

TRICENTRE

333 S. ANITA DRIVE
ORANGE, CA

MERS
ORANGE

333

PARKING



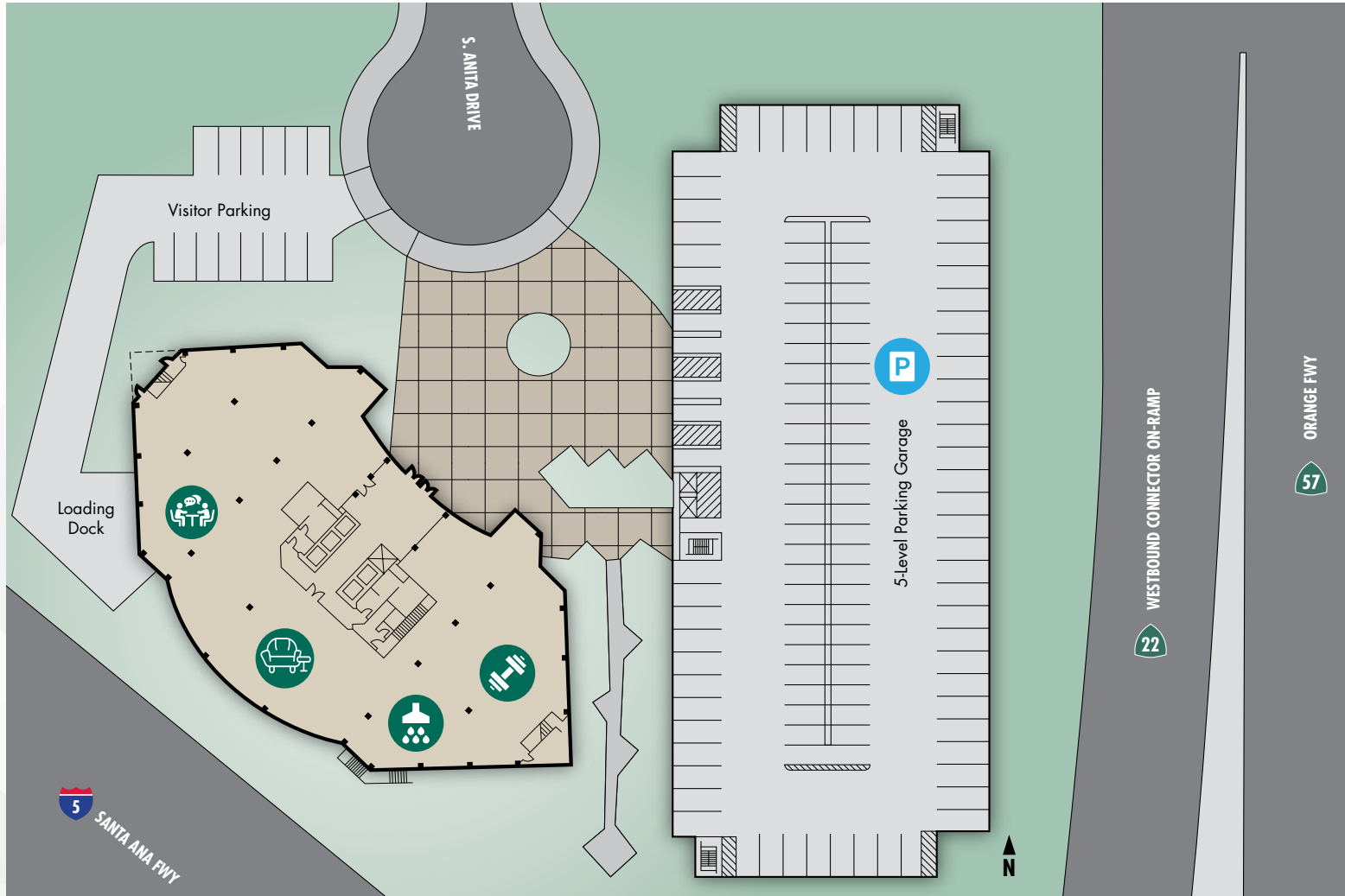
PROPERTY HIGHLIGHTS

Located in the center of Orange County, TriCentre is a ten story landmark Class A office tower improved with a five story parking structure and totaling 218,766 square feet.

- **New lobby, tenant lounge and common area outdoor renovations**
- **Building top signage available**
- Institutional ownership and on-site property management
- Five-story parking structure with 4:1,000 parking ratio and EV charging stations
- On-site fitness center, locker rooms with showers, tenant lounge and conference center
- Direct access to the 5, 57 and 22 Freeways
- Convenient access to John Wayne Airport



SITE PLAN



 FITNESS CENTER

 LOCKER ROOM WITH SHOWERS

 CONFERENCE CENTER

 TENANT LOUNGE

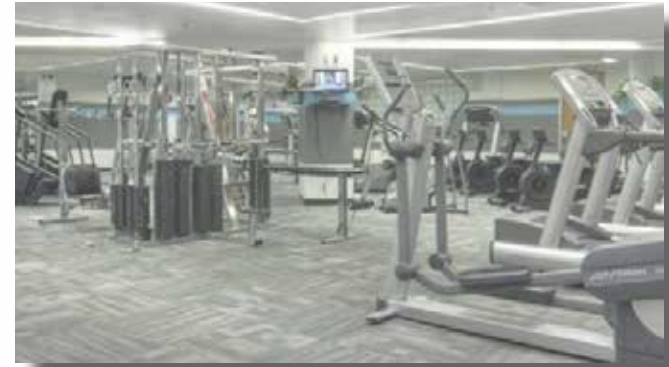
 5-LEVEL STRUCTURE PARKING

AVAILABILITY

TRICENTRE

333 S. ANITA DRIVE
ORANGE, CA

Floor	Suite	Size (RSF)	Contiguous	Notes
1	120	5,573		
2	200	20,054		CLICK TO VIEW 3-D VIDEO/PLAN
3	300	5,590		
5	500	21,797		
6	600	10,813		
7	725	5,376		
7	750	3,064		
7	760	2,067		SPEC SUITE
7	785	1,370		
8	850	2,963		SPEC SUITE
8	840	1,263		SPEC SUITE
8	855	1,662	2,925	SPEC SUITE
9	950	5,287		CLICK TO VIEW 3-D VIDEO/PLAN
9	980	2,502	7,789	
10	1050	5,236		

