

# 625

THE CITY DRIVE  
ORANGE, CA



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ORANGE, CA

## PRIME LOCATION. KEY BENEFITS.



### SEE AND BE SEEN

Freeway visible, building top signage available



### ACCESSIBLE

Exceptional freeway identity and excellent ingress/egress from the 5, 22, 55 and 57 Freeways



### PROMINENT

Located in the vibrant city of Orange where business and commerce thrives



### WALK TO

The Outlets at Orange, UCI Medical Center and numerous hotels and banks



### MODERN AMENITIES

All new ground floor tenant lounge with kitchen and conference center



### AMPLE PARKING

471 stalls  
3.72 : 1,000 USF

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## TENANT LOUNGE & CONFERENCE CENTER



**JOHN HARTY**  
Executive Managing Director  
+1 949 372 4910  
john.harty@cushwake.com  
LIC #01121203

**JASON WARD**  
Executive Managing Director  
+1 949 955 7640  
jason.ward@cushwake.com  
LIC #01802243



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## AVAILABLE SUITES

<u>SUITE</u>	<u>SIZE (RSF)</u>	<u>SPACE DETAILS</u>
105	1,701	<b>Spec suite.</b> Features reception area, 2 offices, conference room, open breakroom, lounge area and storage
2ND	37,899	Full floor opportunity with extensive glass line - divisible to 18,950 SF
200	13,266	<b>Spec suite.</b> Features reception, 11 offices, conference room, breakroom, lounge area, gym area, server room, file room
205	5,662	<b>Spec suite.</b> Features 10 offices, conference room, storage/IT, kitchen and open area
260	5,976	<b>Spec suite.</b> Features double door entry, 4 offices, large conference room, break area, huddle room and open area
290	3,677	Features 6 offices, reception, conference room, breakroom, 2 small storage rooms and copy room
300	7,713	White box condition. Hypothetical plan available
305	2,534	Features 5 offices, reception, 1 conference room, kitchen and file/storage room
350	1,989	Features 4 offices, reception, conference room, open kitchen and storage room
380	1,120	Features 1 office, conference room and open area
420	6,201	<b>Spec suite.</b> Features 8 offices, conference room, kitchen and open area
470	2,121	Features 4 offices, kitchen and open area
490	3,520	Features 6 offices, reception, conference room, server room, breakroom, storage room and open work area

**JOHN HARTY**  
Executive Managing Director  
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john.harty@cushwake.com  
LIC #01121203

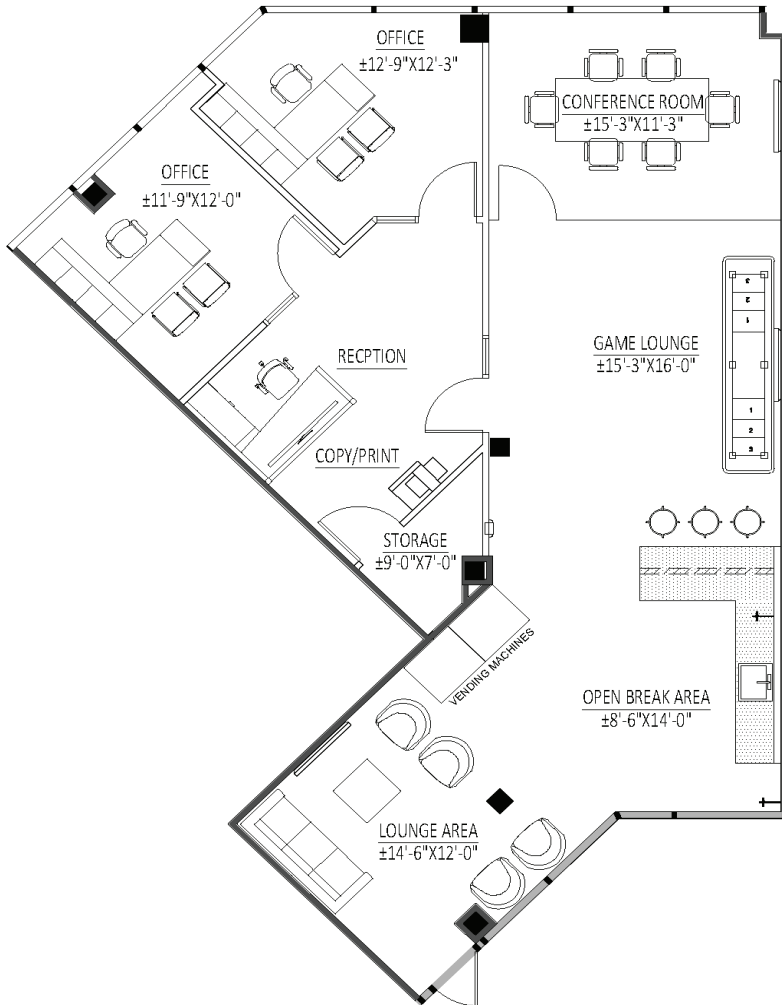
**JASON WARD**  
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jason.ward@cushwake.com  
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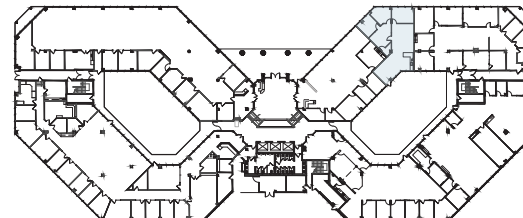
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## SUITE 105 // FLOOR PLAN 1,701 RSF



- **Spec suite**
- 2 offices
- Reception area
- Conference room
- Storage
- Lounge area
- Open breakroom

