

## **Property Description**

Part of a Class A office campus, 27501 Towne Centre Dr is a 2-story office building featuring abundant parking, renovated lobbies and common area corridors, upgraded landscaping, and an outdoor seating area.

The property is conveniently located along the 241 Toll Road with high-profile exterior building signage. The property is proximate to South Orange County's many amenities including the 1 million square foot Foothill Ranch Towne Center and the Irvine Spectrum retail and entertainment center.





## **Property Highlights**





## Availabilities

SUITE	SIZE	AVAILABLE	DESCRIPTION
100 & 180*	50,720	Immediate	Move-in ready ground floor space with high-identity and high end finishes, including shipping and lab area with roll-up door. Existing Furniture Available. Divisible to 10,000 RSF.
220	8,090	Immediate	Executive suites available.
225*	6,722	Immediate	Corner space with mostly open plan and several private offices
260*	7,243	Immediate	Double-door lobby exposure, dedicated reception, 2 conference rooms, 7 window offices, 4 interior offices, kitchen/break room, storage, IT and large open work area
	64,685	Immediate	Contiguous space



## Suite **100-180**

50,720 RSF

- » Move-in ready, ground floor space with high-identity double-door entrance and high-end finishes
- » Typical office space layout with private offices and open work areas
- » Various conference/training rooms, break areas, IT, and storage
- » Fitness center with equipment
- » Large cafeteria to outdoor seating area
- Lab areas for assembly and/or research/development, as well as machine shop accommodations – additional power available
- » Exterior roll-up door with ramp for shipping/receiving
- » Furnishings and fixtures within the space available
- » Divisible to 10,000 RSF























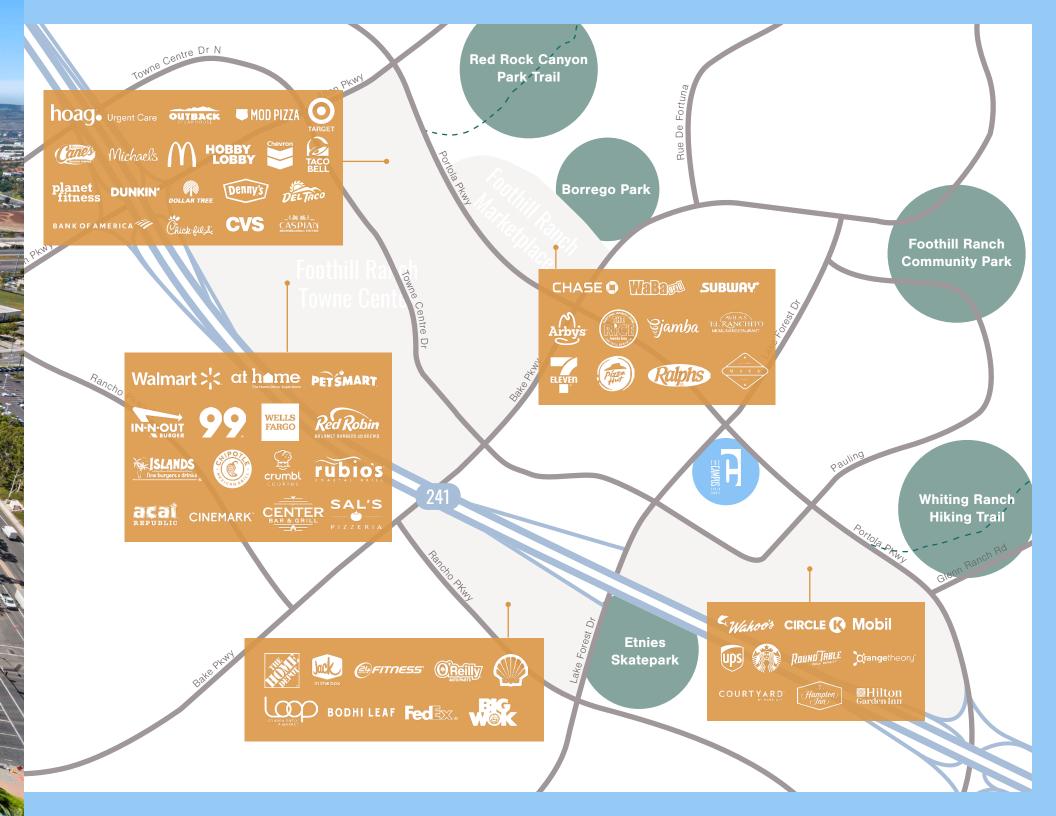
Suite **220** 8,090 RSF

» Executive suites available

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## TOD MODE INFORMATION DI FASE CONTACT.