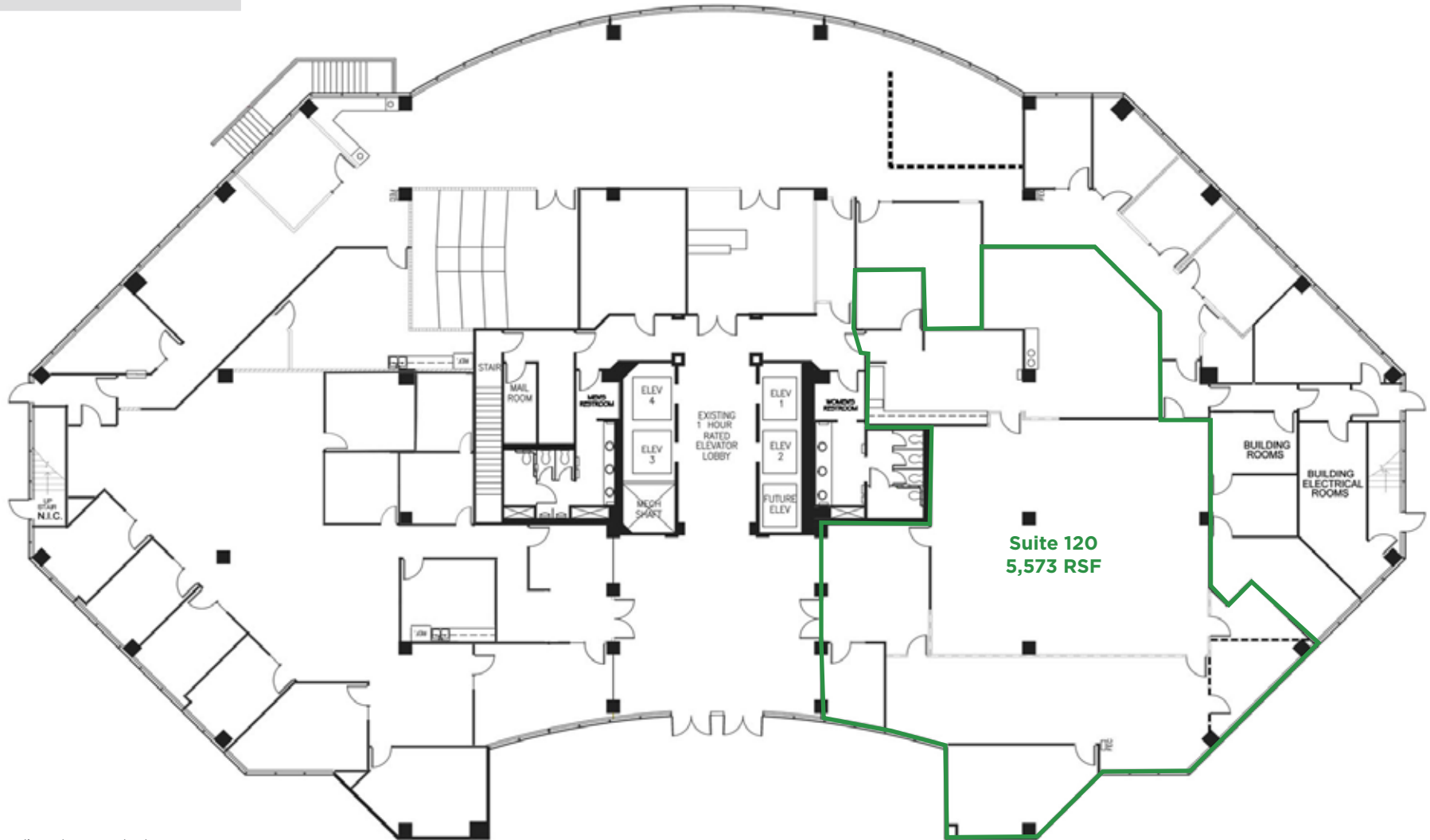


1ST FLOOR

TRICENTRE

333 S. ANITA DRIVE
ORANGE, CA

SUITE	SIZE (RSF)
120	5,573



For more information, please contact:

► **John Harty**, Executive Managing Director
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CA LIC #01121203

