RETAIL CENTERS (INCL. DINING)

1. **Imperial Promenade - 700 FT.**
   - California Fish Grill
   - Cinema City Stadium Theater
   - Citibank
   - FedEx Office & Ship Center
   - Fuji Grill
   - Golden Spoon
   - Knowlwood
   - Nektar Juice Bar
   - Pure Barre Anaheim Hills
   - Purify Sauna Lounge
   - Queen Nails
   - Sammy's Bar & Grill
   - Starbucks
   - Subway
   - True Seasons Organic Kitchen
   - Wescom Credit Union

2. **Anaheim Hills Village Center - 1,000 FT.**
   - Bovang Bistro
   - Cold Stone Creamery
   - Core Arts Pilates and Gyrotonic
   - Party Party!
   - Shell Gas Station
   - Thai House
   - T-Mobile
   - Togo's
   - Yorba Linda Pharmacy

3. **Canyon Village Plaza - 0.2 MILES**
   - Anaheim Hills Inn & Suites
   - Anaheim Hills Pet Clinic
   - Baskin Robbins
   - Cart's Jr.
   - Chase Bank
   - CVS Pharmacy
   - Keno's
   - Marie Callender's
   - Pet Supply Warehouse
   - Pho Vina
   - The Flame Broiler
   - Wholesome Choice

4. **Esperanza Village - 0.4 MILES**
   - 76 Gas Station
   - Candy Donuts
   - Cuts and Glory Barber Shop
   - Goodyear Tire & Rubber
   - Porky's Pizza

5. **Imperial Canyon Shopping Center - 0.6 MILES**
   - Alexander’s Grand Salon & Spa
   - Campbell’s Cookies
   - Domino’s Pizza
   - Don Jose’s Mexican Cafe
   - Happy Nails and Spa
   - Jamba Juice
   - LA Fitness
   - Leslie’s Pool Supplies
   - Rubio’s Coastal Grill
   - Starbucks
   - Sun Club Tanning
   - The UPS Store
   - U.S. Bank
   - Yogurtland
   - Yve’s Restaurant & Bar

6. **Canyon Plaza - 0.6 MILES**
   - Anaheim Hills Dental
   - Board & Brew
   - Corner Bakery
   - Fairfield Inn Anaheim Hills
   - Happy Nails and Spa
   - Mother’s Market & Kitchen
   - The Flame Broiler
   - Wholesome Choice
   - Yve’s Restaurant & Bar

7. **Crossroads Shopping Center - 0.7 MILES**
   - AAA
   - Bagel Me!
   - Bank of America
   - Leslie’s Pool Supplies
   - Rita’s Anaheim Hills
   - Rite Aid Pharmacy
   - Rubio’s Coastal Grill
   - Starbucks
   - U.S. Bank
   - Yogurtland
   - Zito’s Pizza

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20+ RESTAURANTS WITHIN WALKING DISTANCE

LESS THAN 700FT TO RETAIL AMENITIES & MOVIE THEATER

7 SHOPPING CENTERS LESS THAN 0.5 MILES AWAY
Under new ownership, Fifty-Five Fifteen has undergone a multi-million dollar exterior and interior renovation. The architects of Westgroup Designs have redesigned the exterior and interior of Fifty-Five Fifteen with a clean and contemporary look. The building features include exposed ceilings, upgraded finishes, a feature art wall, and wide open floor plans to optimize creative and flexible build-outs.

PROPERTY FEATURES INCLUDE:

- Approximately 71,341 RSF of office space for lease
  - Option to add up to 42,500 RSF with mezzanine or full second floor
- 7.3/1,000 RSF above-standard surface and structured parking
- High ceiling heights ranging from 14-21 feet
- Building top signage
- New lobby with art wall, contemporary furniture, and upgraded restrooms
- 2 large private outdoor patios featuring new landscaping, modern furniture, Wi-Fi, BBQ, and games
- Glass roll-up doors and skylights providing natural light
- 800 AMPS of Power
- Immediate access to retail amenities including restaurants and movie theater within walking distance
- Convenient North Orange County location with access to the Riverside (91) and Costa Mesa (55) freeways and Eastern Transportation Corridor (241 Toll Road)
NEW LOBBY RENOVATION
GROUND FLOOR VACANCY:

+ Flexibility for tenant build-outs and future growth
+ High ceiling heights ranging from 14-21 feet
+ 20 skylights throughout providing natural light
+ 3 glass roll-up doors leading to renovated patios and loading dock
+ Private tenant patios with contemporary furniture, and BBQ
FIRST FLOOR ± 58,291 RSF

AS-BUILT

SAMPLE TEST FIT

SAMPLE TEST FIT DETAILS

- (356) Work stations
- (29) Private offices
- (4) Conference rooms
- (5) Meeting rooms
- 3 Roll-Up Door Locations
- New Lobby
- 14 ft Ceiling
- Reserved Parking
- New Landscaped Building Entrance
- 21 ft Ceiling With Skylights Throughout
- New Patio
- New Amenitized Patio
- Dedicated reception
- Kitchen & lounge
- (3) Coffee bars
- Gym
SECOND FLOOR SPEC SUITE ± 13,050 RSF

SPEC SUITE DETAILS

- 15 Private offices
- 38 Workstations
- 3 Conference rooms
- Dedicated reception area
- Break room/kitchen
- Mail/copy room
- Direct Access to Patio
- Reserved Parking

+ Reserved Parking
For more information please contact:

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