



5515 E. LA PALMA

ANAHEIM, CA

37,871 SF OF PREMIUM OFFICE SPACE
WITH HIGH POWER CAPABILITY

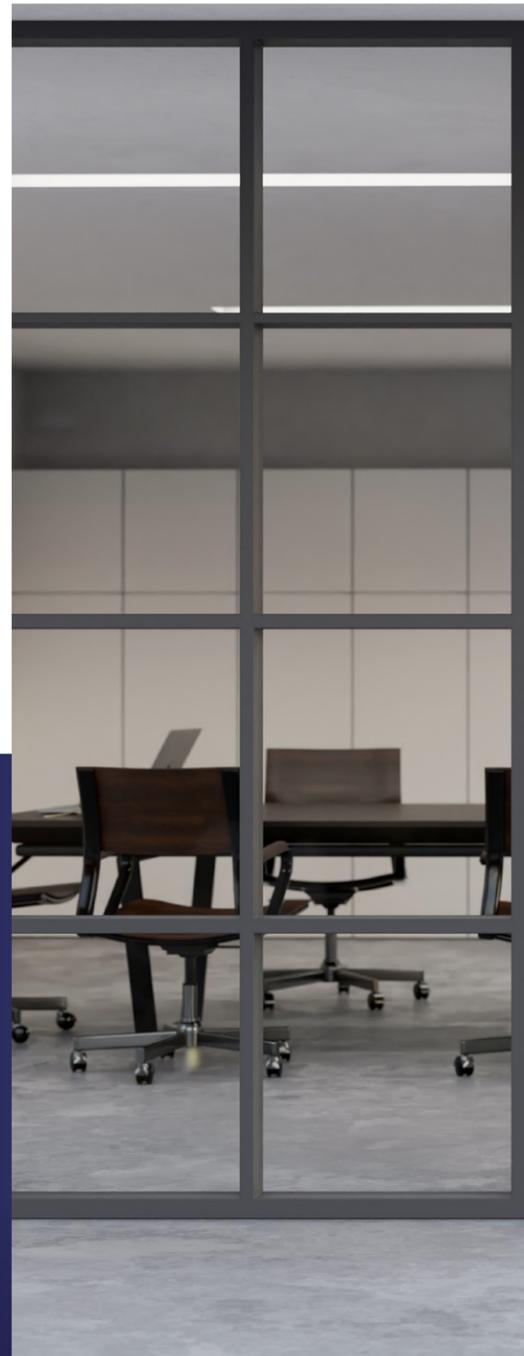




BUILT FOR INNOVATION. READY FOR HIGH POWER USERS.

Fifty-Five Fifteen delivers a modern, tech ready environment following a comprehensive multimillion dollar exterior and interior renovation. Featuring exposed ceilings, an upgraded lobby, and abundant 6:1,000 parking, the building combines contemporary design with robust infrastructure ideal for innovative

office users and data driven operations. Its ground floor availability, flexible build out options, and proximity to major freeways and nearby amenities make Fifty-Five Fifteen a premier destination for forward thinking tenants.



PROPERTY OVERVIEW

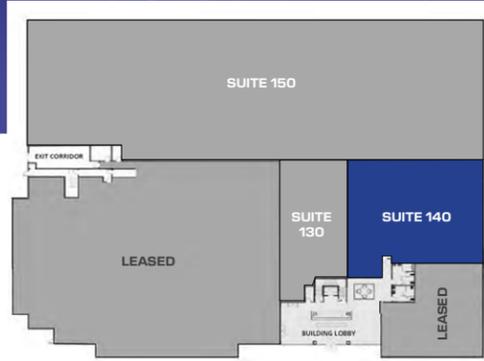
- ±28,445 SF**
Ground Floor Space with Private Entry
- ±6,066 SF**
Ground Floor Space with Direct Lobby Access
- Medical Use**
Possible with Minor CUP
- Interior Build Outs**
Customizable to Tenant Needs
- 14'–22'**
Clear Height
- 6:1,000**
Parking Ratio
- Convenient Access**
to 241 Toll Road, 91 & 55
- Power by Suite**
Suite 150 - 400-Amps, 480V
Suite 140 - 200-Amps, 480V (with potential for an additional 200-amps)
Suite 130 - 200-Amps, 480V (with potential for an additional 200-amps)
 Additional power can be upgraded based on Tenants needs.



