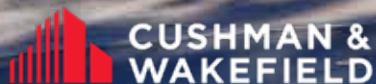


# 22745

## SAVI RANCH

### FOR LEASE



**CUSHMAN &  
WAKEFIELD**

**OFFERING A 5% COMMISSION**

22745 SAVI RANCH PARKWAY, YORBA LINDA, CA

**OFFERING A 5% COMMISSION**

# PROPERTY SUMMARY



- 2-story flex office building totaling 141,863 SF located in Savi Tech Center campus
- Ideally located in Savi Ranch with convenient access to 241 Toll Road & 91 Freeway
- Abundant surface parking at 2.9/1,000 SF
- 5,831 SF warehouse with 6 dock high loading doors and 2 grade level loading doors
- Amenity-rich environment offers abundance of retailers, restaurants and hotel amenities within walking distance
- Location provides superior access to highly-skilled workforce located throughout the region
- Extensive glass lines and large windows provide natural light and hilltop views
- Surrounded by high-quality residential in the master-planned community of Yorba Linda





OUTDOOR AREAS



UPGRADED FINISHES



UPGRADED LOBBY

## BUILDING HIGHLIGHTS

- High-quality construction with corrugated concrete and vision glass facades
- Flexible floor configurations (divisible to 65,252 SF)
- Well appointed interior finishes
- Quiet and efficient waterside condensed HVAC units with VAV units located throughout
- Central fire alarm and alert system with remote monitoring
- Two-floor hydraulic Dover DMC elevator with a 2,100 lb capacity



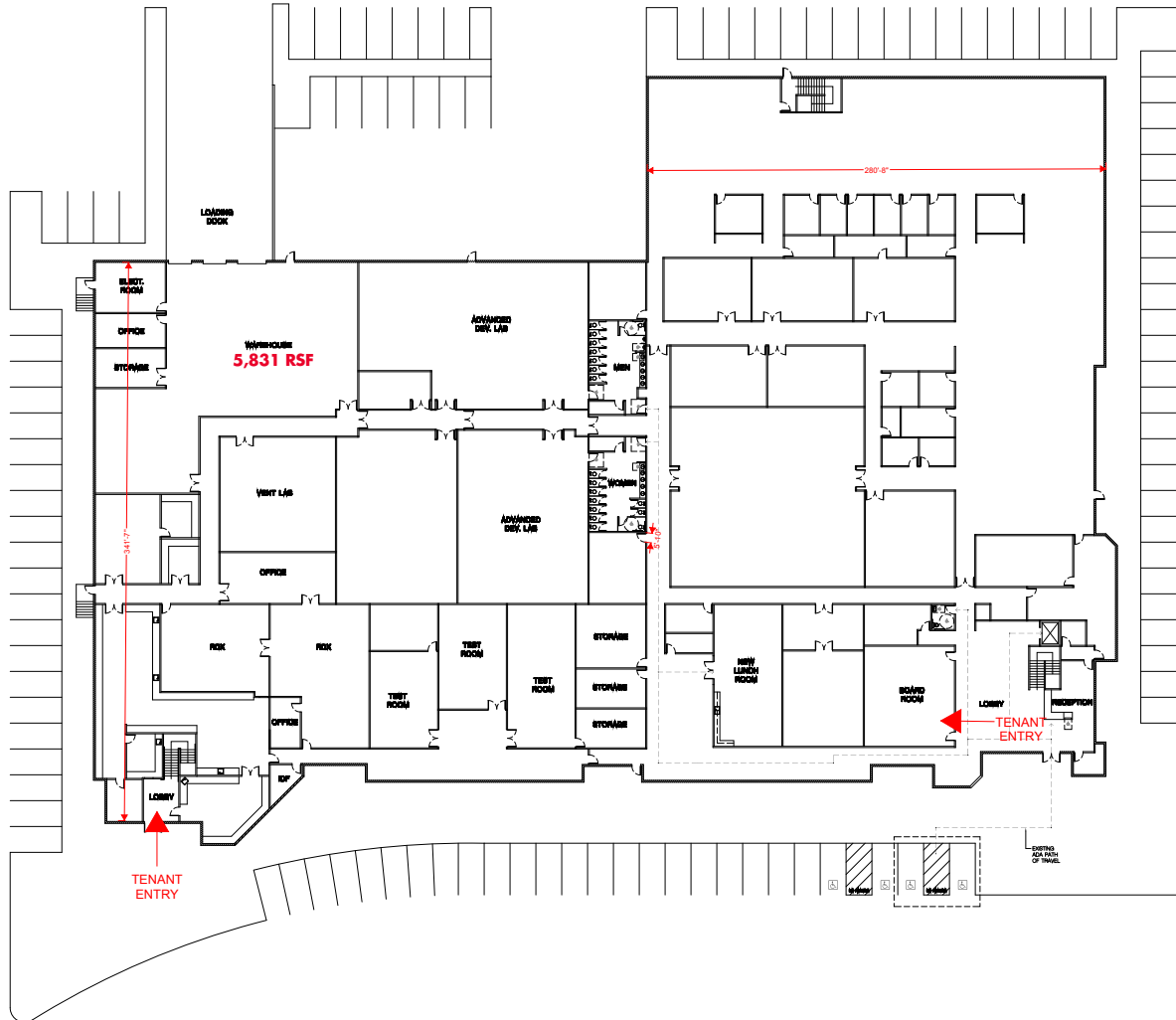
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# FIRST FLOOR - 76,611 RSF