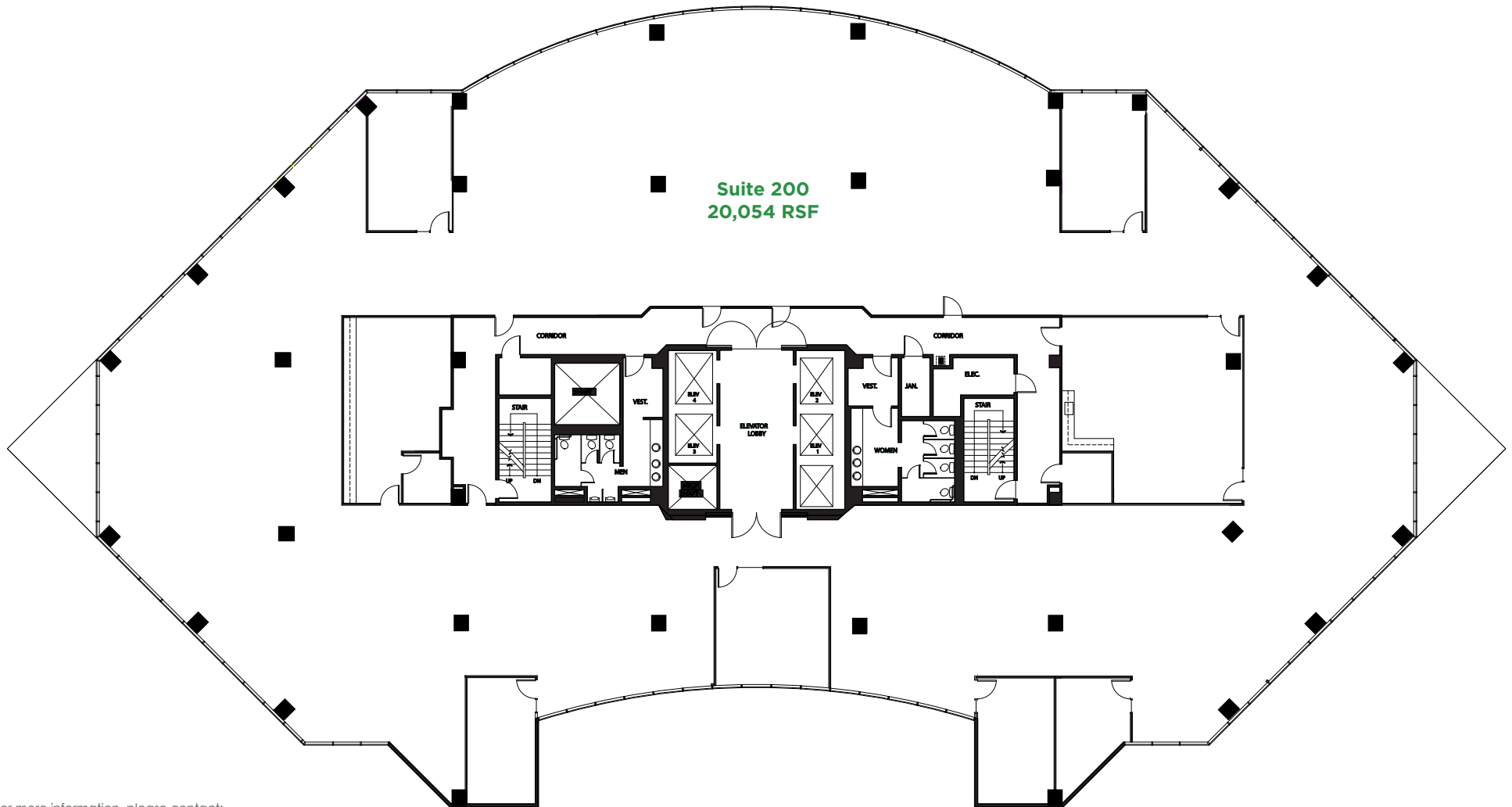
► **Jason Ward**, Executive Managing Director
+1 949 955 7640 | jason.ward@cushwake.com
CA LIC #01802243

2ND FLOOR

TRICENTRE

333 S. ANITA DRIVE
ORANGE, CA

SUITE	SIZE (RSF)	NOTES
200	20,054	CLICK TO VIEW 3-D VIDEO/PLAN



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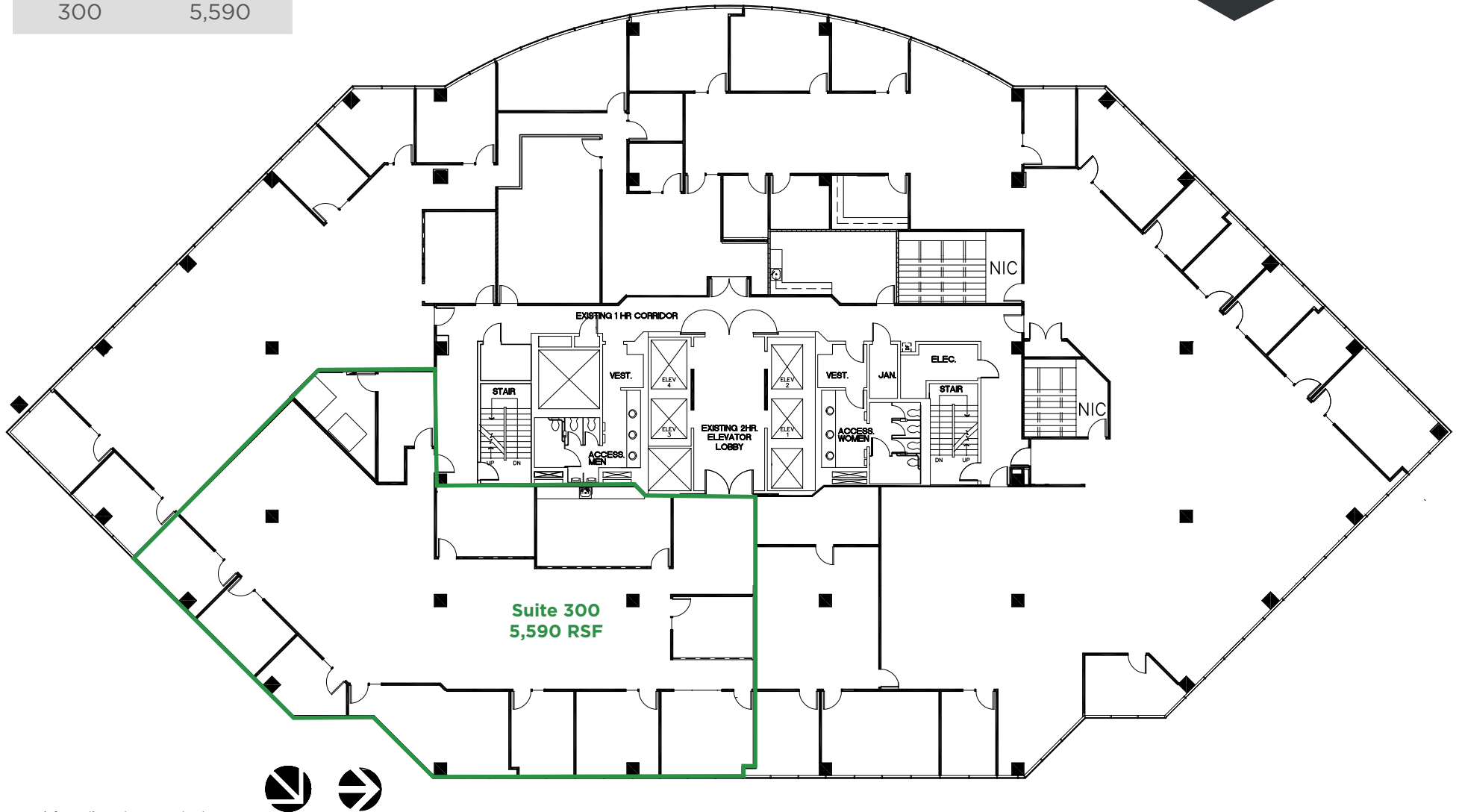
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3RD FLOOR