- Walkable Location**
Near Restaurants & Movie Theater
- High Speed Fiber Providers:
Spectrum (Time Warner) & AT&T
- Anaheim Public Utilities**
Service Reliability
- Strong Infrastructure**
for Data Center Potential
- Newly Upgraded Landscaping**
with Modern Outdoor Seating Freeways

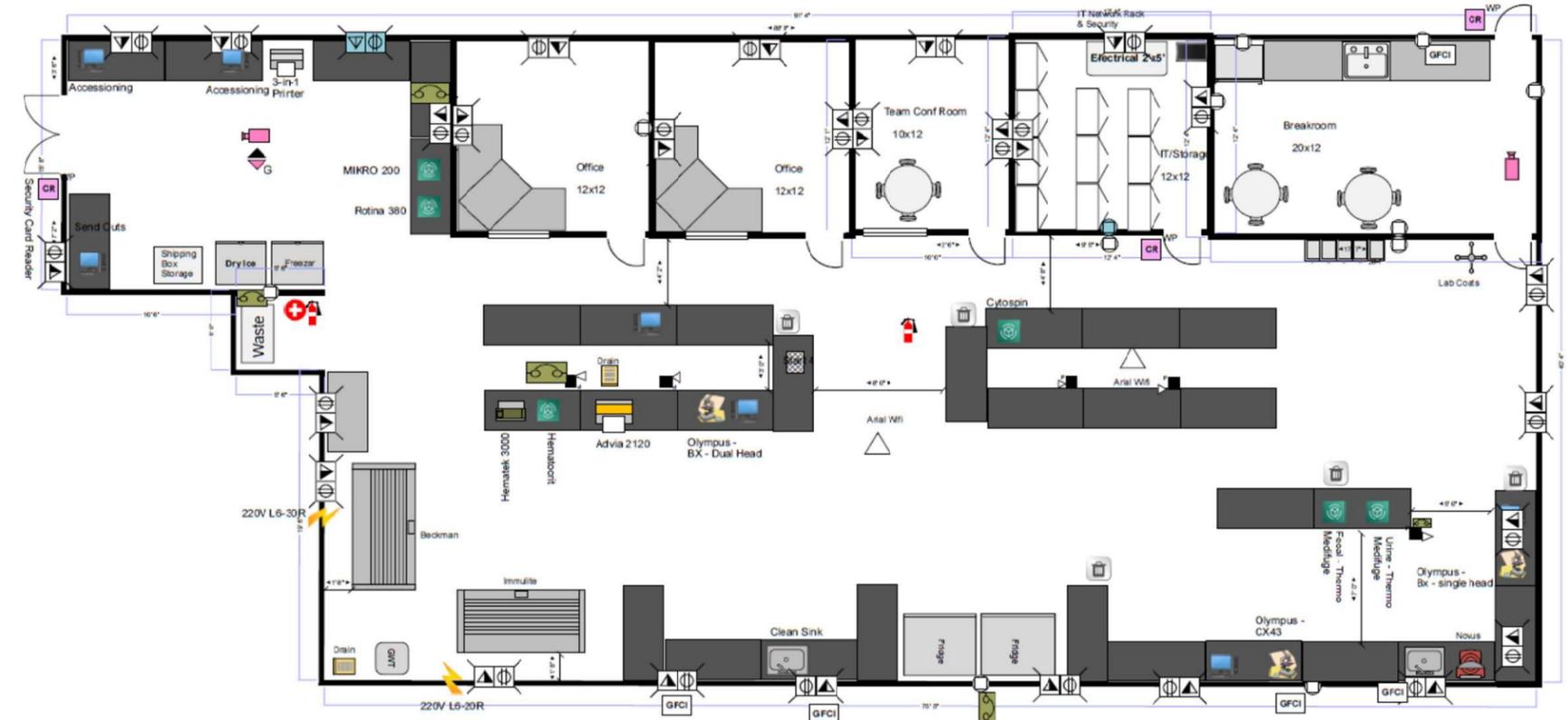
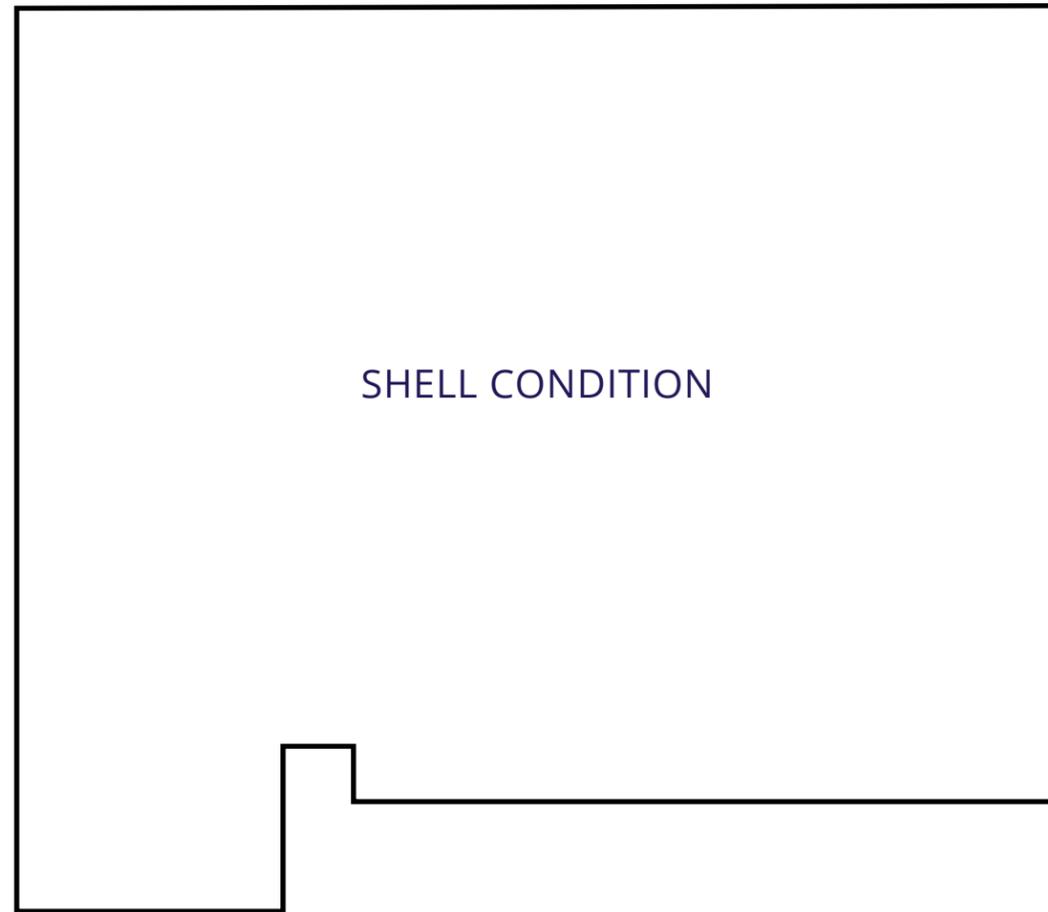
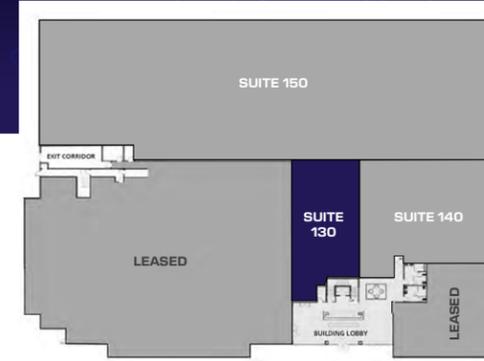
FLOORPLANS

