

# 625

## THE CITY

DRIVE



### Project Highlights

- 4-Story, 148,054 SF office building on 6.84 acres
- Freeway visible, building top signage available
- Two beautiful interior atriums with water features and lush landscaping
- Fully equipped with fiber optic capabilities
- Nearby restaurants include: Saddle Ranch, BJ's Restaurant, TGI Fridays, The Market Ranch, El Torito, Corner Bakery and The Market Broiler
- 471 stalls, 3.72/1,000 parking ratio
- Adjacent to The Outlets at Orange, UCI Medical Center and numerous hotels and banks
- Exceptional freeway identity and excellent ingress/egress from the 5, 22, 55 and 57 Freeways
- Convenient access to Santa Ana Civic Center

#### JOHN HARTY

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#### JASON WARD

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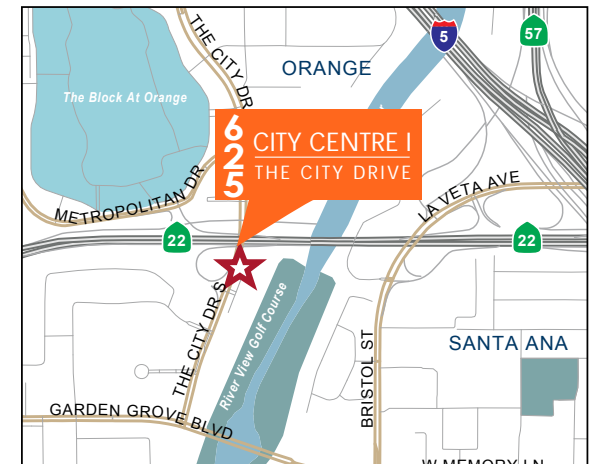
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## AVAILABILITY

SUITE	SIZE (RSF)	DETAILS
325	1,154	Features open layout
370	1,388	Features 3 offices, reception and break area
360	1,916	<b>Spec suite.</b> Features 3 offices, reception, conference room and break area
450	2,465	<b>Spec suite.</b> Double door entry, 1 office, conference room, reception and open
360 & 370	3,304	Features 6 offices, reception, conference room and break area
130	4,274	<b>Spec suite.</b> Features 5 offices, conference room and open area
485	4,466	<b>Spec suite.</b> Features 2 offices, kitchenette and open area



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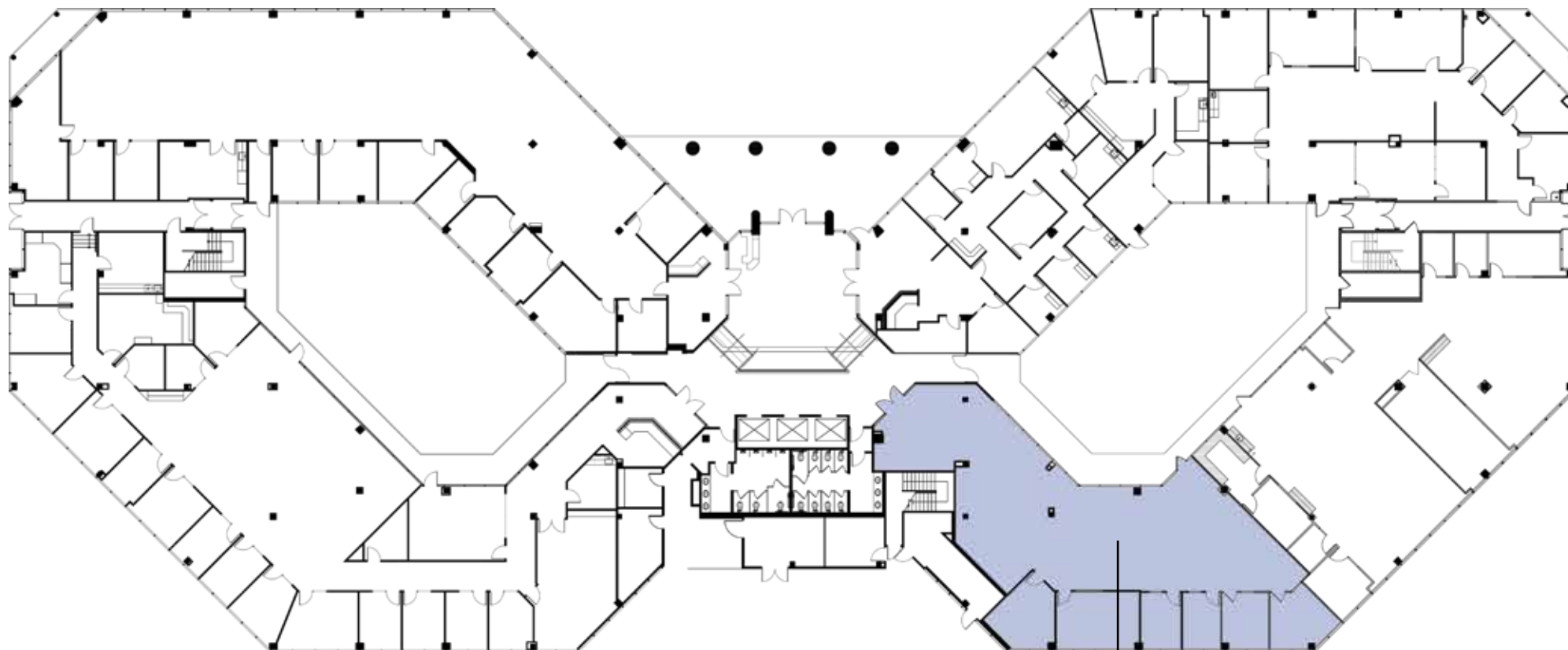
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### 1ST FLOOR