### KEY PLAN



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LIC #01121203

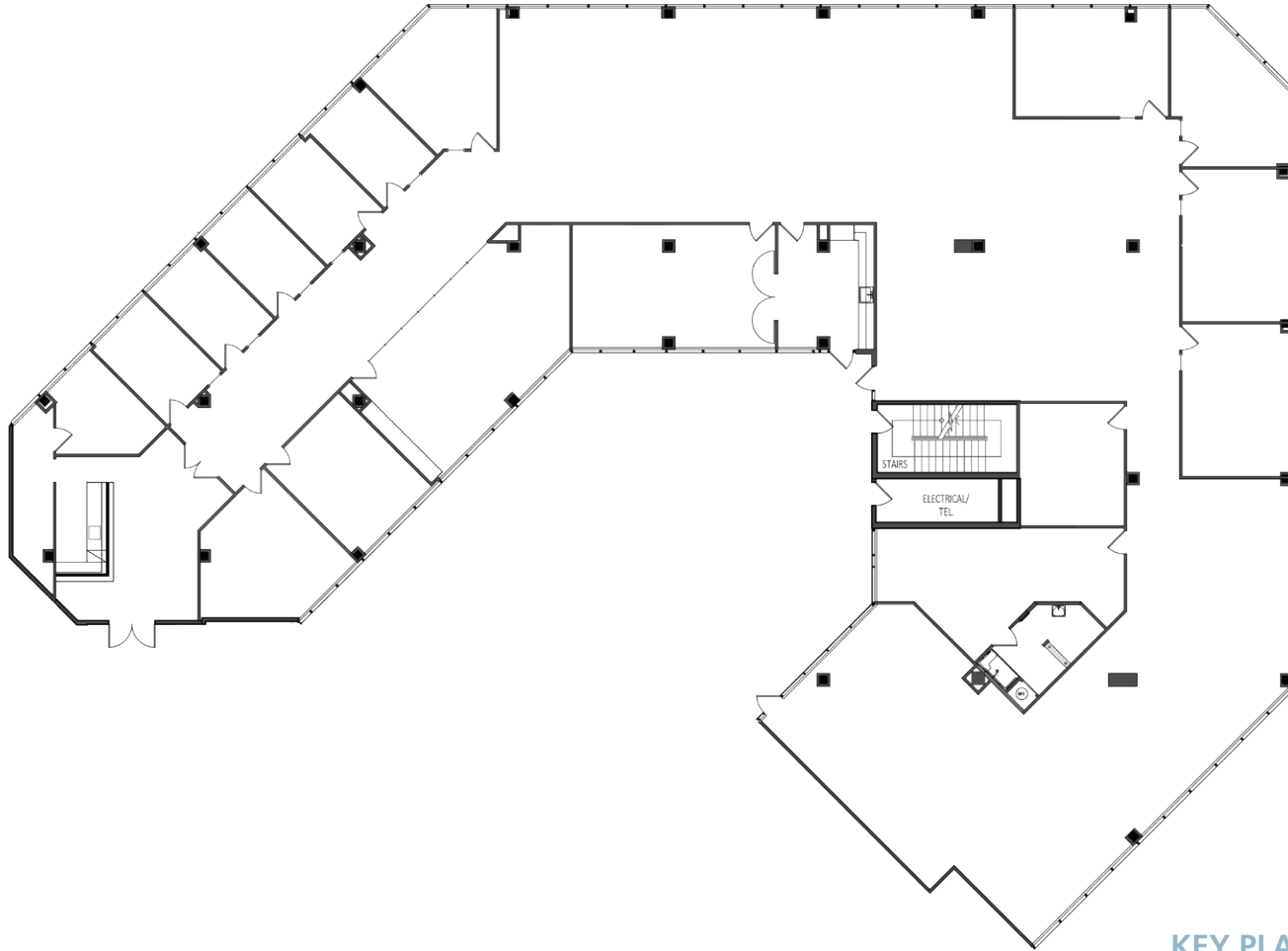
**JASON WARD**  
Executive Managing Director  
+1 949 955 7640  
jason.ward@cushwake.com  
LIC #01802243



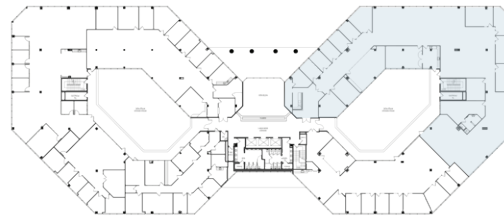
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## SUITE 200 // FLOOR PLAN 13,266 RSF



### KEY PLAN



- **Spec suite**
- 11 offices
- Reception area
- Conference room
- Server room
- Lounge area
- Breakroom
- File room
- Gym area

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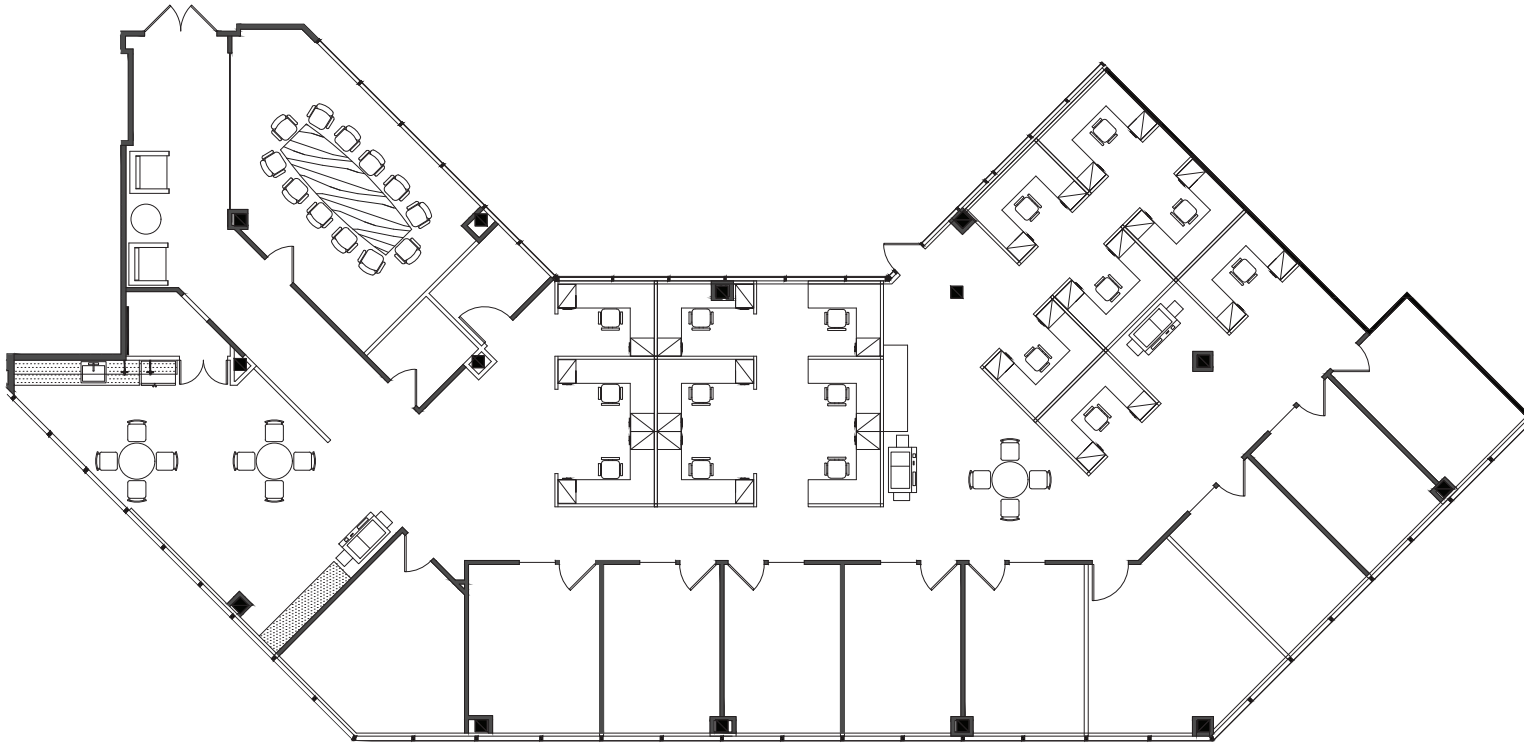
**JASON WARD**  
Executive Managing Director  
+1 949 955 7640  
jason.ward@cushwake.com  
LIC #01802243