TRICENTRE

333 S. ANITA DRIVE
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SUITE	SIZE (RSF)
300	5,590



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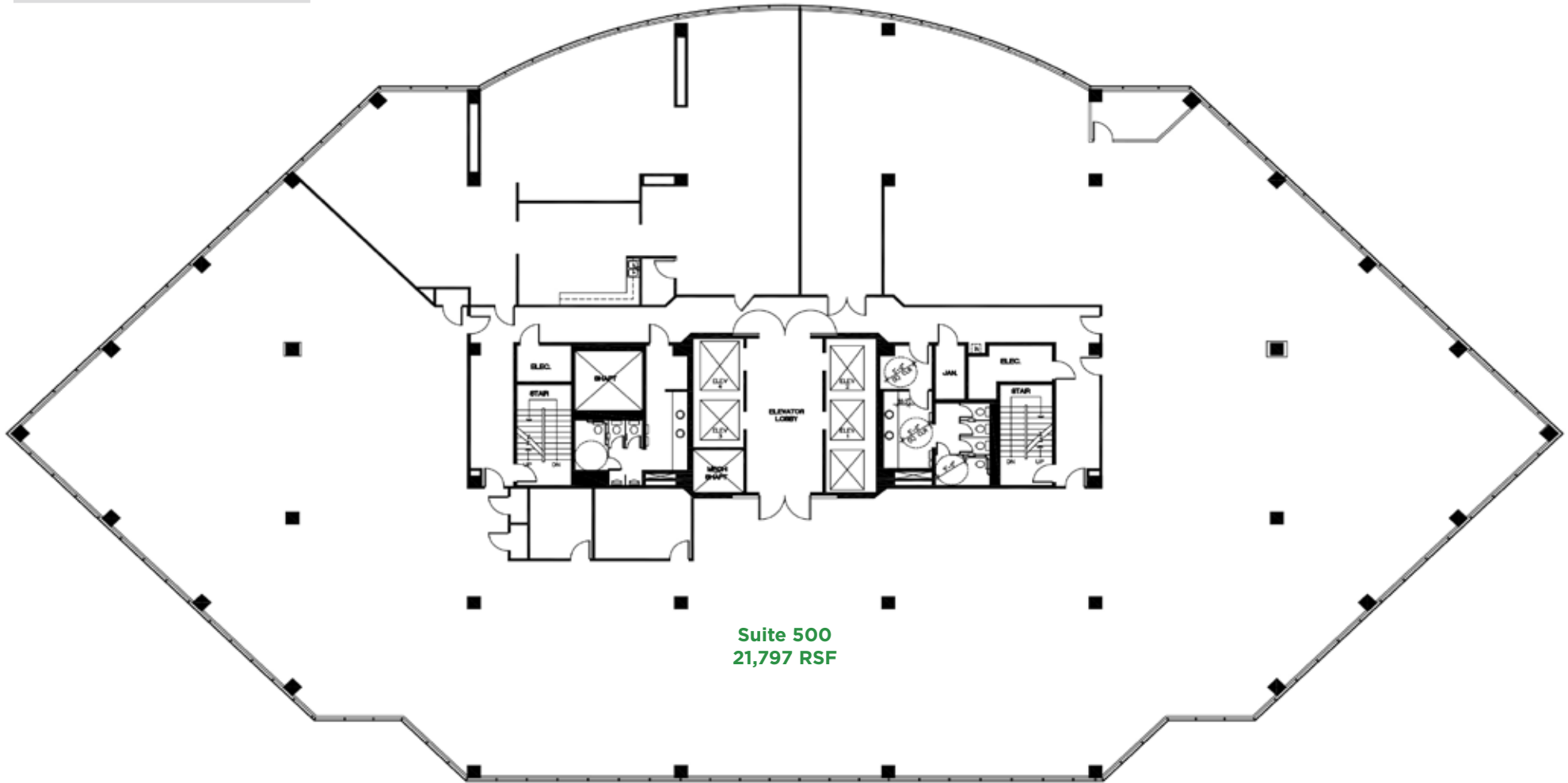


