



ONE PACIFIC PLAZA

BUILDING FEATURES

- Three class A office towers, one 12-story and two 6-story buildings comprising of 395,150 square feet
- Unique freeway-visible signage available - 380,000+ cars per day
- Exceptional identity and access to San Diego (405) Freeway and Beach Blvd
- Billboard signage available for additional exposure
- Best walkable amenities in Orange County
- Beautiful plaza with outdoor soft seating and WiFi
- Can accommodate heavy parking
- On-site Smart Market provides fresh and readily available "grab & go" food options, including salads, sandwiches, snacks and Starbucks Coffee
- On-site conference center
- On-site management

**7755 7711 7777 CENTER AVE
HUNTINGTON BEACH, CA**



CBRE

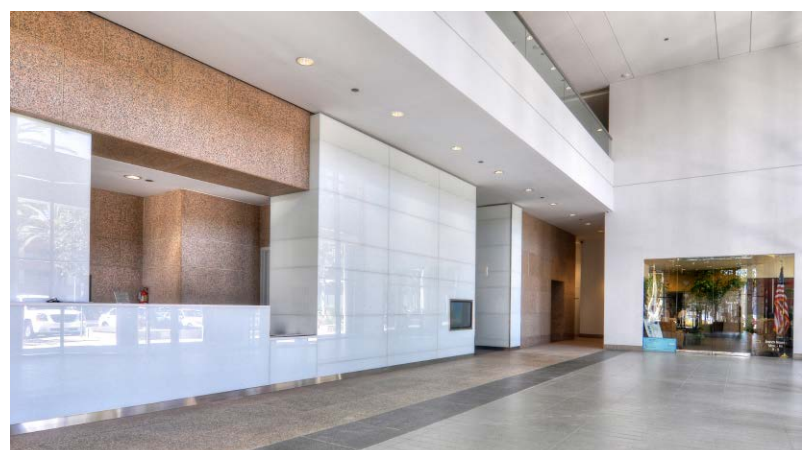
ONE PACIFIC PLAZA



NEW LANDSCAPE/HARDSCAPE, & OUTDOOR SEATING



ON-SITE SMART MARKET



RENOVATED LOBBY WITH PEOPLE SPACE



ON-SITE CONFERENCE CENTER IN BUILDING 7755



ONE PACIFIC PLAZA

AVAILABLE SPACE FOR LEASE

| SUITE | SIZE | AVAILABLE | DESCRIPTION |
|-------|---------|-----------|---|
| 7711 | | | Fully Leased |
| 7755 | 1070 | 4,771 RSF | Immediate 1 window offices, 2 conference rooms, large open area with spectacular views. |
| 7777 | 250 | 807 RSF | Immediate 2 window offices and kitchen/break room. |
| 7777 | 260 | 1,835 RSF | Immediate Corner space with ample window line, 3 perimeter offices and open area for cubicles. |
| 7777 | 250/260 | 2,642 RSF | Immediate Contiguous space. |
| 7777 | 450 | 1,091 RSF | 7/15/18 2 window offices, 2 interior offices, reception and small kitchen. |
| 7777 | 520 | 2,599 RSF | Immediate 6 window offices, reception area, conference room, kitchen and small storage space. |
| 7777 | 550 | 4,746 RSF | Immediate Double door entry, 8 private offices, conference rooms and storage. Call to show. |
| 7777 | 650 | 1,606 RSF | Immediate Corner space, open area with private balcony. |
| 7777 | 660 | 1,793 RSF | Immediate 2 private offices, open area and storage. |
| 7777 | 650/660 | 3,399 RSF | Immediate Contiguous space. |

For more information, please contact:

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CBRE

EXCEPTIONAL IDENTITY/ACCESS TO THE 405 FREEWAY



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LOCAL AMENITIES

DINING

1. Smart Market (7755 Building)
2. Bar Rouge Lounge & Bistro
3. BJ's Restaurant & Brewhouse
4. Bondi Grill House
5. Buca Di Beppo
6. Buffalo Wild Wings
7. California Pizza Kitchen
8. Casey's Cupcakes
9. Chronic Tacos
10. Corner Bakery
11. Daphne's California Greek
12. Eureka!
13. Islands
14. Jamba Juice
15. Johnny Rockets
16. Kabuki Japanese Restaurant
17. King's Fish House
18. Luna Grill: Fresh Mediterranean
19. Nektar Juice Bar
20. Peet's Coffee & Tea
21. Pei Wei Asian Diner
22. Pinkberry
23. Pizza Lounge
24. Ramano's Macaroni Grill
25. Rocky Mountain Factory
26. Solita
27. Spin! Neapolitan Pizza
28. Starbucks
29. Taco Bell
30. Taco de Ojo
31. The Cheesecake Factory

32. Whole Foods
33. Yogurtland

RETAIL SERVICES

1. AT&T
2. Barnes & Noble
3. Bed, Bath & Beyond
5. Century 20 Theaters
7. Costco
9. HomeGoods
11. Kohl's
12. Kuzu's Professional Tailoring
13. Men's Warehouse
14. Nordstroms Rack
15. PetSmart
16. Staples
17. The Vitamin Shoppe

18. T-Mobile
19. Ultra Beauty

BANKING

1. Bank of America
2. Chase Bank
3. Citibank
4. NuVision FCU
5. Wells Fargo Bank
6. Western FCU

HEALTH & FITNESS

1. 24-Hour Fitness
2. Corepower Yoga
3. LensCrafters
4. Massage Envy
5. Sunrise Dental Center

