

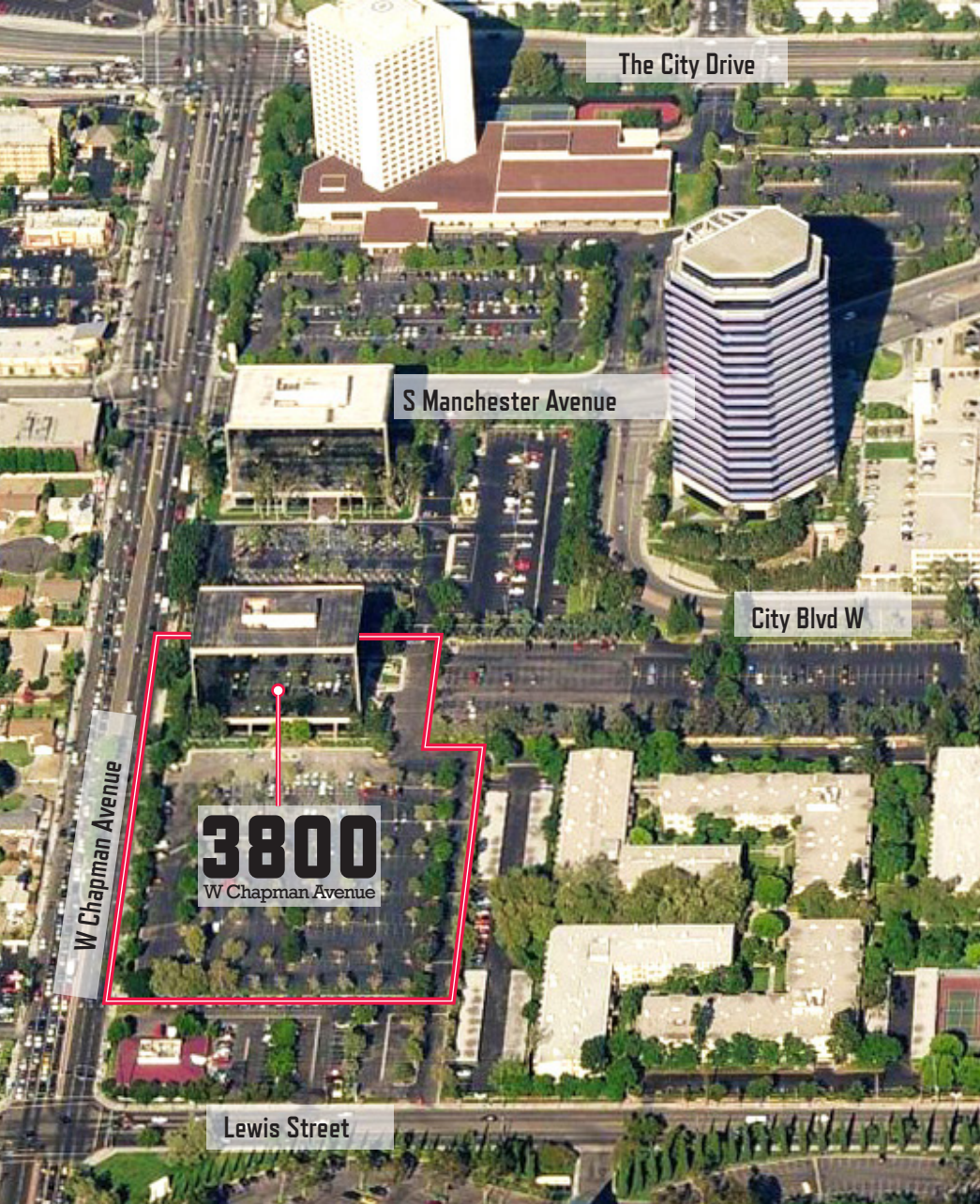
# 3800

W. Chapman Avenue  
Orange, California



Newmark  
Knight Frank  
[www.ngkf.com](http://www.ngkf.com)





