

FOR LEASE

FREEWAY
CORPORATE PARK

1700 E CARNEGIE AVE
& 2501 S PULLMAN ST
SANTA ANA, CA

CBRE

PROPERTY HIGHLIGHTS

128,266 SF, multi-building office complex located in the prestigious Orange County Airport Area/Irvine Business Complex (IBC)



Unobstructed freeway frontage along the Costa Mesa (SR-55) Freeway offering high visibility and corporate identity



Ability to offer occupiers 5 per 1,000 rsf free surface parking



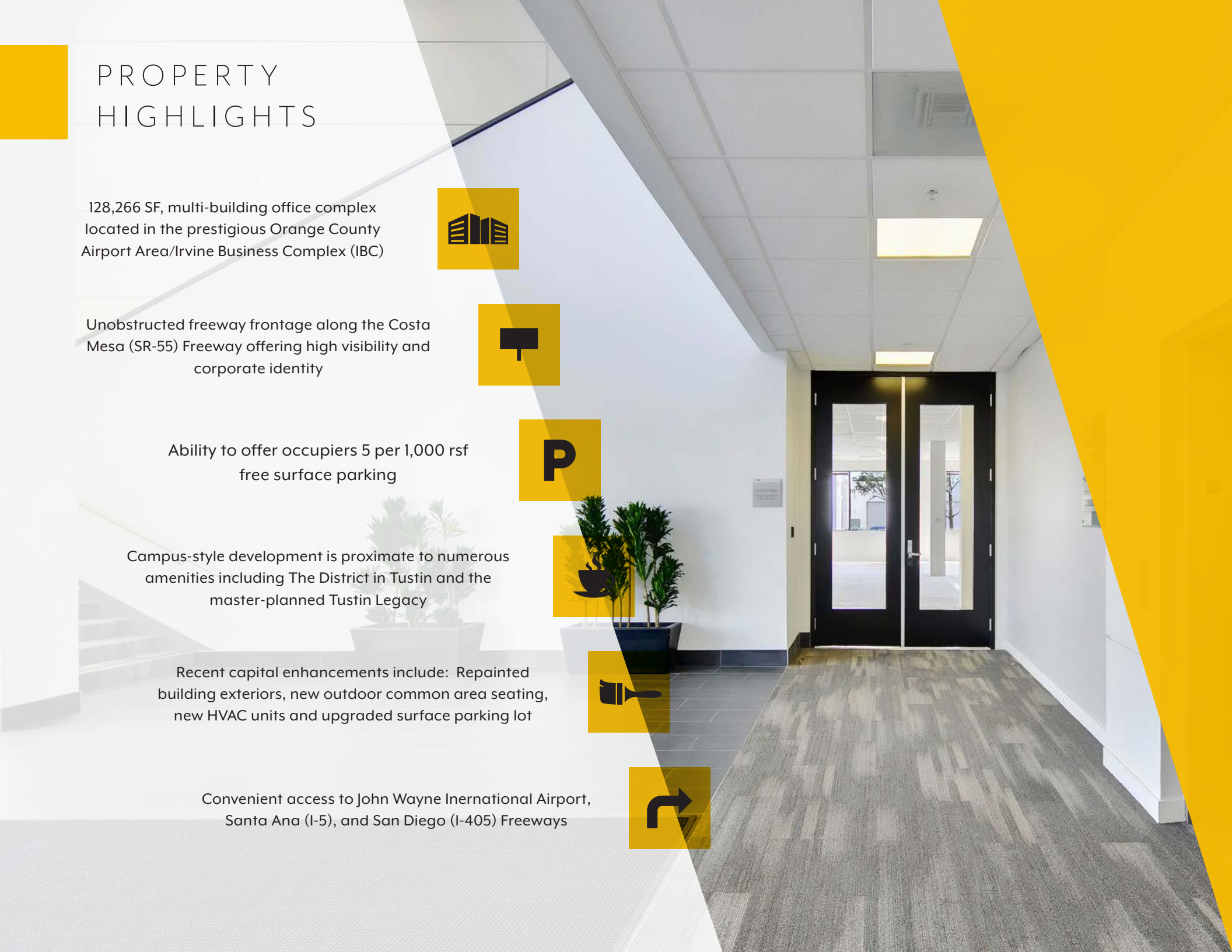
Campus-style development is proximate to numerous amenities including The District in Tustin and the master-planned Tustin Legacy



Recent capital enhancements include: Repainted building exteriors, new outdoor common area seating, new HVAC units and upgraded surface parking lot



Convenient access to John Wayne International Airport, Santa Ana (I-5), and San Diego (I-405) Freeways