5TH FLOOR

TRICENTRE

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SUITE	SIZE (RSF)
500	21,797



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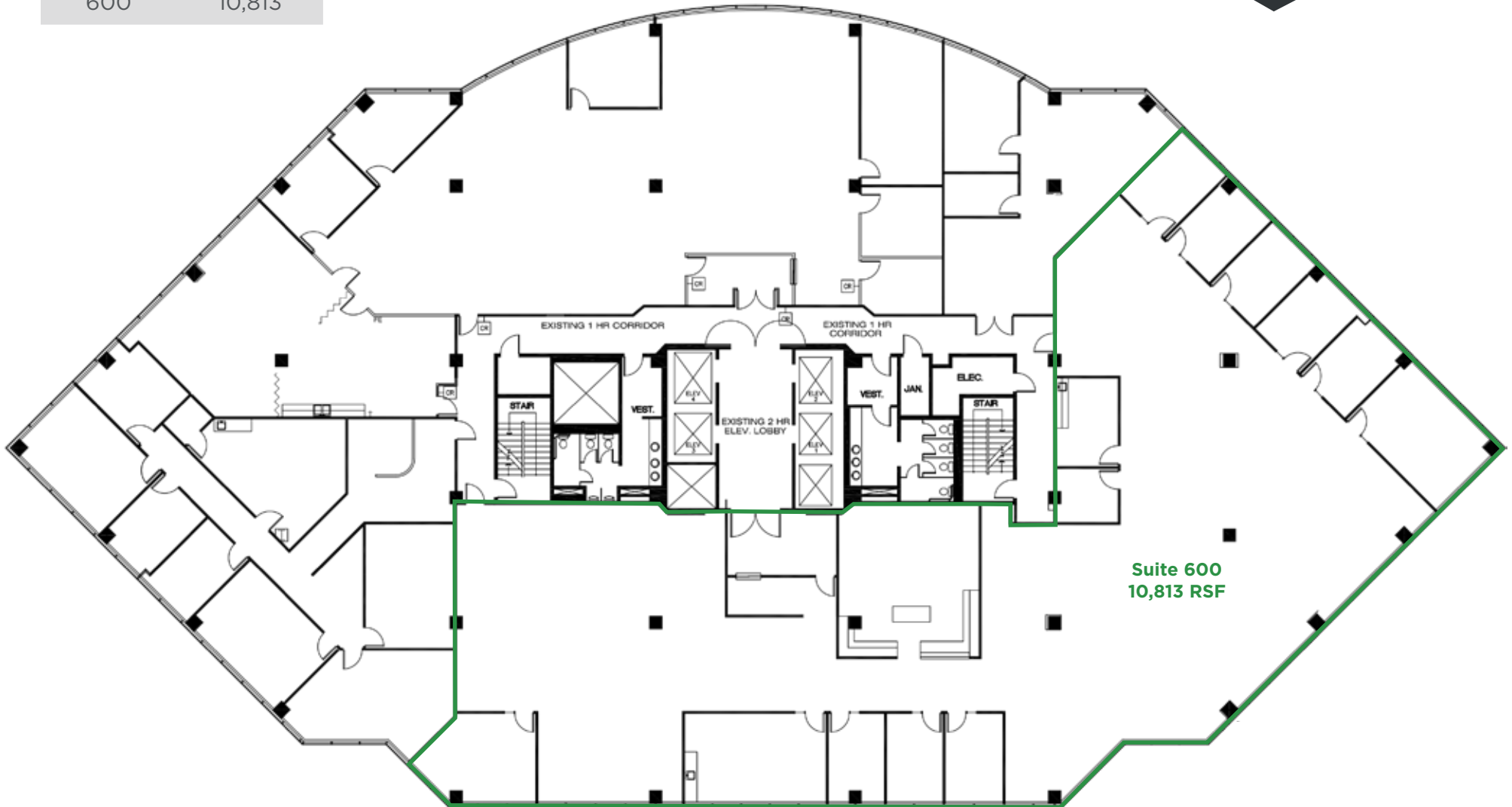


6TH FLOOR

TRICENTRE

333 S. ANITA DRIVE
ORANGE, CA

SUITE	SIZE (RSF)
600	10,813



Suite 600
10,813 RSF

For more information, please contact:

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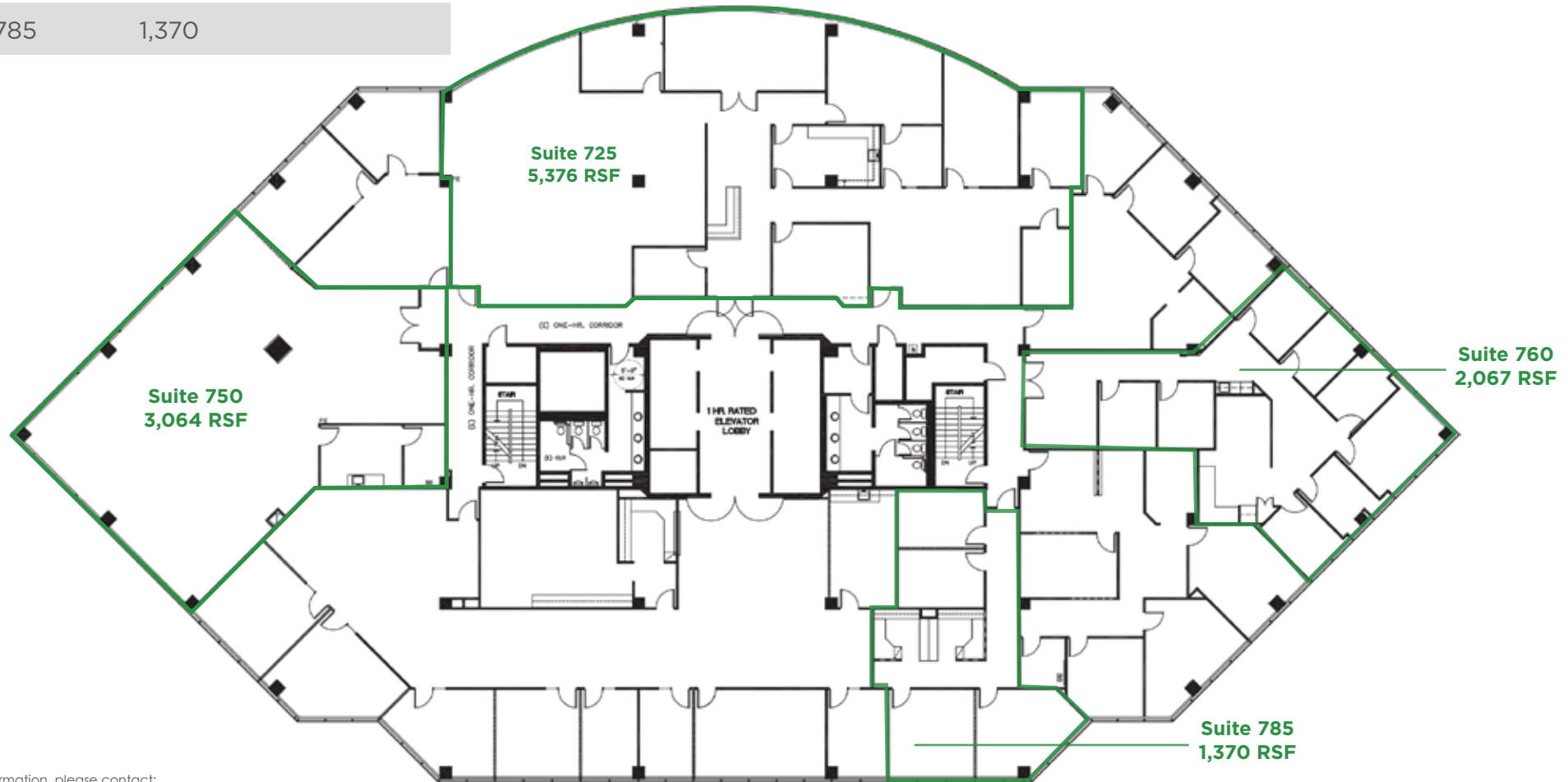