## FEATURES

- 8-story office tower features elegant reflective glass in an anodized aluminum frame with concrete base
- Ample surface parking and easy access for guests and tenants
- Features outstanding views of the San Gabriel and Saddleback Mountains as well as Catalina Island
- Onsite property management with building key card access control
- Immediate access to the 5, 22, and 57 freeways
- Walking distance from Orange County Transportation bus stops with access to Metrolink for train service to Los Angeles, the Inland Empire and San Diego as well as Anaheim Resort Transit Service
- Onsite storage and gym with locker room facilities

## AVAILABILITIES

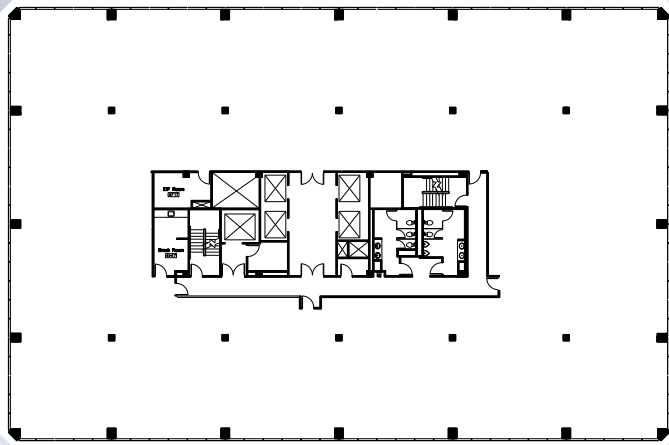
2nd FLOOR	Suite 200 - 20,890 SF	Full Floor Available May 2018
4th FLOOR	Suite 400 - 20,633 SF	Full Floor Available June 2018
5th FLOOR	Suite 500 - 15,880 SF	3/4 Floor Available June 2018 Additional Restrooms

- Building Notes: New Parking Structure Underway – 5/1000
- Contiguous Space: 36,513 SF