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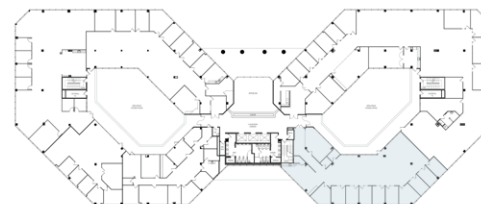
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## SUITE 205 // FLOOR PLAN 5,662 RSF



- **Spec suite**
- Double door entry
- 10 offices
- Large conference room
- Storage/IT
- Kitchen
- Open area

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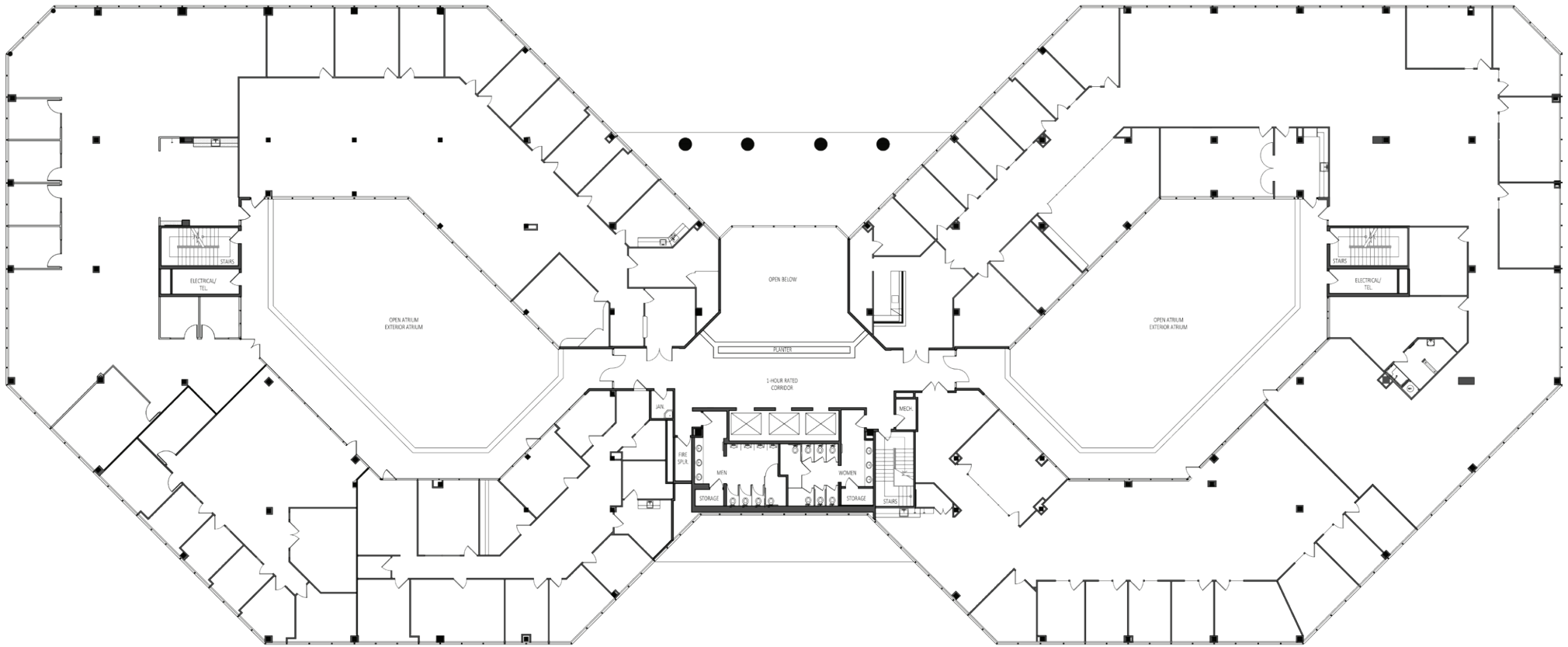
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SECOND FLOOR // PLAN

37,899 RSF

(FULL FLOOR OPPORTUNITY - DIVISIBLE TO 18,950 SF)