SAFETY & WELLNESS BENEFITS



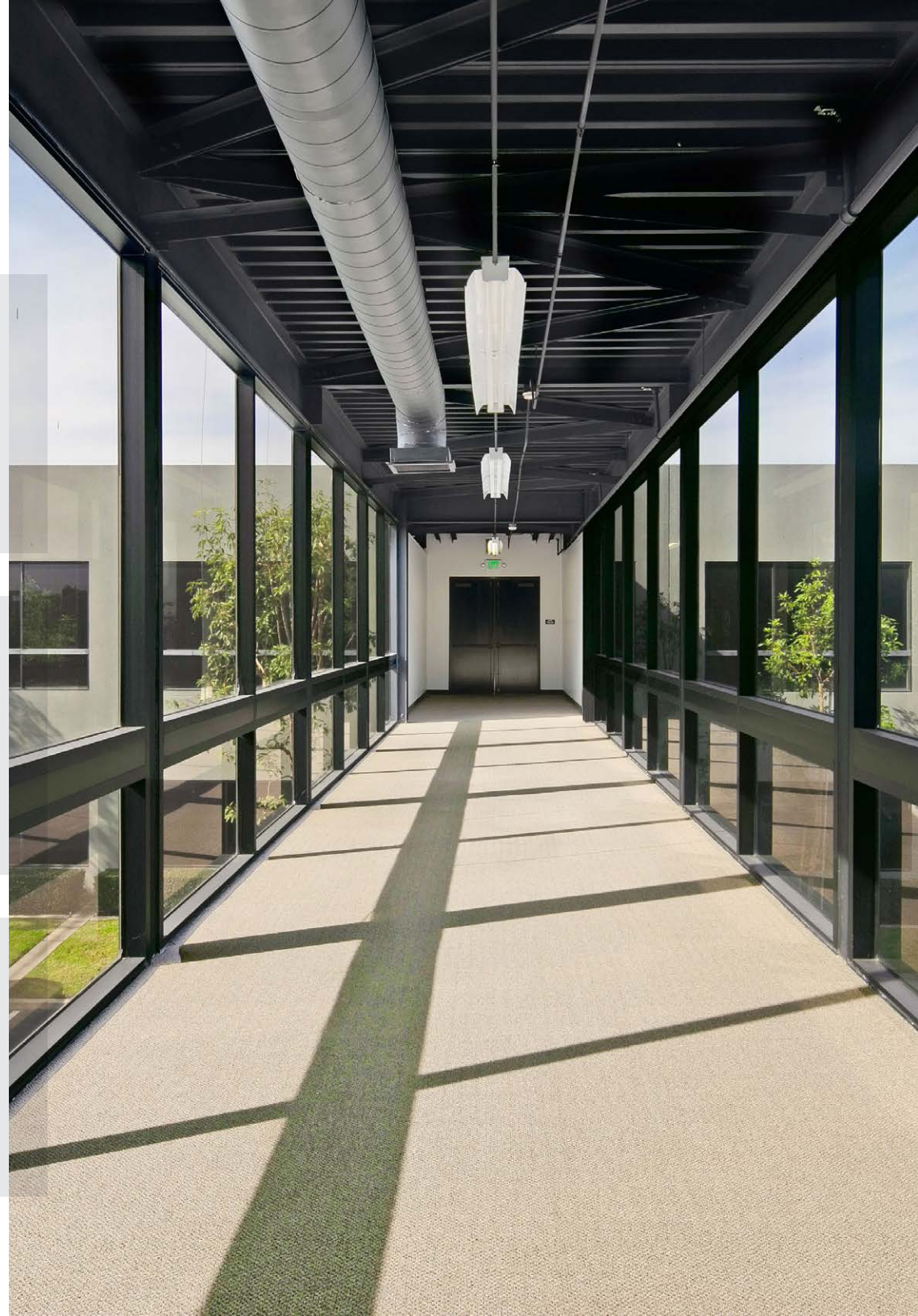
Low-rise buildings offering multiple accessible stairways & building exterior access points, reducing contact within building common areas & eliminating the need for elevator use



Close proximity to surface parking provides for safe & “touch-less” access from your car to your office space



Highest standards in cleaning & sanitation services are implemented throughout the project to maintain the latest government recommended guidelines



