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HUTTON CENTRE

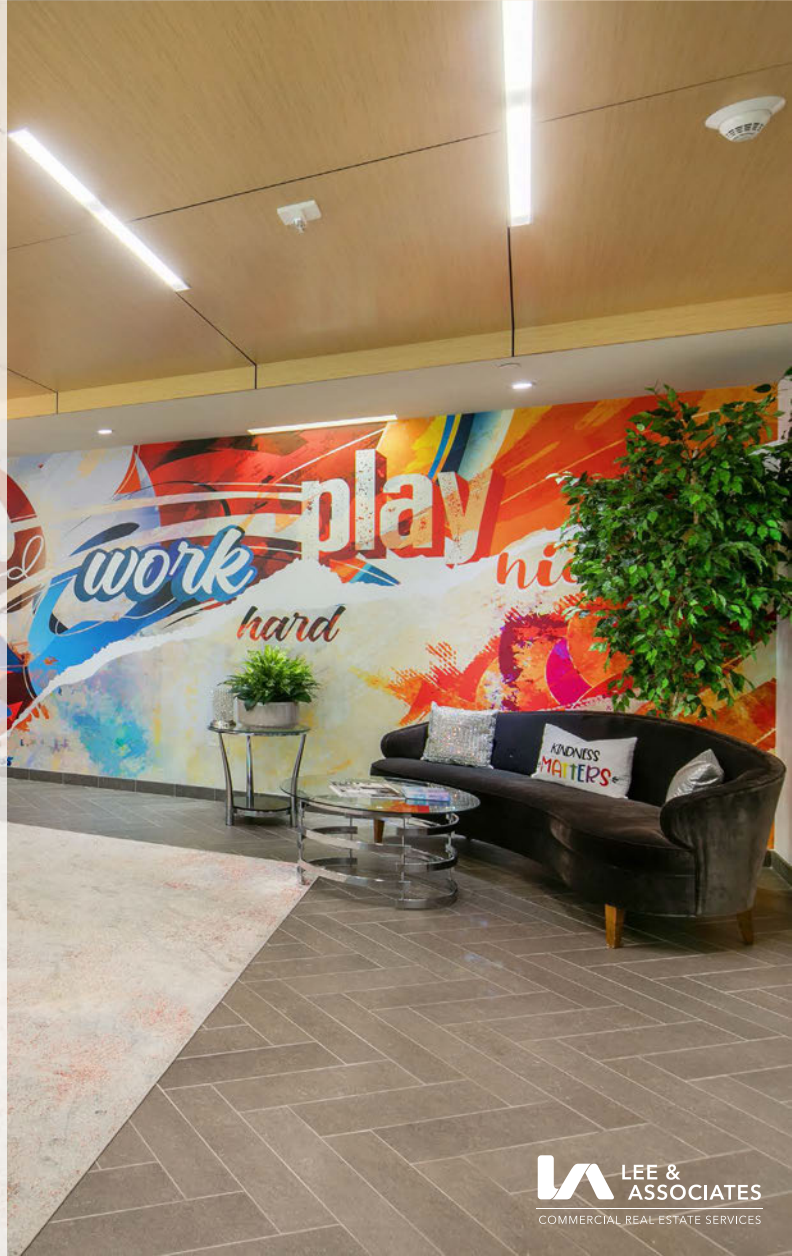
SOUTH COAST METRO





## PROPERTY FEATURES

- High Identity & Visible Class A 10-Story Multi-Tenant Office Building Consisting of ±216,864 SF
- Well located in the heart of the South Coast Metro Area
- Building Top 55 Freeway Signage Available
- 4:1 Covered Structure Parking with Both Reserved and Unreserved Parking Stalls
- Move-in Ready Creative Spec Suites with High End Finishes
- Close Proximity to Airport, Freeways, Housing and South Coast Plaza
- On-Site Conference Center Located within the Building
- Direct access to the 5, 405, 73, and 55 Freeways and Close to John Wayne Airport via Direct Flyover from 55 South Freeway
- On Campus Walking Paths Surrounding a Large Water Feature
- On-Site Property Management
- Campus Amenities On-Site or Within Walking Distance Including Restaurants and Neighborhood Market (Starbucks, Rubios, Masala Craft and others)
- Hotels (DoubleTree and Courtyard Marriott) Located in the Immediate Vicinity
- Lakeside Seating, Tables and Outdoor Conference Areas with an Outdoor Golf Putting Area





SUITE	SQ. FT.	DESCRIPTION
150	6,265 SF	10 Offices, Conference Room, Break Room and Storage Area
200*	7,863 SF	7 Offices, Conference Room, Break Room, 2 Server/Storage Rooms and Open Area
220*	5,583 SF	9 Offices, Conference Room, Kitchenette and Large Open Area
300**	9,034 SF	4 Offices, Conference Room, Break Room, 1 Server/Storage Room and Open Area
350**	5,658 SF	10 Offices, Conference Room, Break Room, 2 File Rooms (both rooms have VCT) and Open Area
370**	4,045 SF	14 Offices, Large Conference Room, File/Server Room and Break Room
400	12,059 SF	11 Offices, 2 Conference Rooms, Break Room, Production Room, Server/Storage Room and Open Area
580	3,023 SF	Creative Suite - 2 Offices, Conference Room, Kitchenette and Open Area
600***	7,220 SF	5 Offices, 2 Conference Rooms, 2 Storage Rooms, Workroom and Kitchen
630***	2,345 SF	3 Offices, Conference Room, Kitchen, Storage Room, Open Area and Reception
670	2,992 SF	6 Offices, Conference Room, Open Break Area and Open Area
720****	3,064 SF	1 Office, Conference Room, Open Area and Break Room
730****	3,020 SF	6 Offices, Conference Room, Kitchen and Open Area
740	1,273 SF	3 Offices and Kitchenette
760	5,012 SF	6 Offices, Conference Room, Break Room and Open Area
800	22,353 SF	Warm Shell