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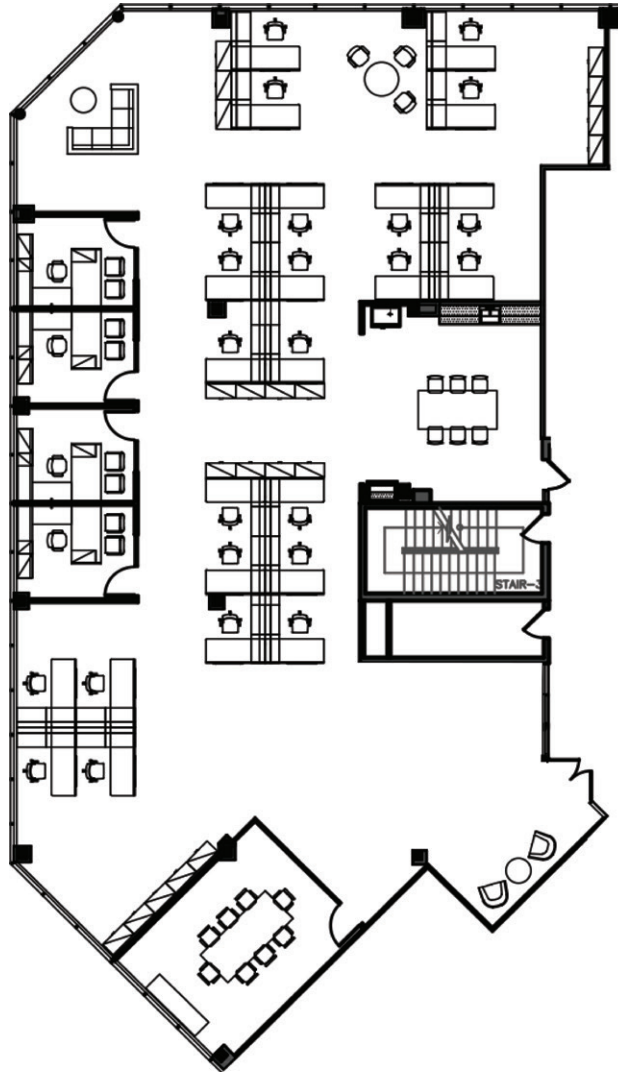




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## SUITE 260 // FLOOR PLAN 5,976 RSF

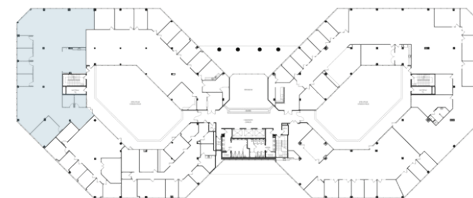


- **Spec suite**
- Double door entry
- 4 offices
- Large conference room
- Break area
- Huddle room
- Open area

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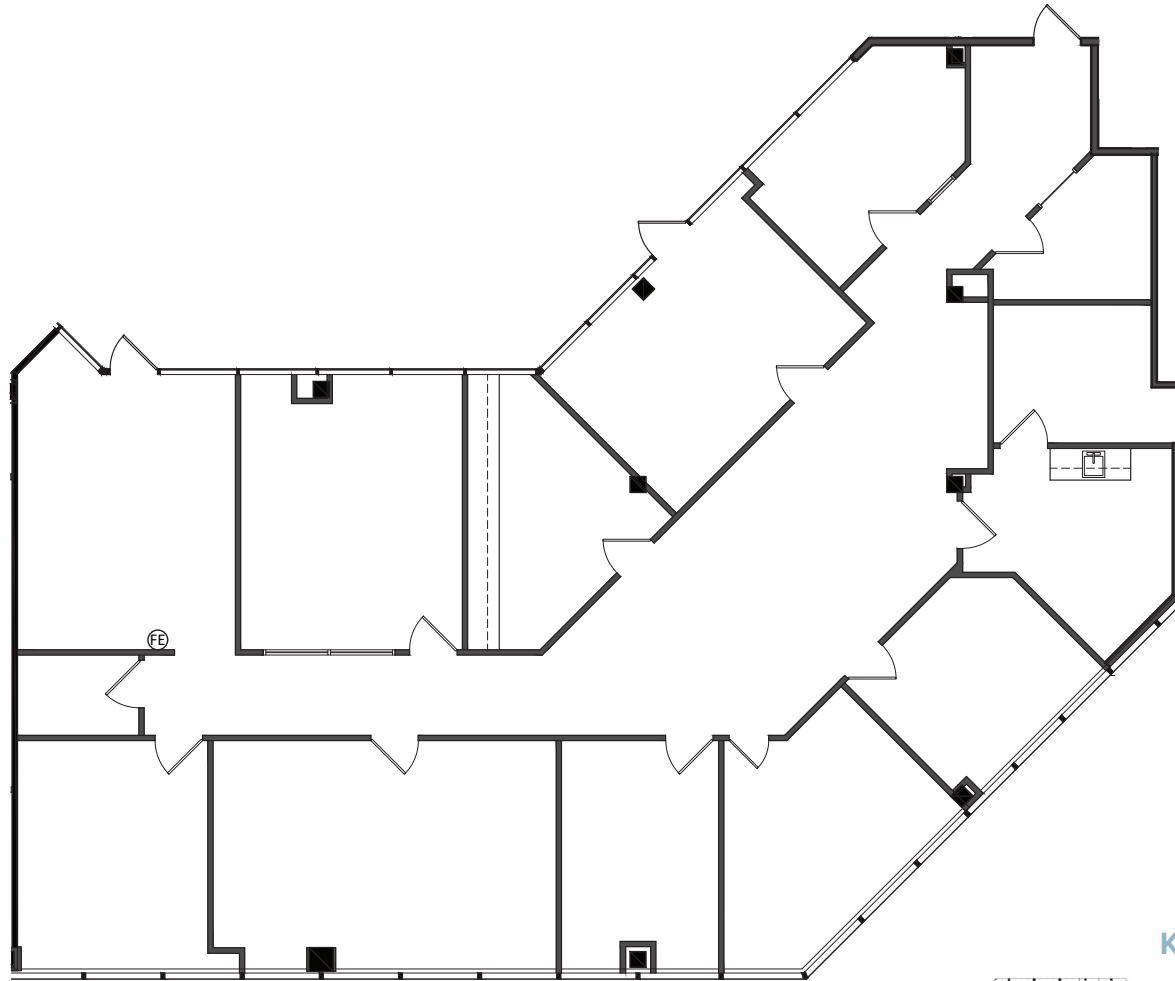
KEY PLAN



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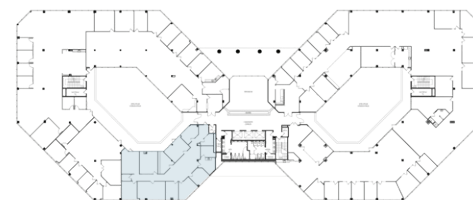
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SUITE 290 // FLOOR PLAN  
3,677 RSF



- 6 offices
- Reception
- Conference room
- Breakroom
- 2 small storage rooms
- Copy room