7TH FLOOR

TRICENTRE

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SUITE	SIZE (RSF)	NOTES
725	5,376	
750	3,064	
760	2,067	SPEC SUITE
785	1,370	



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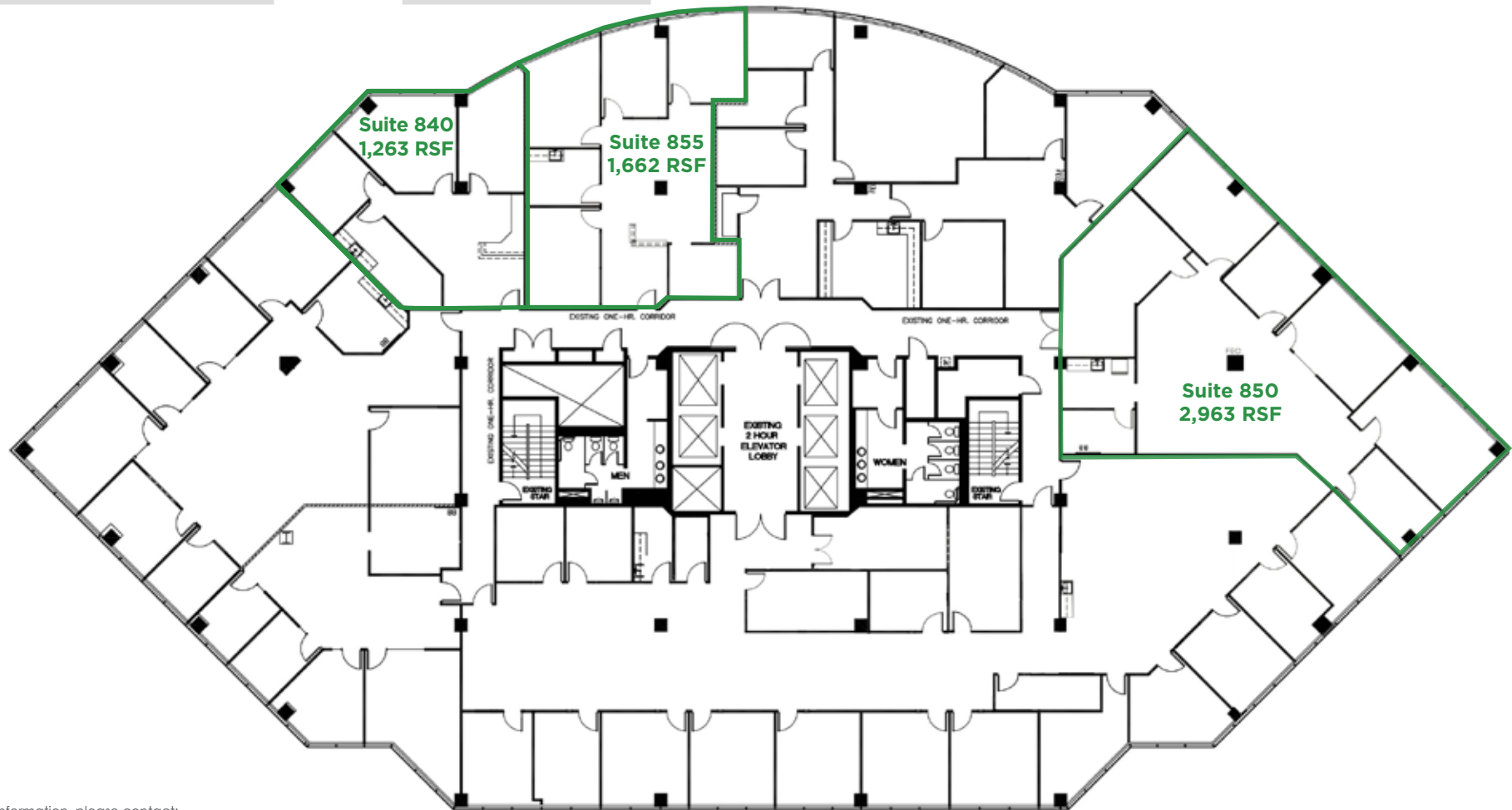
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8TH FLOOR

TRICENTRE

333 S. ANITA DRIVE
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SUITE	SIZE (RSF)	CONT.	NOTES
850	2,963		SPEC SUITE
840	1,263	2,925	SPEC SUITE
855	1,662		SPEC SUITE