\* Suites 200 & 220: Contiguous Total = 13,446 SF

\*\* Suites 300, 350 & 370: Contiguous Total = 18,737 SF

\*\*\* Suites 600 & 630: Contiguous Total = 9,565 SF

\*\*\*\* Suites 720 & 730: Contiguous Total = 6,084 SF



COSTA MESA

**SOUTH COAST PLAZA**

- macys
- bloomingdales
- Saks Fifth Avenue
- NORDSTROM
- Sears
- MAGGIANO'S
- RALPH LAUREN

**METRO POINTE AT SOUTH COAST**

- NORDSTROM
- TRUCK
- Marshall's
- TILLY'S
- OLD NAVY
- KARL STRAUSS
- REGAL ENTERTAINMENT GROUP
- DSW
- SHOE WAREHOUSE
- STARBUCKS COFFEE
- BEST BUY

**WESTIN HOTELS & RESORTS**

**Segerstrom Center for the Arts**

**Marrriott HOTELS & RESORTS & SUITES**

**MASTRO'S STEAKHOUSE**

**STARBUCKS COFFEE**

**24 FITNESS**

**BRISTOL CENTER**

- Michael's
- CVS pharmacy
- Party City
- STAPLES
- BUFFALO WILD WINGS
- Panera BREAD

**BRISTOL PLAZA**

- macys
- TRADER JOE'S
- DOLLAR TREE
- BIG LOTS!
- petco
- BIG TIRES
- RITE AID
- IN-N-OUT BURGER

**DOUBLE TREE BY MARRIOTT**

**COURTYARD MARRIOTT**

**STARBUCKS COFFEE**

**Rubio's FRESH MEXICAN GRILL**

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405

405

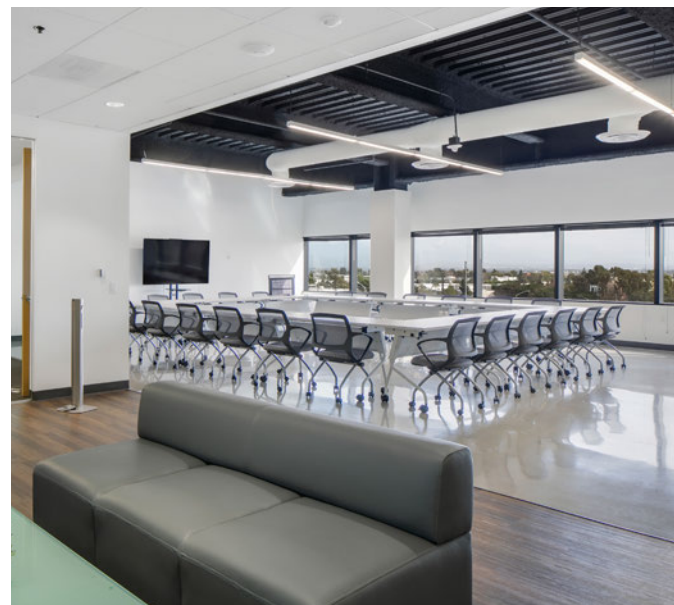
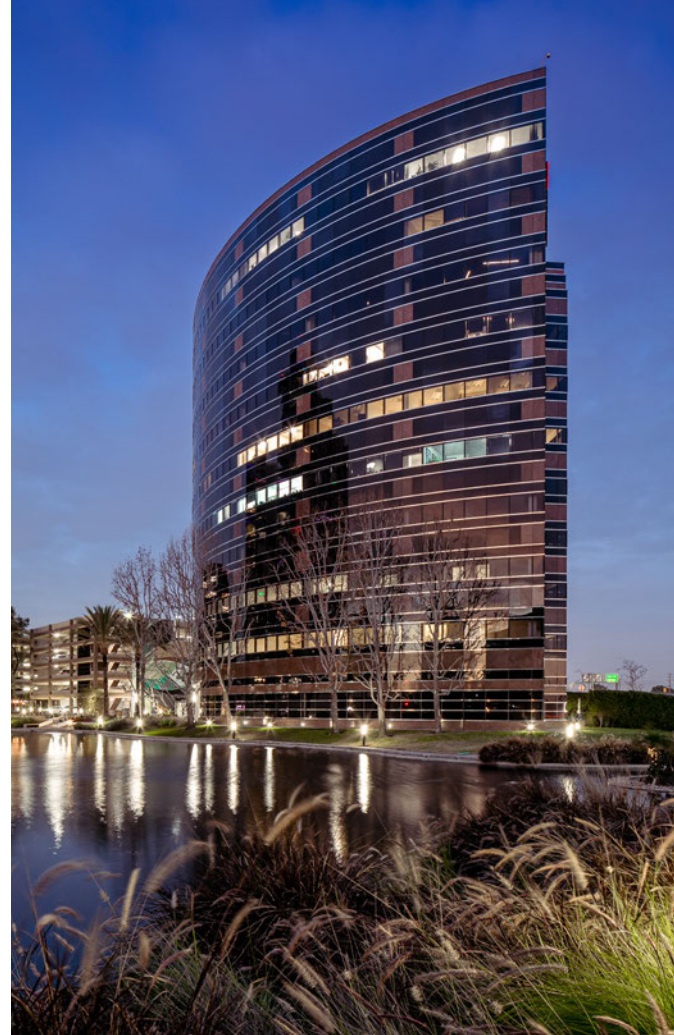
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Hutton Center Dr

Main St

Sunflower Ave

SANTA ANA



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## HUTTON CENTRE

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### SOUTH COAST METRO

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