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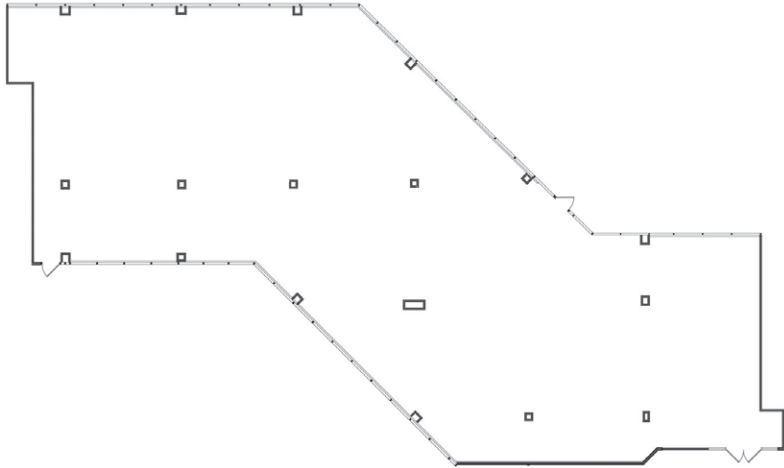


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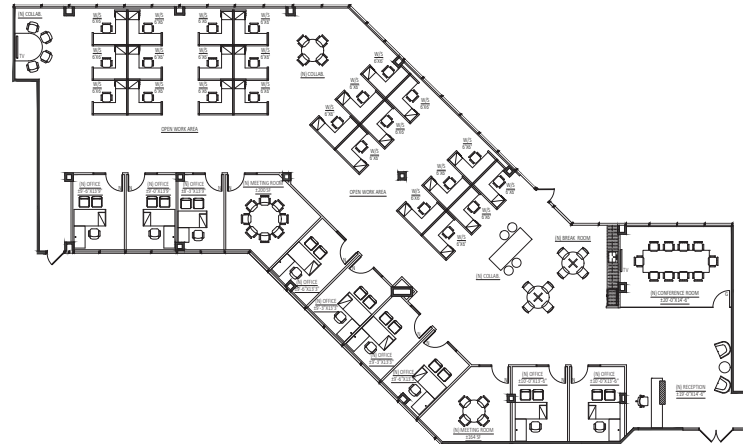
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SUITE 300 // FLOOR PLAN  
7,713 RSF

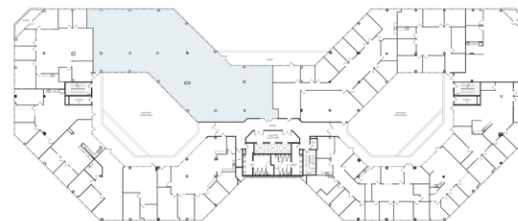
## AS-BUILT PLAN



## HYPOTHETICAL PLAN



## KEY PLAN



- White box condition
- Hypothetical plan available

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LIC #01121203

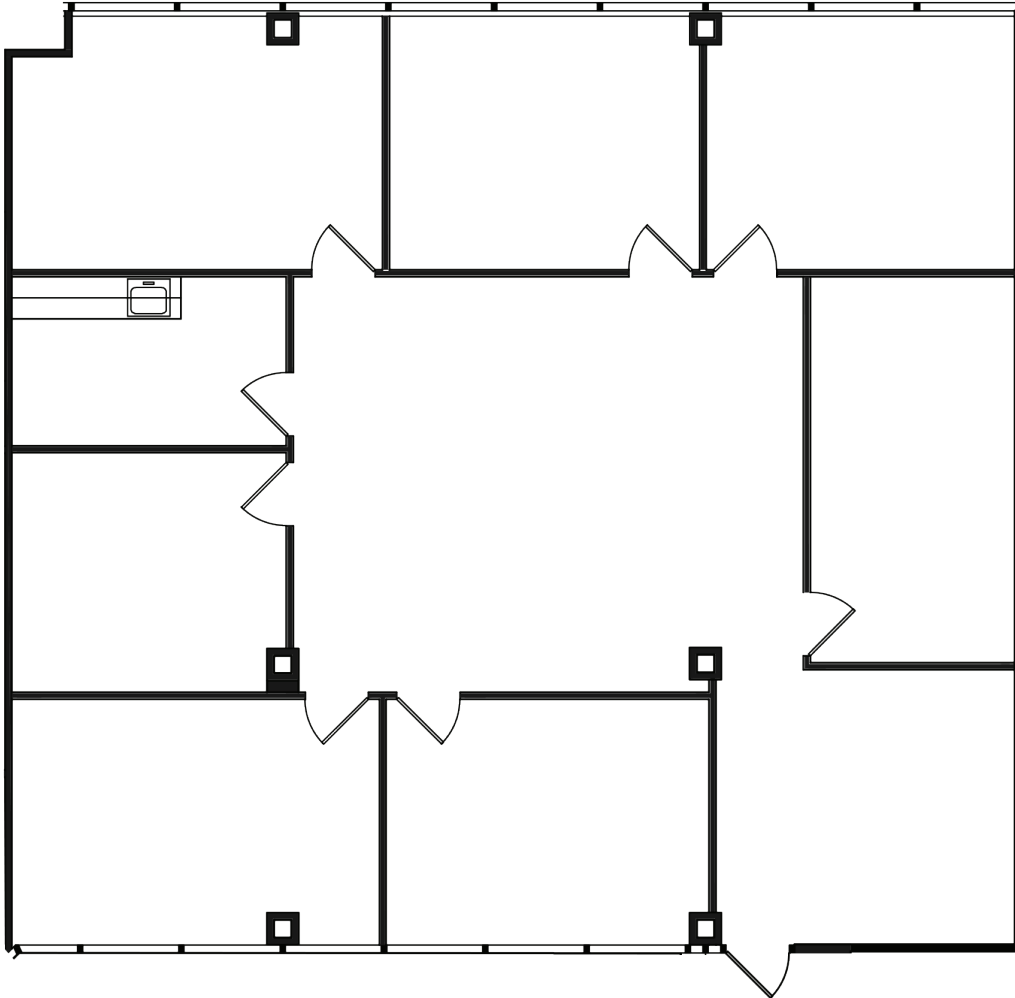
**JASON WARD**  
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SUITE 305 // FLOOR PLAN  
2,534 RSF