**SUITE 130**  
**4,274 RSF**

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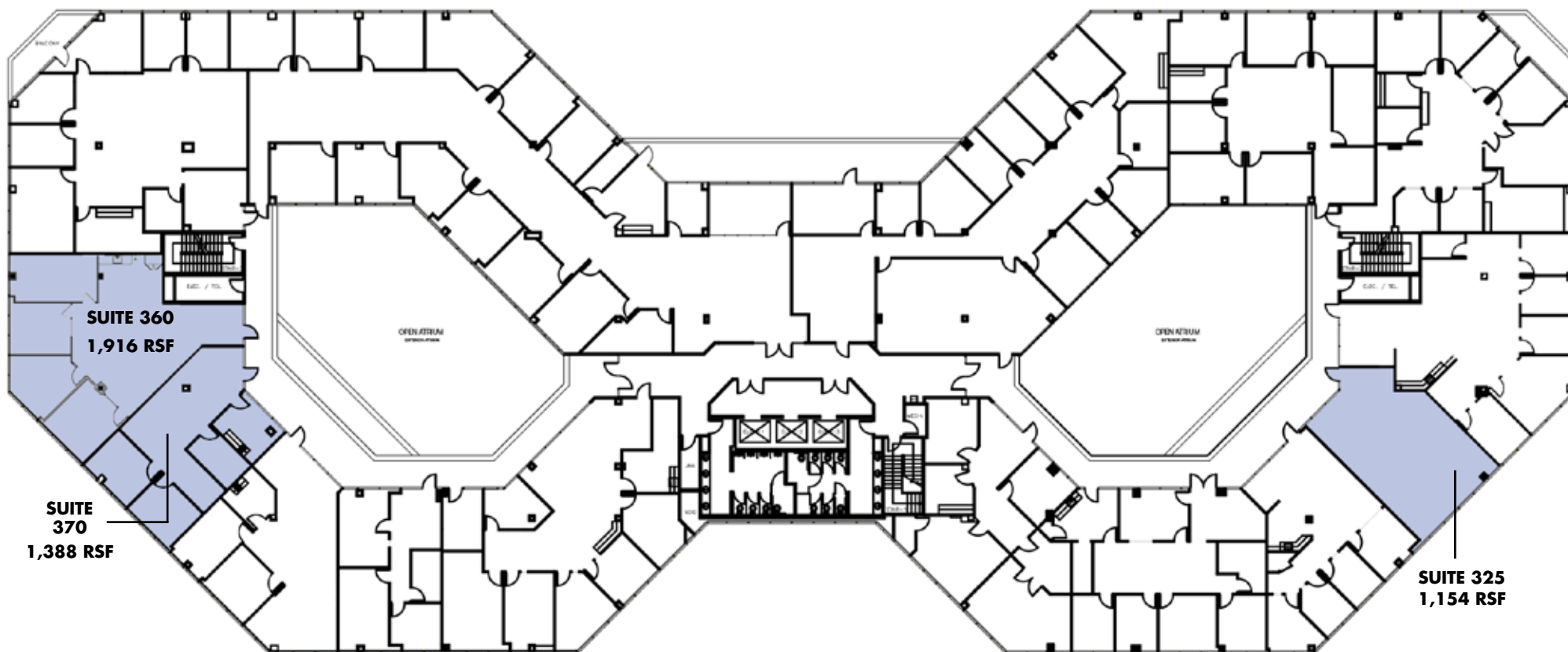
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### 3RD FLOOR