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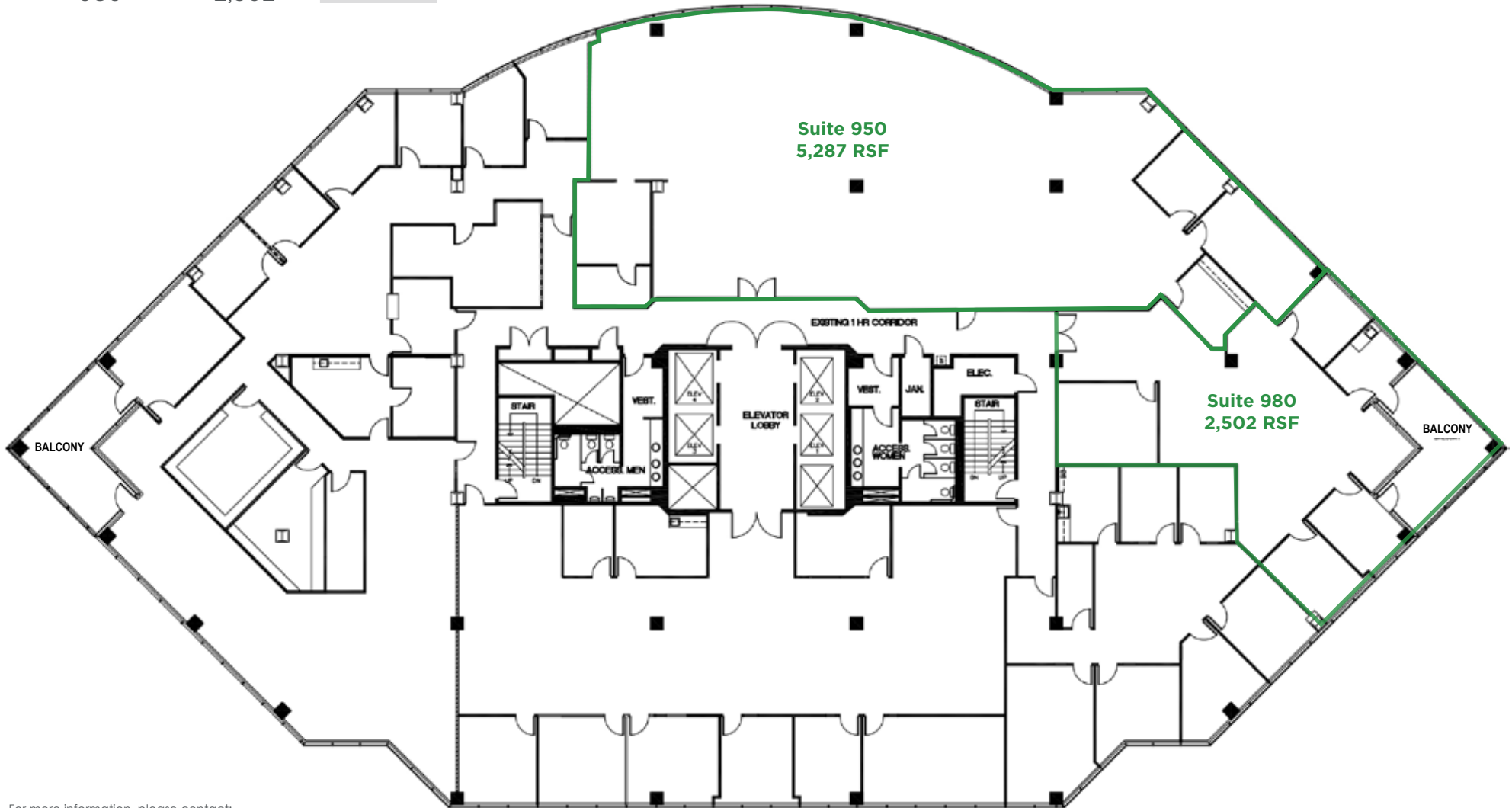
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9TH FLOOR

TRICENTRE

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SUITE	SIZE (RSF)	CONT.	NOTES
950	5,287	7,789	CLICK TO VIEW 3-D VIDEO/PLAN
980	2,502		



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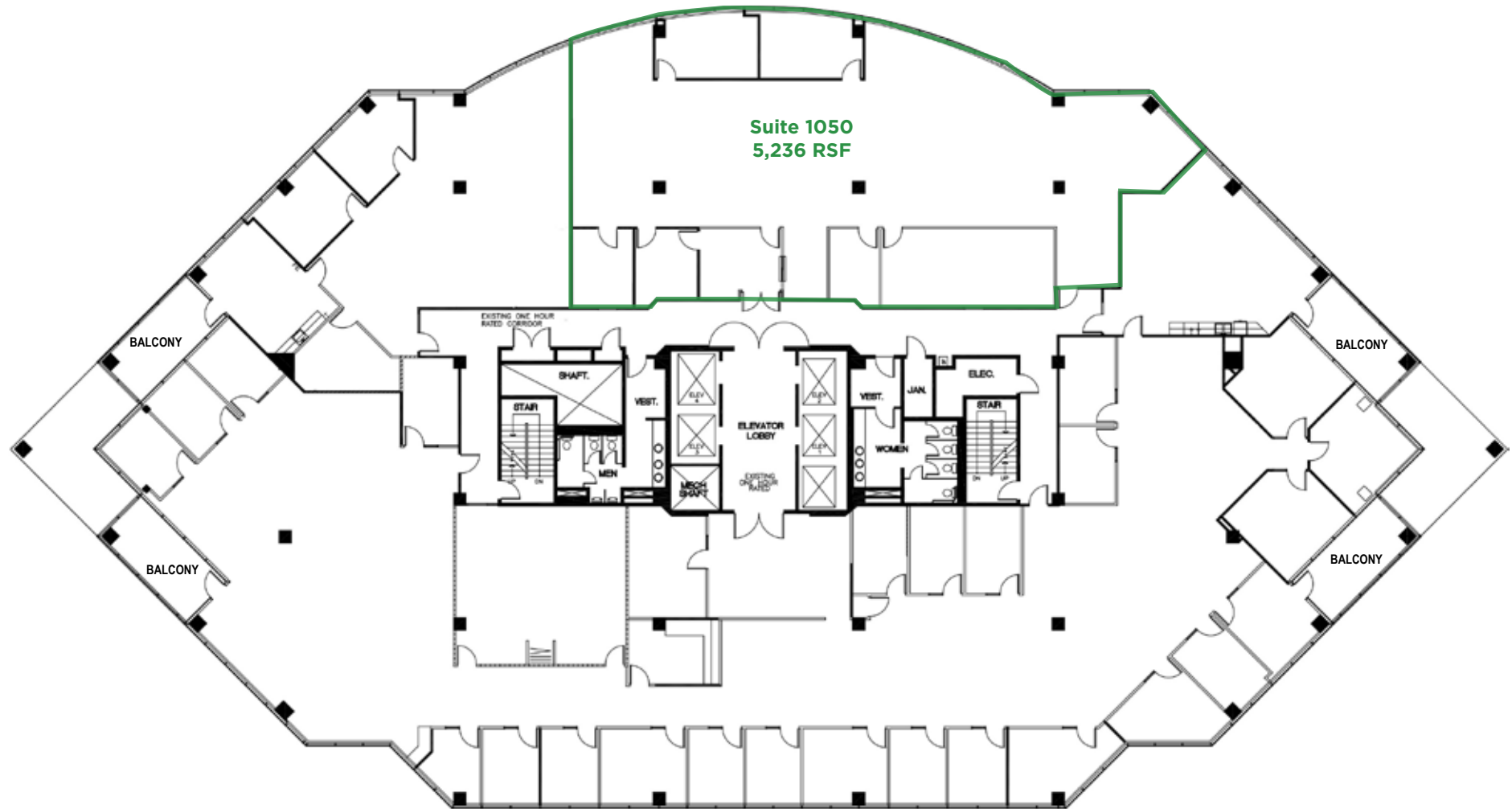
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10TH FLOOR