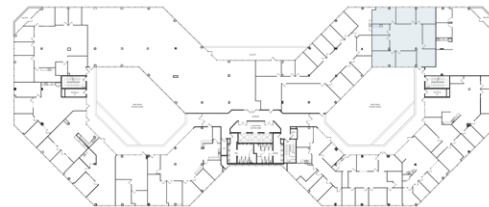


- 5 offices
- Reception
- Conference room
- Kitchen
- Storage/file room

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jason.ward@cushwake.com  
LIC #01802243

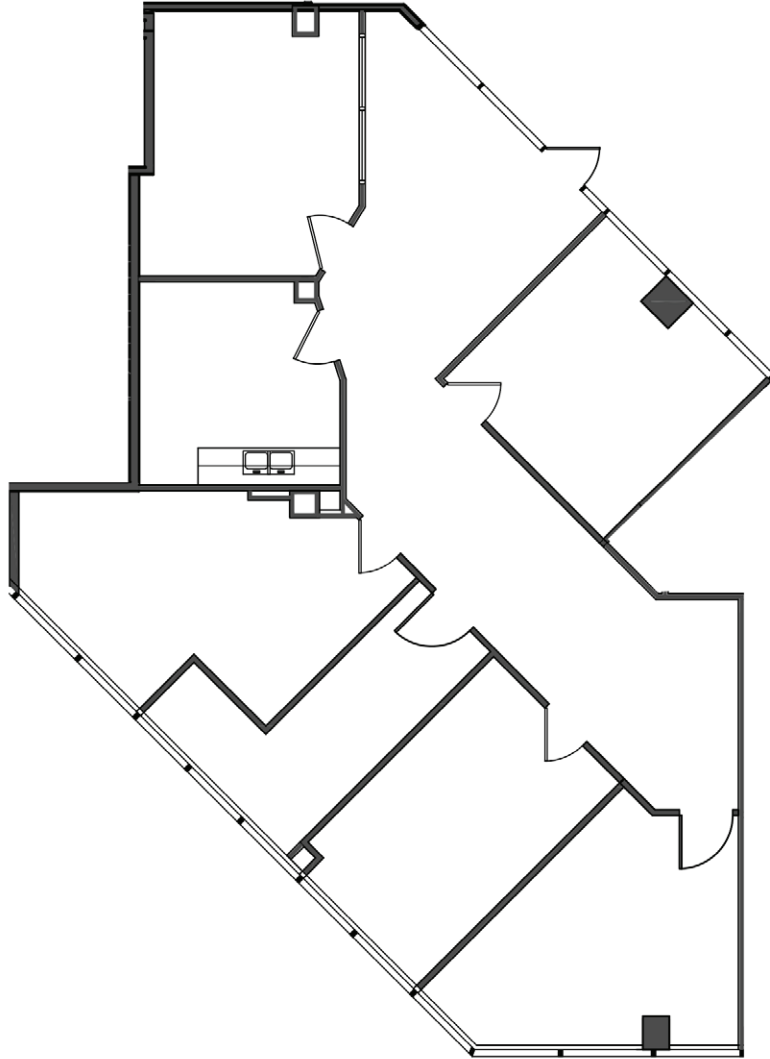
KEY PLAN



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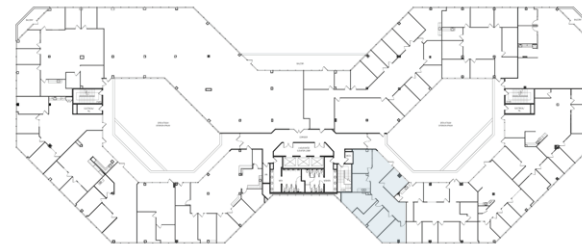
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## SUITE 350 // FLOOR PLAN 1,989 RSF



- 4 offices
- Reception
- Open kitchen
- Storage room

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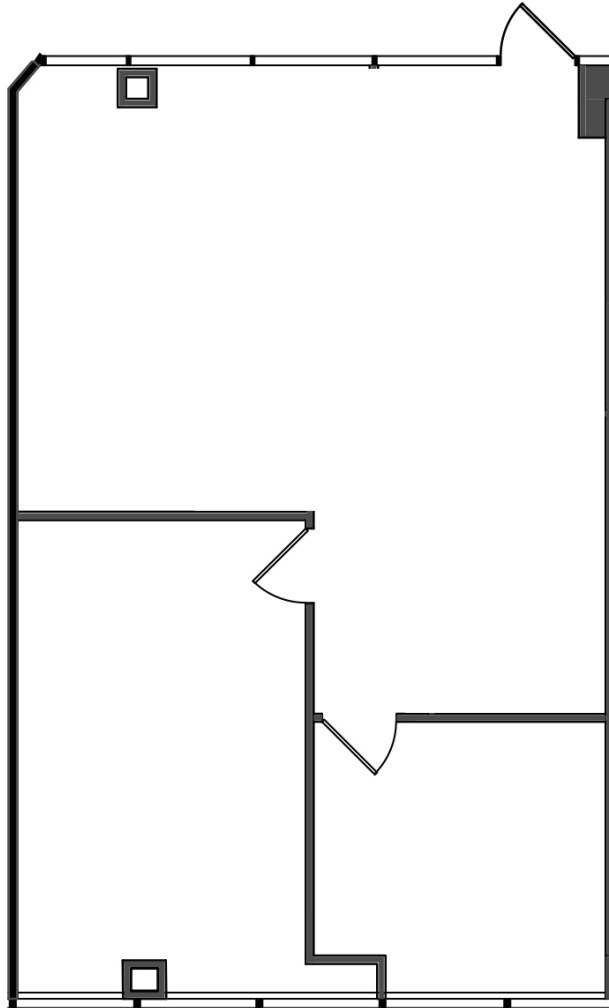
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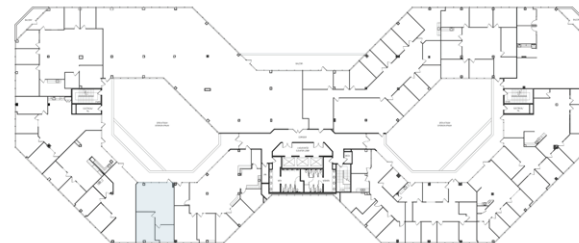
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## SUITE 380 // FLOOR PLAN 1,120 RSF