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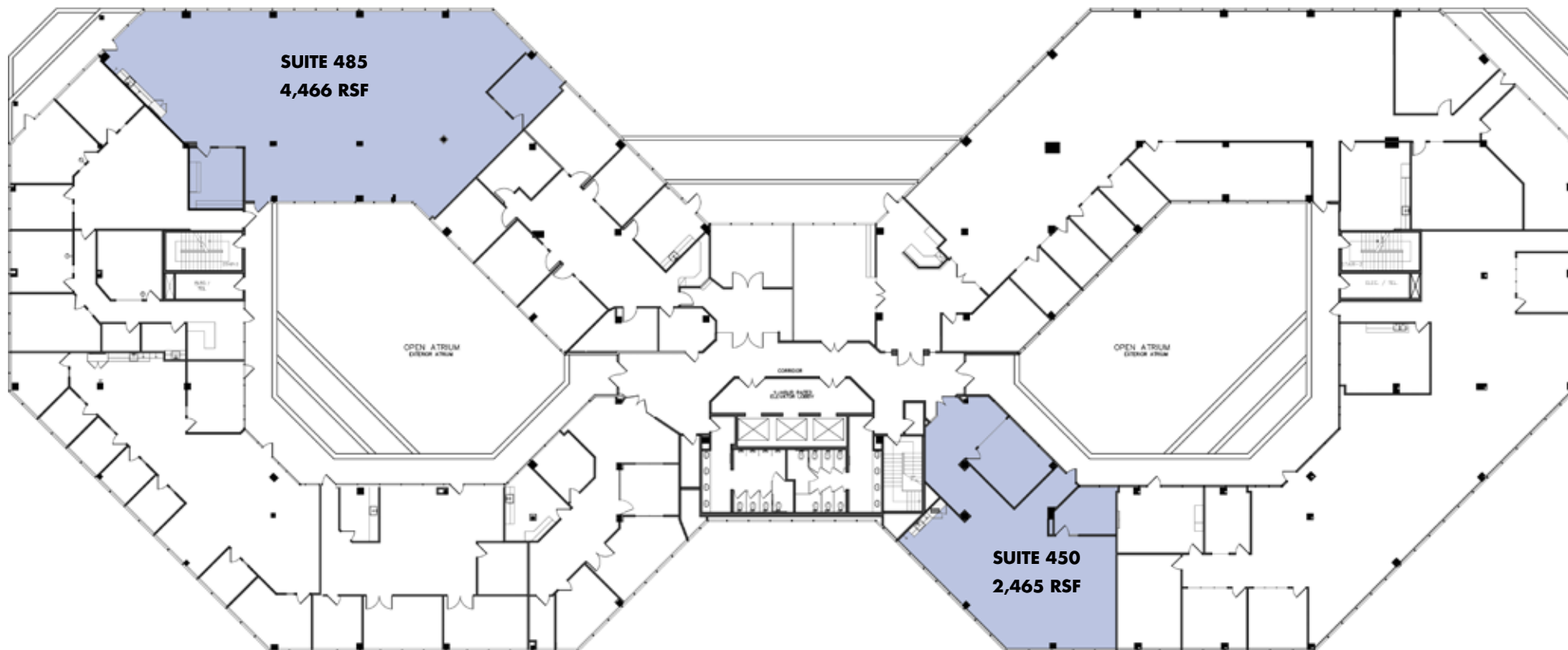
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### 4TH FLOOR



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