2501 S PULLMAN ST &
1700 E CARNEGIE AVE



AVAILABILITIES

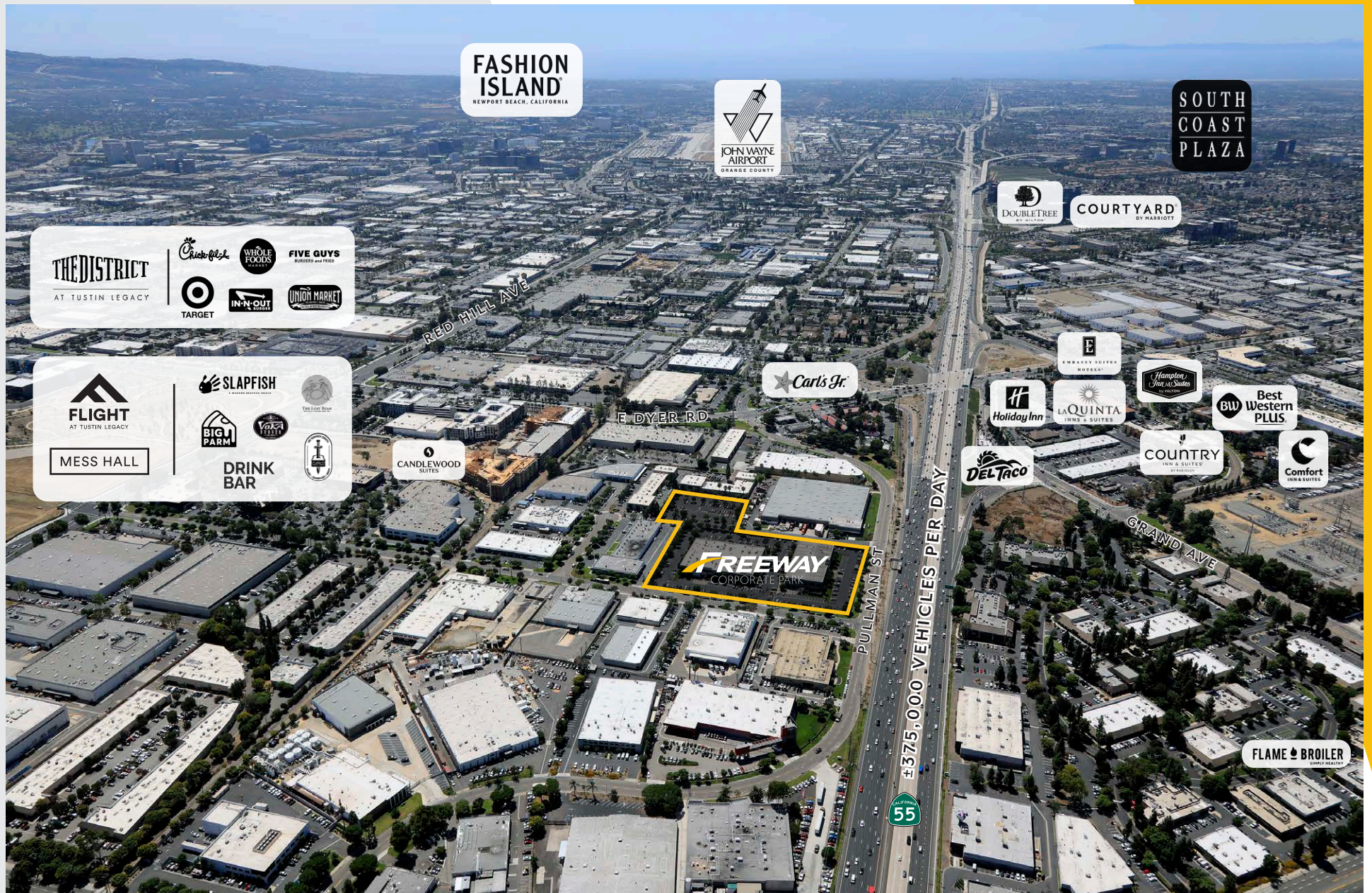
2501 S PULLMAN ST

Suite 200	26,400 RSF	Immediate	Full floor opportunity with a large, efficient floor plate and an abundance of natural light. Building top 55 Freeway facing signage and above standard parking available. Contiguous to Suite 250 @ 1700 Carnegie via skybridge for 45,534 RSF.
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1700 E CARNEGIE AVE

Suite 150	11,365 RSF	Immediate	Double door entry off building lobby currently in shell condition with 11' finished ceilings.
Suite 250	19,134 RSF	Immediate	Double door entry with existing wide open efficient layout.

AMENITIES MAP



FASHION ISLAND
NEWPORT BEACH, CALIFORNIA

JOHN WAYNE AIRPORT
ORANGE COUNTY

SOUTH COAST PLAZA

THE DISTRICT
AT TUSTIN LEGACY

Chick-fil-A | **WHOLE FOODS**
MARKET | **FIVE GUYS**
BURGERS AND FRIES

TARGET | **IN-N-OUT**
BURGERS & HOTS | **UNION MARKET**

FLIGHT
AT TUSTIN LEGACY

SLAPFISH
RESTAURANT & BAR

MESS HALL | **DRINK BAR**

BIG A FARM | **VASA**
RESTAURANT & BAR | **THE LAST STAND**

CANDLEWOOD SUITES

Cart's Jr.

DOUBLETREE
BY HILTON

COURTYARD
BY MARRIOTT

EMERALD SUITES
HOTELS

Holiday Inn

LA QUINTA
INNS & SUITES

Hamilton Inn & Suites
BY HILTON

Best Western PLUS

COUNTRY
INN & SUITES

Comfort
INN & SUITES

DEL TACO

GRAND AVE

PULLMAN ST

E DYER RD

RED HILL AVE

FREEWAY
CORPORATE PARK

+375,000 VEHICLES PER DAY

SR 55

FLAME & BROILER
SIMPLY HEALTHY



FREEWAY

CORPORATE PARK

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