TRICENTRE

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SUITE	SIZE (RSF)
1050	5,236



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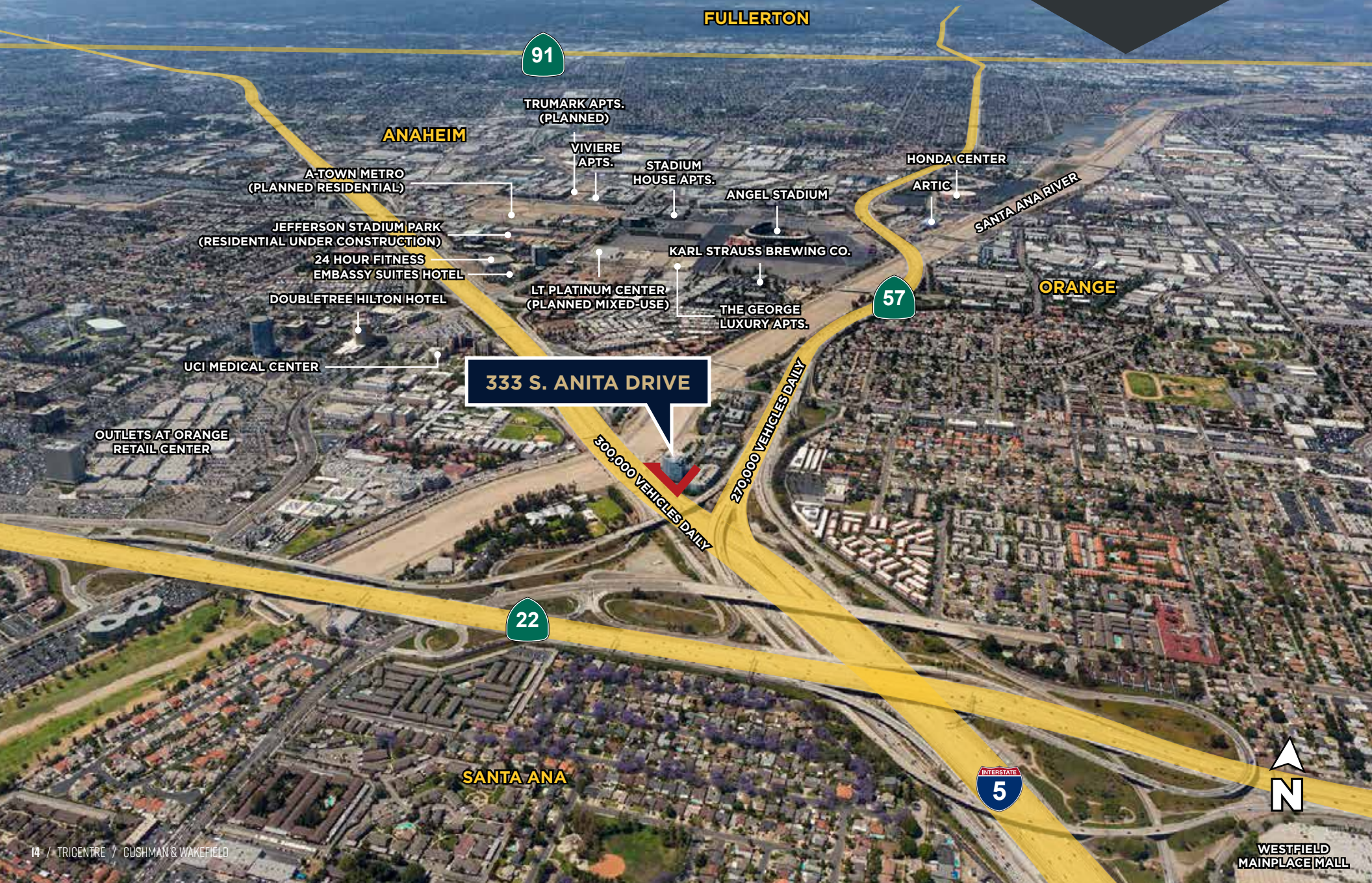
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AMENITIES

TRICENTRE

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FULLERTON

91

ANAHEIM

A-TOWN METRO
(PLANNED RESIDENTIAL)

TRUMARK APTS.
(PLANNED)

VIVIERE
APTS.

STADIUM
HOUSE APTS.

ANGEL STADIUM

HONDA CENTER

ARTC

SANTA ANA RIVER

JEFFERSON STADIUM PARK
(RESIDENTIAL UNDER CONSTRUCTION)

24 HOUR FITNESS
EMBASSY SUITES HOTEL

DOUBLETREE HILTON HOTEL

KARL STRAUSS BREWING CO.

LT PLATINUM CENTER
(PLANNED MIXED-USE)

THE GEORGE
LUXURY APTS.

57

ORANGE

UCI MEDICAL CENTER

333 S. ANITA DRIVE

OUTLETS AT ORANGE
RETAIL CENTER

300,000 VEHICLES DAILY

270,000 VEHICLES DAILY

22

SANTA ANA

INTERSTATE
5



WESTFIELD
MAINPLACE MALL