- 1 office
- Conference room
- Open area

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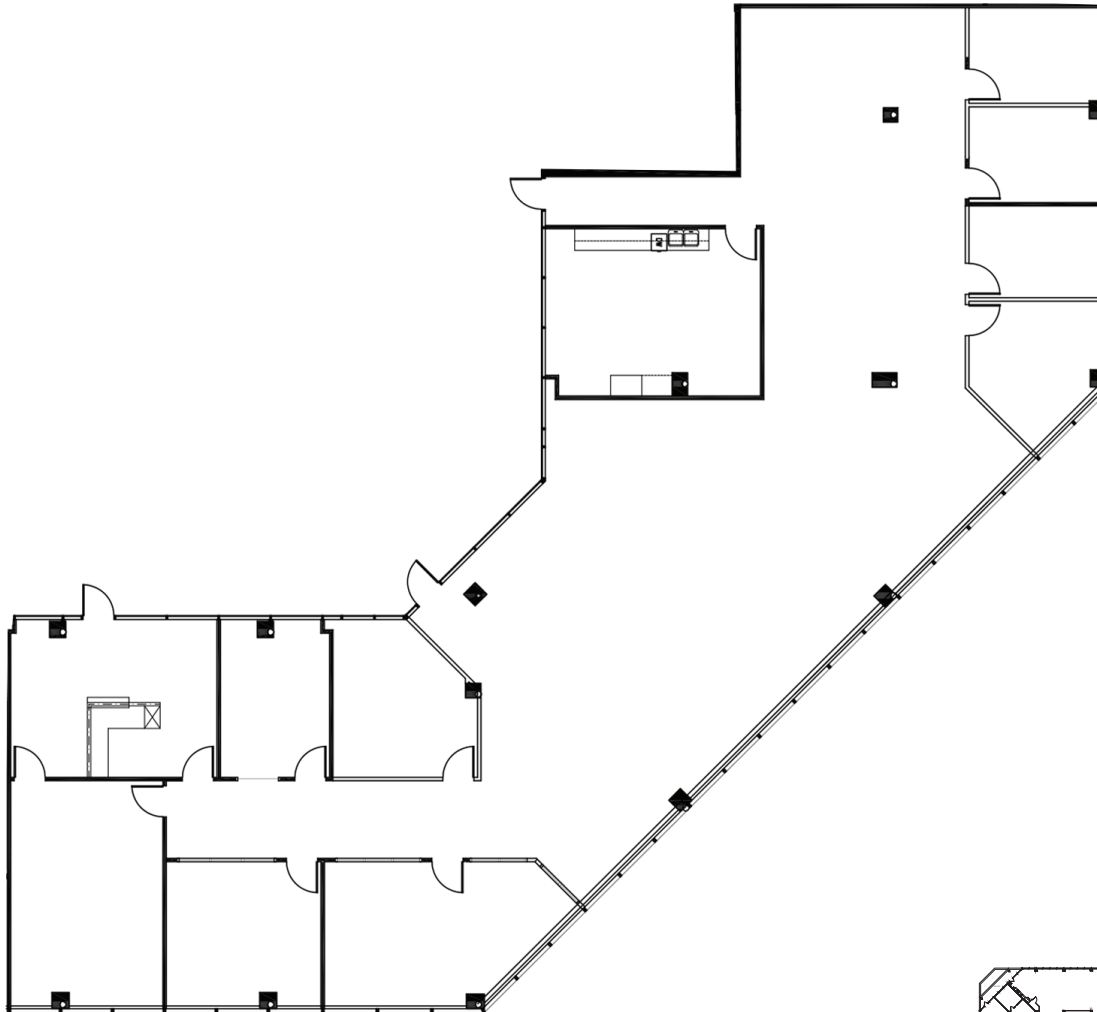
**JASON WARD**  
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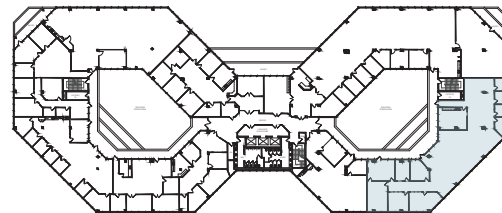
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## SUITE 420 // FLOOR PLAN 6,201 RSF



