

# BREA CORPORATE PLAZA



3230 E. IMPERIAL HIGHWAY | BREA, CA 92821

## Features

118,678 SQUARE FOOT CLASS "A" OFFICE BUILDING WITH EXCELLENT IMPERIAL HWY VISIBILITY.

BUILDING TOP & MONUMENT SIGNAGE AVAILABLE  
STRATEGIC NORTH ORANGE COUNTY LOCATION, ALLOWING EASY ACCESS TO ALL PARTS OF ORANGE COUNTY, LOS ANGELES, AND THE INLAND EMPIRE VIA ORANGE (57) AND RIVERSIDE (91) FREEWAYS.

HIGH-SPEED DATA CONNECTIONS

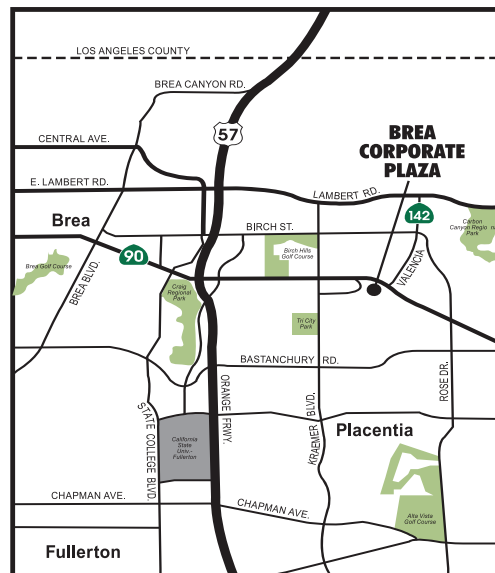
RECENTLY UPGRADED COMMON AREAS, LOBBIES, AND ELEVATOR CABS.

WALKING DISTANCE TO NUMEROUS RESTAURANT, RETAIL, BANKING, AND BUSINESS SERVICES AMENITIES.

ON-SITE LEASING AND PROPERTY MANAGEMENT TEAM.

OPEN-AIR COURTYARD AREA AND 4/1,000 PARKING RATIO IN SURFACE PARKING AREA.

CONVENIENT INGRESS / EGRESS FROM IMPERIAL HIGHWAY AND VALENCIA AVENUE.



AVAILABLE FOR LEASE

Leasing Information:  
714.993.4000  
BreaLeasing@theabbeyco.com

  
Abbey Pacific Services Inc.

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3230 E. IMPERIAL HIGHWAY



Space	RSF	Description	Monthly Rate ("Full Service Gross")
Suite 130	1,292	2 offices and large open area. Spec. suite available for immediate occupancy.	\$1.90/sf
Suite 170	941	4 Offices and large open area.	\$1.90/sf
Suite 203**	4,339	8 offices, 2 conference rooms, server room and open area.	\$1.90/sf
Suite 205	699	Open Plan.	\$1.90/sf
Suite 206	2,571	4 Offices, Kitchen, Conference Room, Server Room.	\$1.90/sf
Suite 207	1,106	2 offices, conference room and open area.	\$1.90/sf
Suite 210	1,623	Reception, 2 Offices, Server Room, Open Area.	\$1.90/sf
Suite 240**	2,485	Corner location with 8 offices, conference room and kitchen.	\$1.90/sf
Suite 250	9,735	14 Offices, 2 Conference Rooms, Server/File Room, Open Area.	\$1.90/sf
Suite 290	2,241	Corner location with 5 offices and open area. Spec. suite available for immediate occupancy.	\$1.90/sf
3rd Floor	40,000+	Full Floor Available.	\$1.90/sf
Suite 300	22,082	4 Offices, 3 Conference Rooms, Large Open Area BTS Possible.	\$1.90/sf
Suite 305	1,743	Open plan with ability to build-to-suit.	\$1.90/sf
Suite 310	3,216	Reception, 4 Offices, Kitchen, File Room, Server Room, Storage Room, Conference Room, Open Area.	\$1.90/sf
Suite 315	1,870	Reception, 5 Offices, Server Room, Open Area.	\$1.90/sf
Suite 325 *	2,711	6 offices, kitchen, and open area. Spec. suite available for immediate occupancy.	\$1.90/sf
Suite 330 *	1,537	2 offices, file room and open area.	\$1.90/sf
Suite 350	3,146	Corner location with 2 offices, kitchen and large open area.	\$1.90/sf
<b>Contiguous</b>	<b>* 4,248</b> <b>**6,824</b>		

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