SUITE 140 | 6,066 SF



FLOORPLANS

SUITE 130 | 3,360 SF



LOCATION OVERVIEW

Situated at **5515 La Palma Avenue** in Anaheim, CA, Fifty-Five Fifteen offers exceptional regional connectivity in one of North Orange County's most accessible business corridors. The property is positioned just minutes from the 91, 55, and 57 freeways, providing seamless access across Orange and Los Angeles counties. Its location offers proximity to key amenities, major airports, and surrounding corporate hubs, making it an ideal address for tech, medical, and data driven users seeking a well connected, central Southern California location.



20 Minutes
to John Wayne Airport (JWA)



Easy Freeway Access
to CA-91 and CA-55



6:1,000
Parking Ratio



LOCAL AMENITIES

5515
E. LA PALMA
ANAHEIM, CA

ESPERANZA SHOPPING CENTER

CANYON VILLAGE PLAZA

IMPERIAL PROMENADE

ANAHEIM HILLS VILLAGE CENTER

IMPERIAL CANYON SHOPPING CENTER

CANYON PLAZA

CROSSROADS SHOPPING CENTER





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MICHAEL HARTEL

Lic. 01031013
+1 949 724 5700
michael.hartel@colliers.com

NICK VELASQUEZ

Lic. 01946515
+1 949 724 5707
nick.velasquez@colliers.com

GRANT CLANCY

Lic. 02070357
+1 949 724 5710
grant.clancy@colliers.com



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