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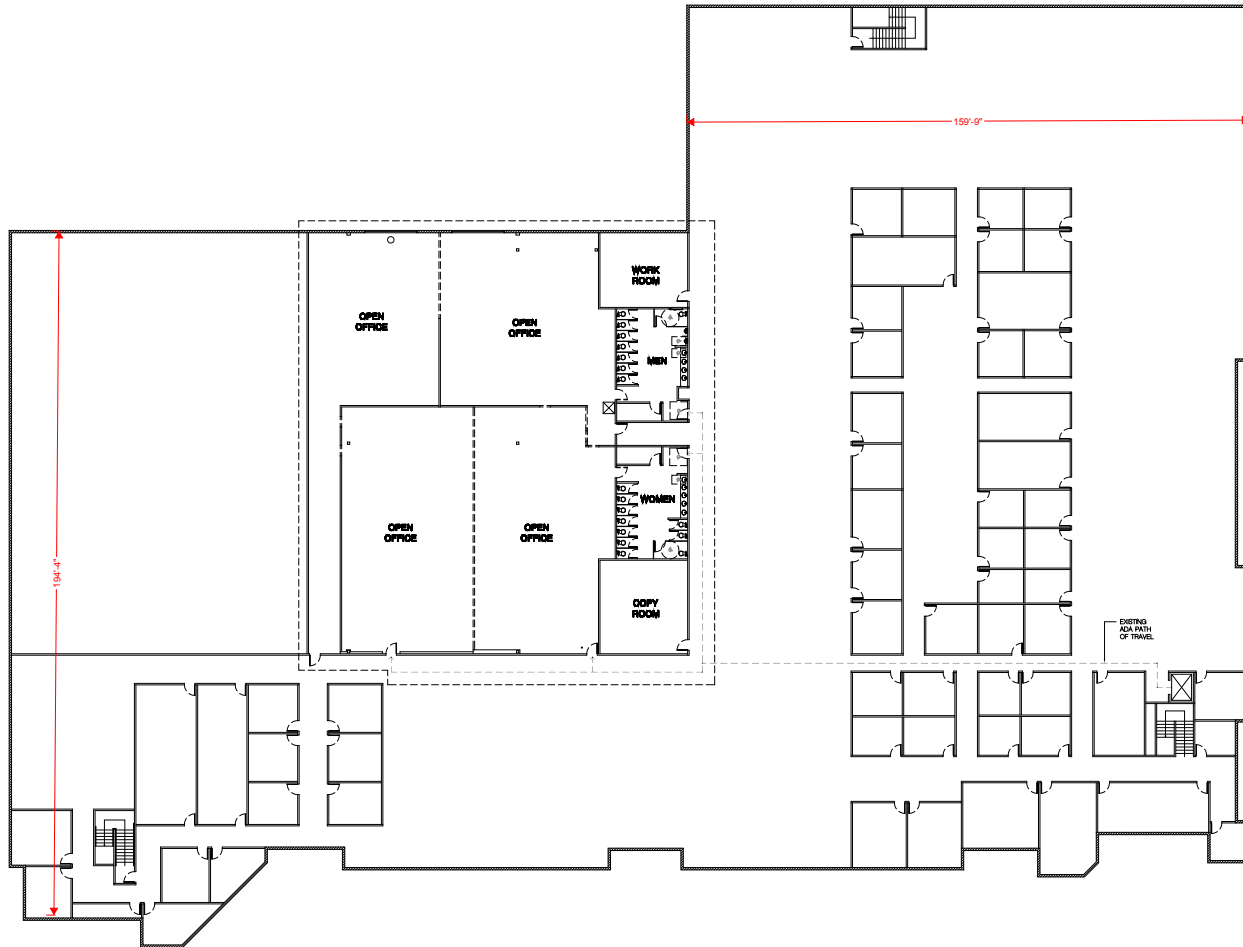
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# SECOND FLOOR - 65,252 RSF



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