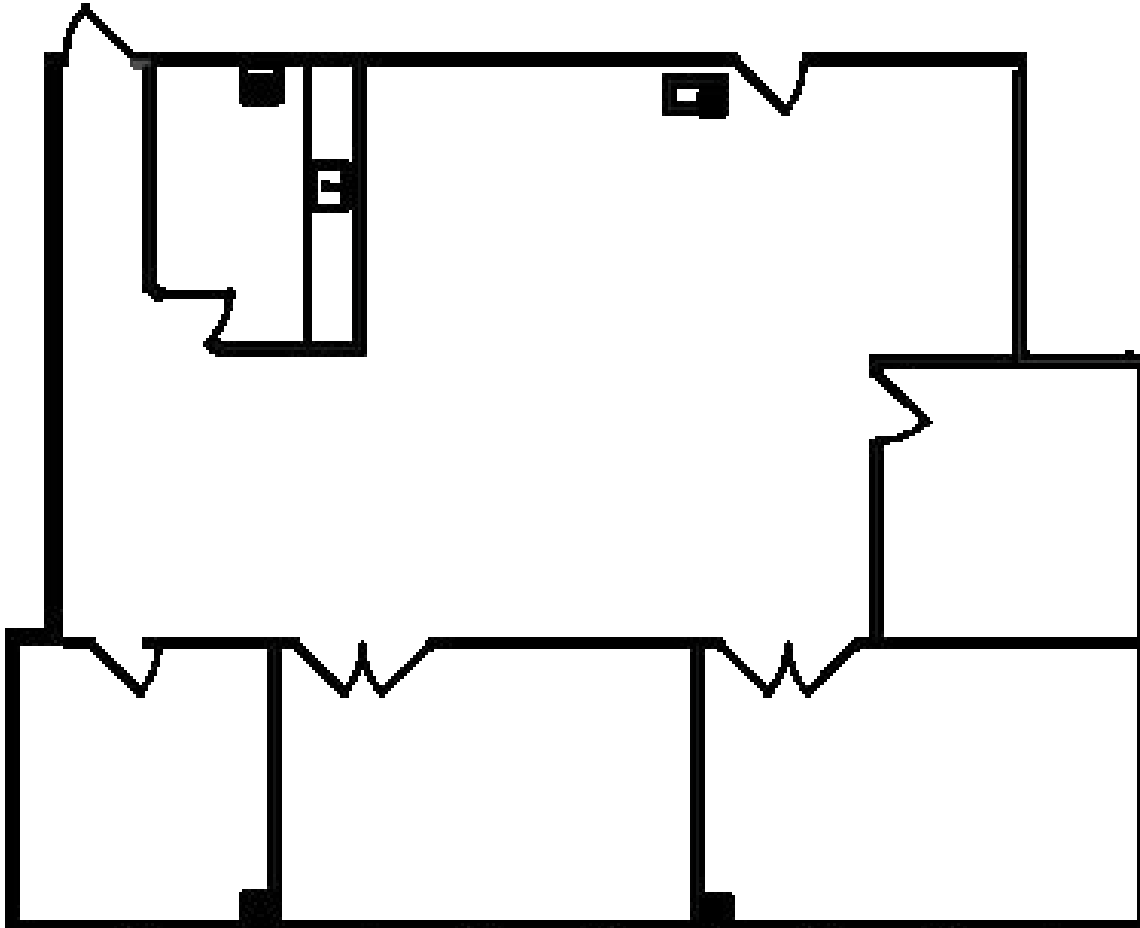
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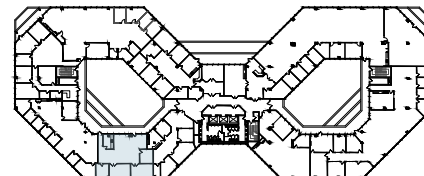
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SUITE 470 // FLOOR PLAN
2,121 RSF