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COUNTY



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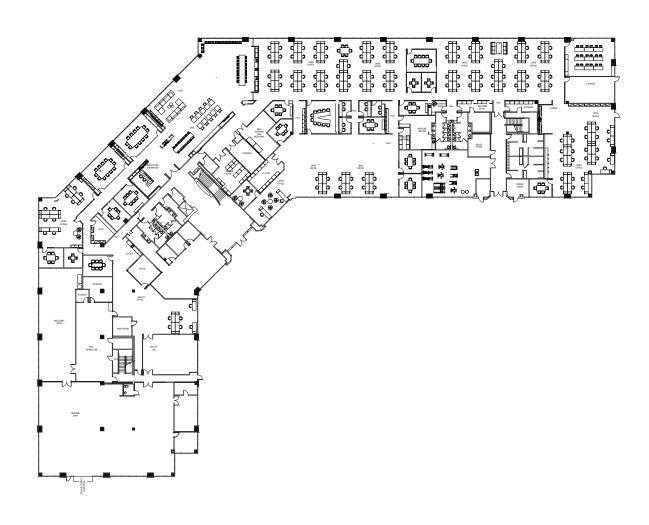
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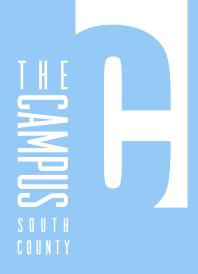
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## Suite 100-180

50,720 RSF







## **Click to Tour**



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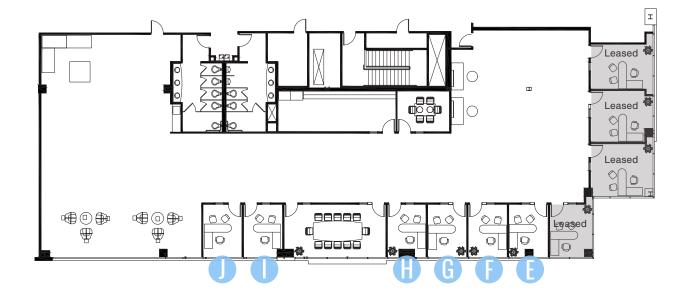
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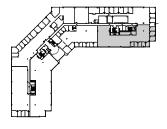
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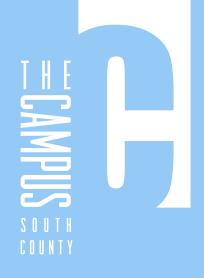


# Suite **220** 8,090 RSF



- » Individual furnished executive offices available - approximately 135 SF
- » Shared conference rooms available
- » Shared kitchen/break area with refrigerator, microwave, and coffee service
- » Work area and cabinet storage
- » Wi-Fi available
- » Open work area for collaboration





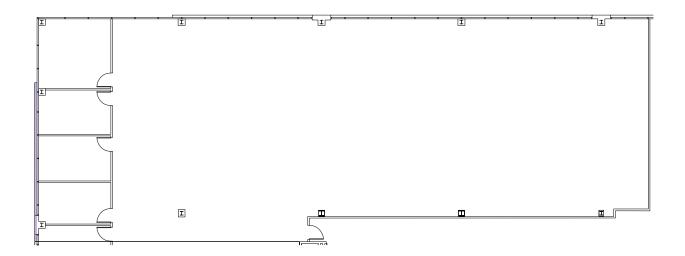
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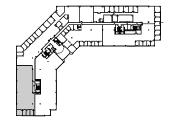
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## CBRE

Suite **260** 7,243 RSF