KEY PLAN



- **Spec suite**
- 8 offices
- Conference room
- Kitchen
- Open area

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LIC #01121203

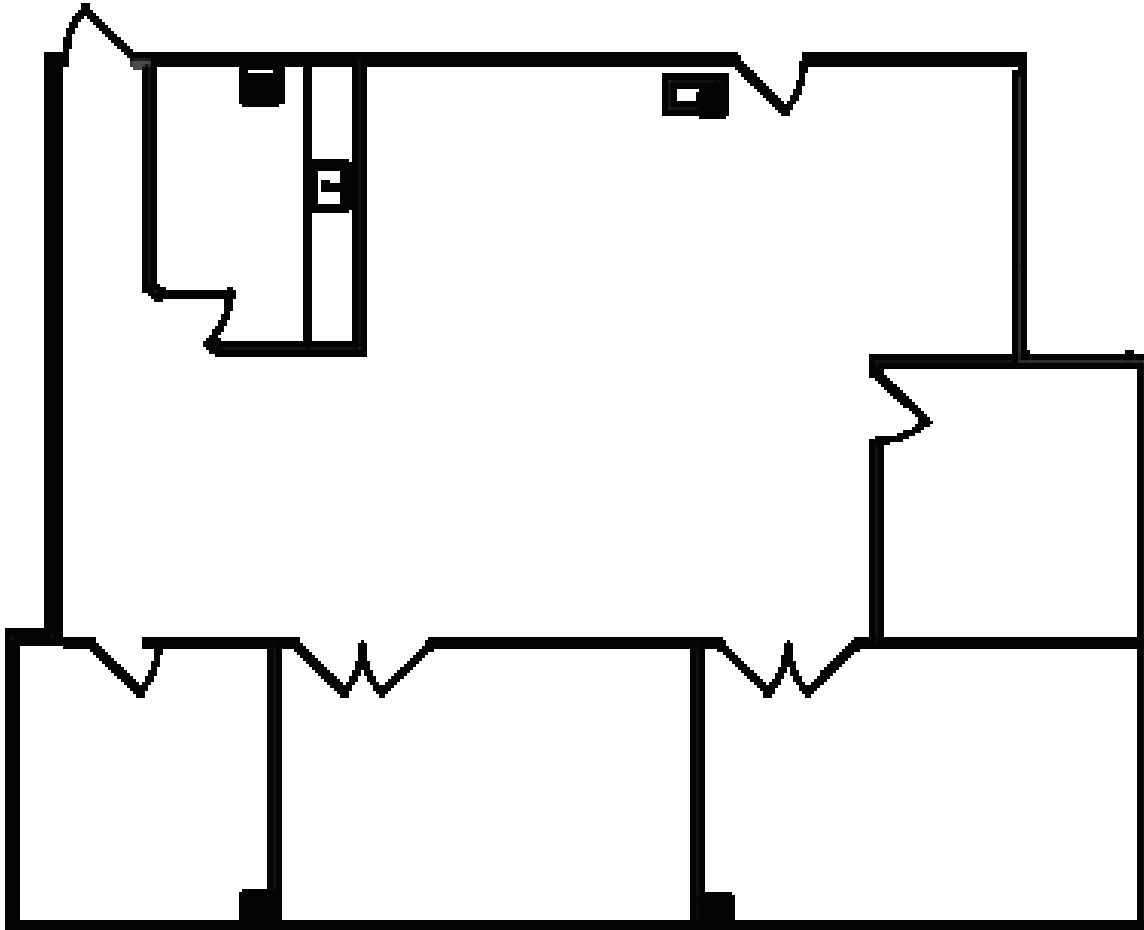
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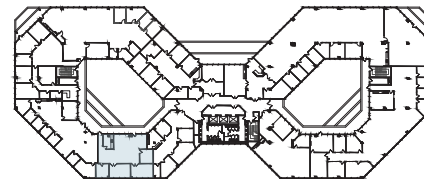
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SUITE 470 // FLOOR PLAN  
2,121 RSF



- 4 offices
- Kitchen
- Open area

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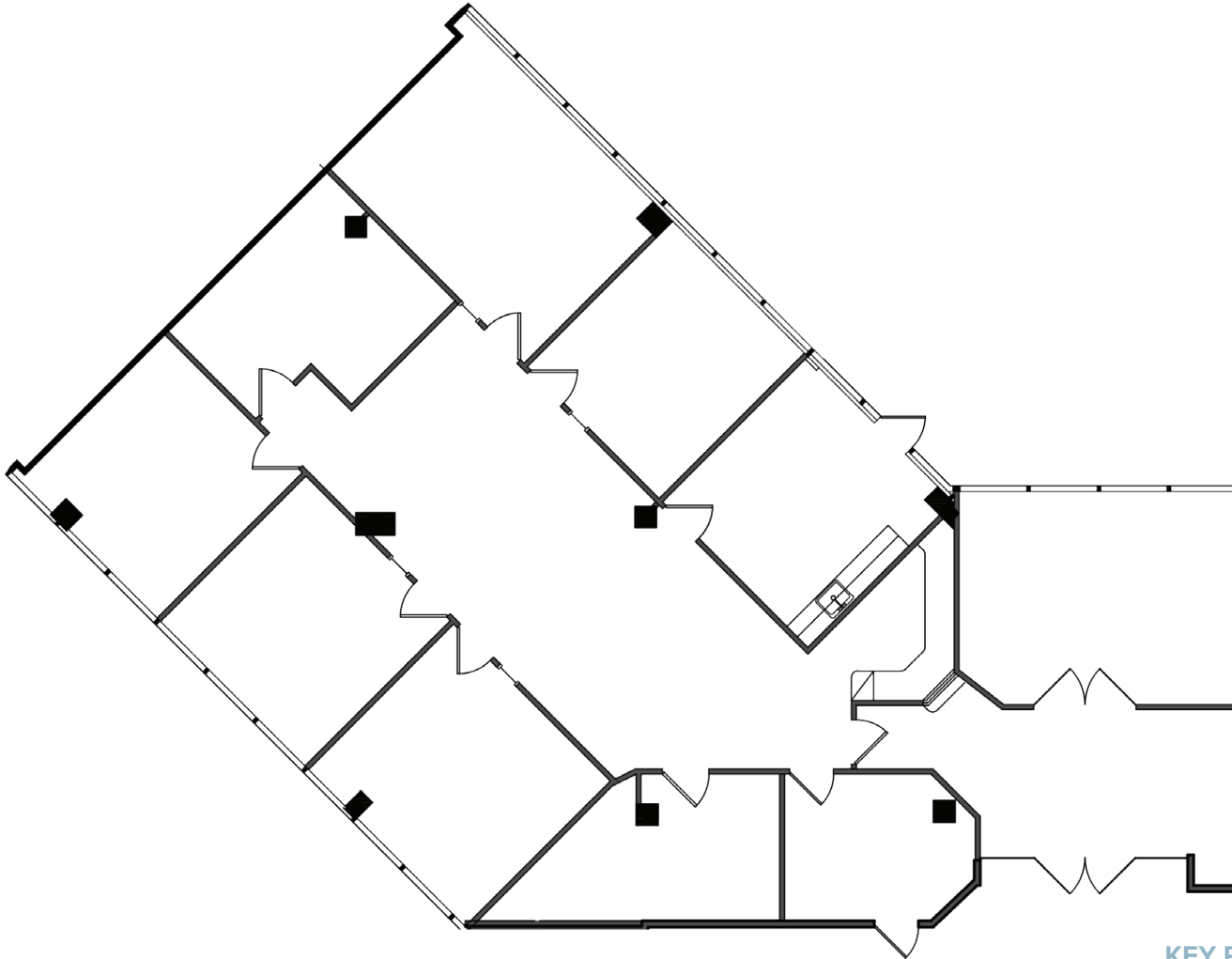




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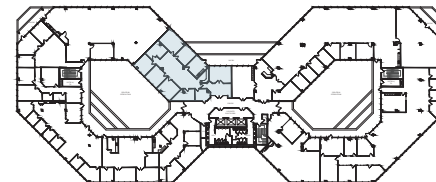
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SUITE 490 // FLOOR PLAN  
3,520 RSF



- 6 offices
- Reception
- Conference room
- Server room
- Breakroom
- Storage room
- Open area

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