- 4 offices
- Kitchen
- Open area

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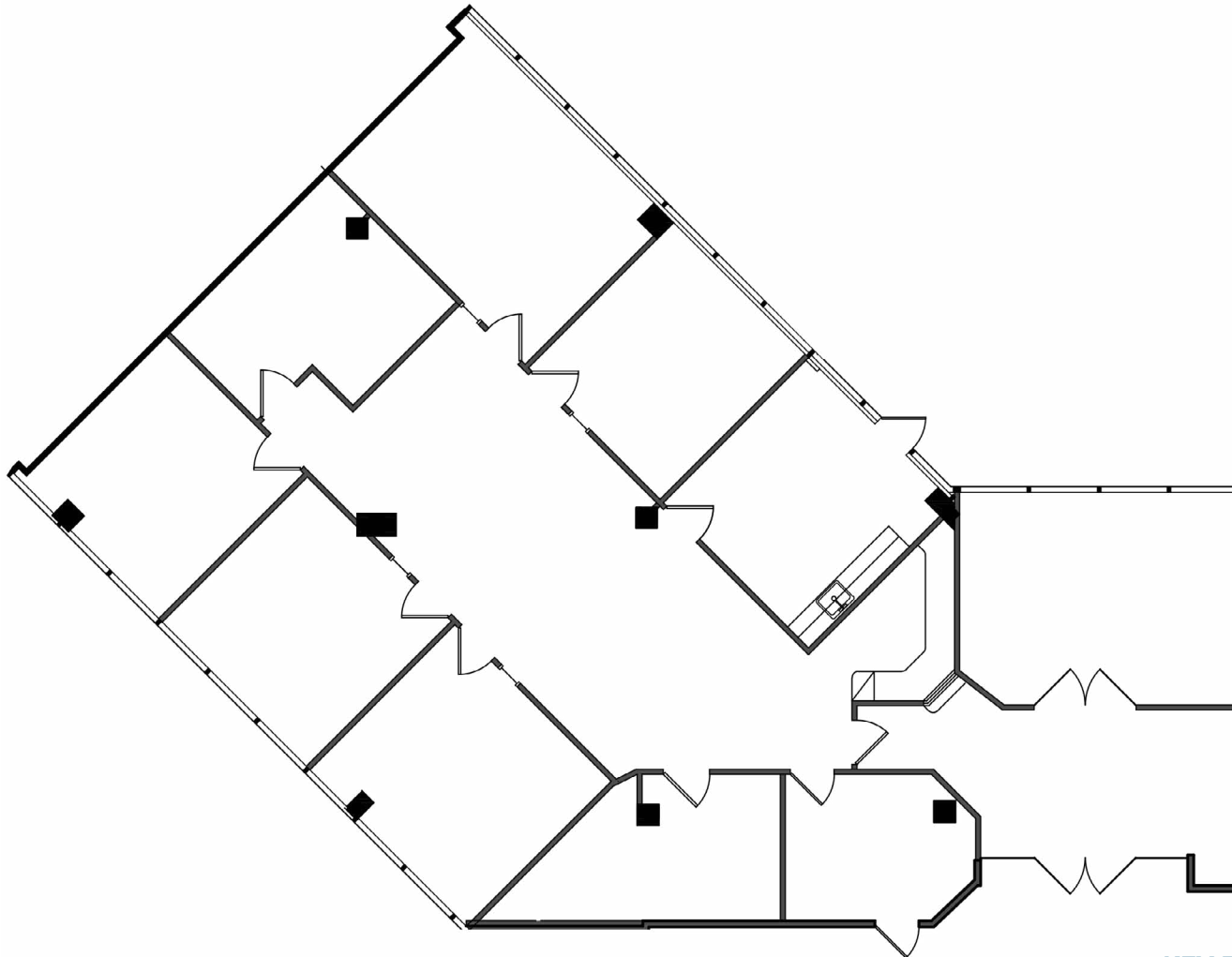
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SUITE 490 // FLOOR PLAN
3,520 RSF



- 6 offices
- Reception
- Conference room
- Server room
- Breakroom
- Storage room
- Open area

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KEY PLAN