# FLOOR PLANS

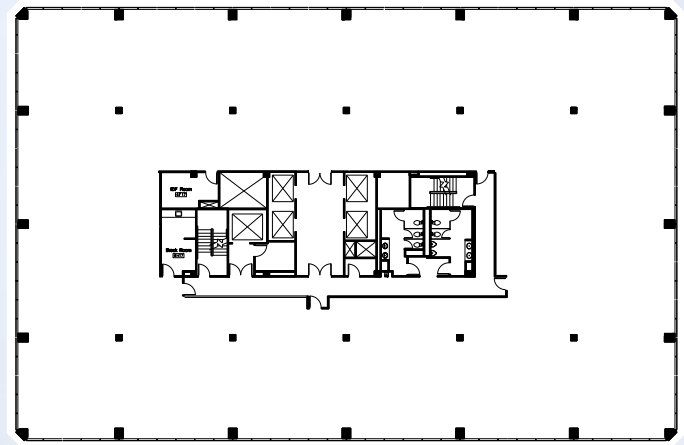
## 2nd FLOOR

Suite 200  
20,890 RSF



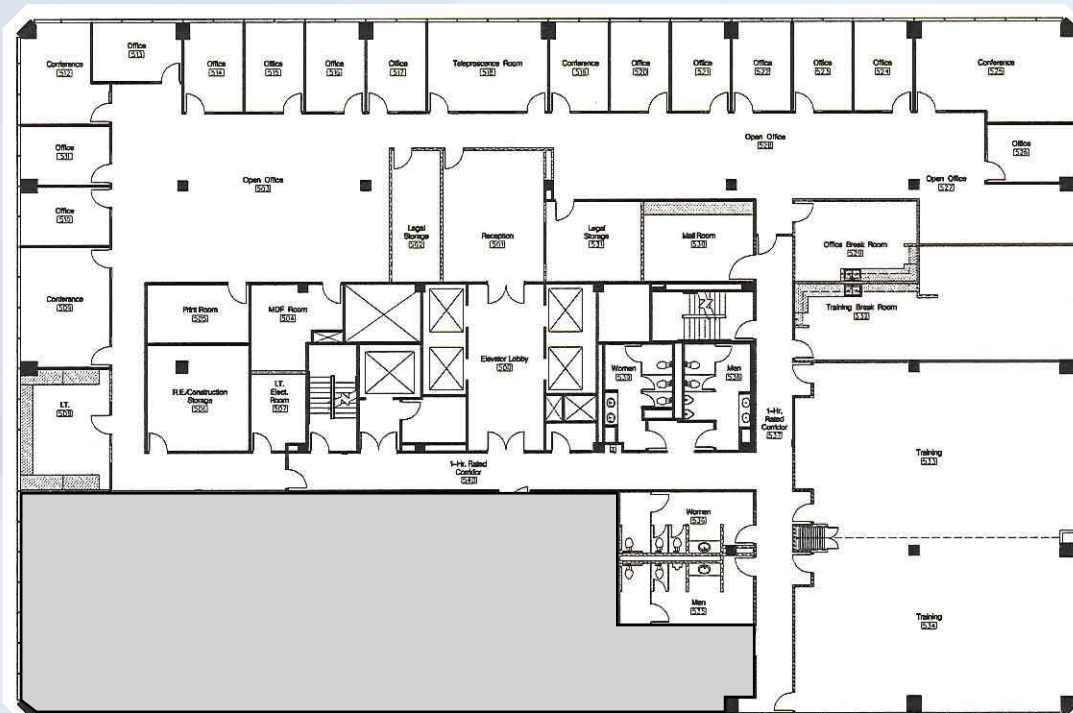
## 4th FLOOR

Suite 400  
20,633 RSF



## 5th FLOOR

Suite 500  
15,880 RSF

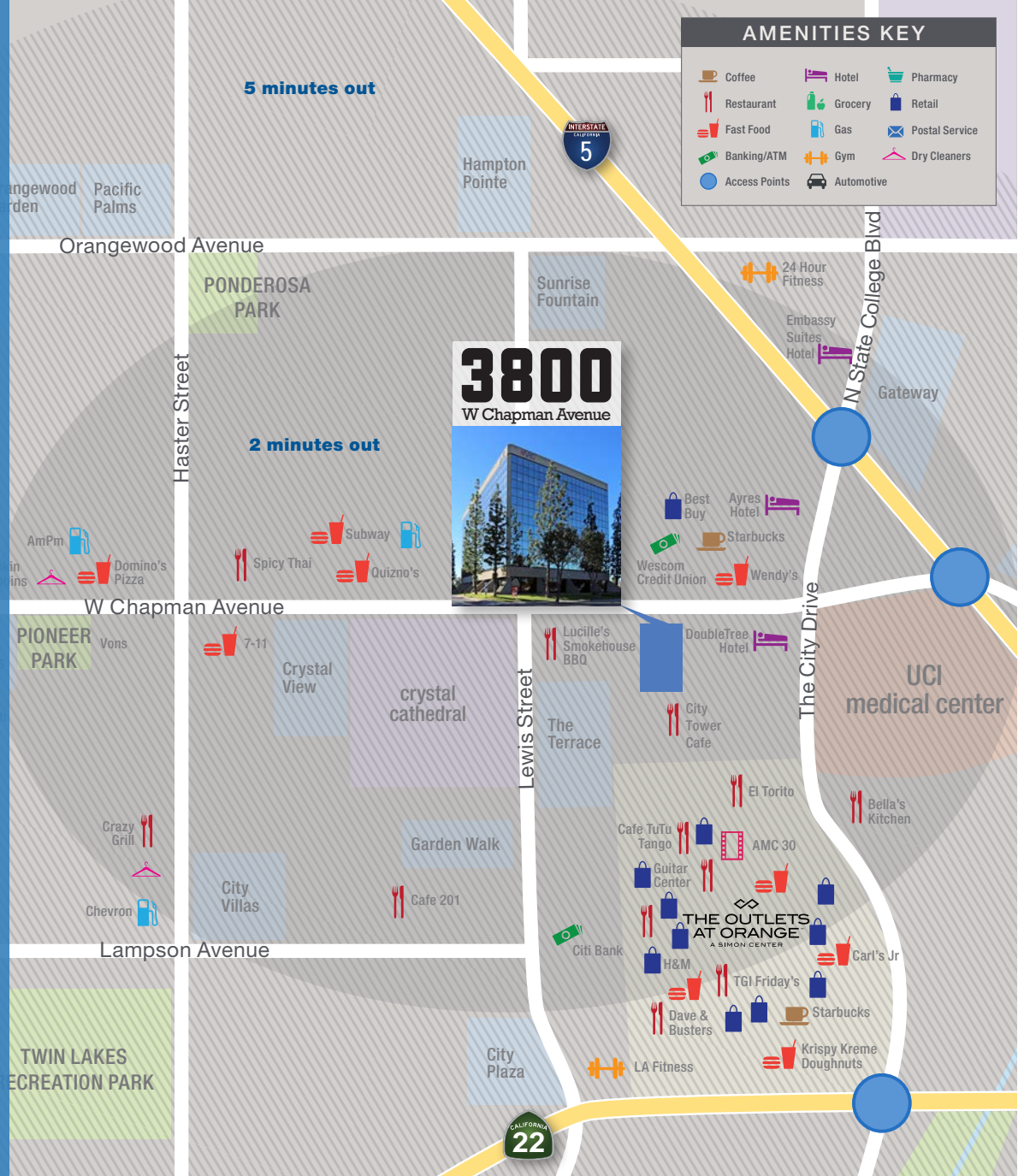


# THE NEIGHBORHOOD

## Nearby Amenities

### The Outlets at Orange (Partial List)

- AMC Theatres
- BJ's Restaurant Brewery
- Buddy Chicken and Boba
- Buffalo Wild Wings (BW3)
- Burke Williams Day Spa
- Carl's Jr.
- Charleys Philly Steaks
- Corner Bakery Cafe
- Dave & Buster's
- El Torito
- Forever 21
- HaagenDazs
- Hurley
- Jamba Juice
- Johnny Rockets
- Kamiyama Sushi at Market Broiler
- Kays Jewelers Outlet
- Krispy Kreme
- L.A. Italian Kitchen
- LA Fitness
- Levi's Outlet Store
- LOFT Outlet
- Market Broiler
- Neiman Marcus Last Call
- NIKE Factory Store
- Nordstrom Rack
- Off Broadway Shoe Warehouse
- Ok! Sushi
- Owl Fish
- PacSun
- Polo Ralph Lauren Men
- PUMA Outlet
- Rubio's Fresh Mexican Grill
- Saddle Ranch Chop House
- Starbucks Coffee
- Subway
- T.G.I. Friday's
- Tilly's
- Twin Dragon
- Victoria's Secret
- Wetzel's Pretzels
- Best Buy
- Ayres Hotel
- Starbucks
- Lucille's Smokehouse BBQ
- DoubleTree Hotel
- The Terrace
- UCI Medical Center



AMENITIES KEY					
	Coffee		Hotel		Pharmacy
	Restaurant		Grocery		Retail
	Fast Food		Gas		Postal Service
	Banking/ATM		Gym		Dry Cleaners
	Access Points		Automotive		

## Newmark Knight Frank

www.ngkf.com



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

For more information, please contact:

### ANDREW ROBBERN

Managing Director  
Newmark Grubb Knight Frank  
949.608.2073  
CA RE License #01372891  
arobben@ngkf.com

### GREG PUCCINELLI

Senior Managing Director  
Newmark Grubb Knight Frank  
949.608.2036  
CA RE License #01215693  
greg.puccinelli@ngkf.com