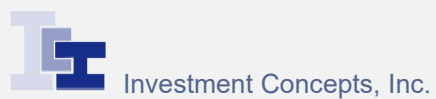


FOR LEASE

1,418 – 3,422 SF

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 453- 9194



Denisse Sandoval

DenisseS@icicorporate.com

FOR LEASE

UNIVERSITY PLAZA

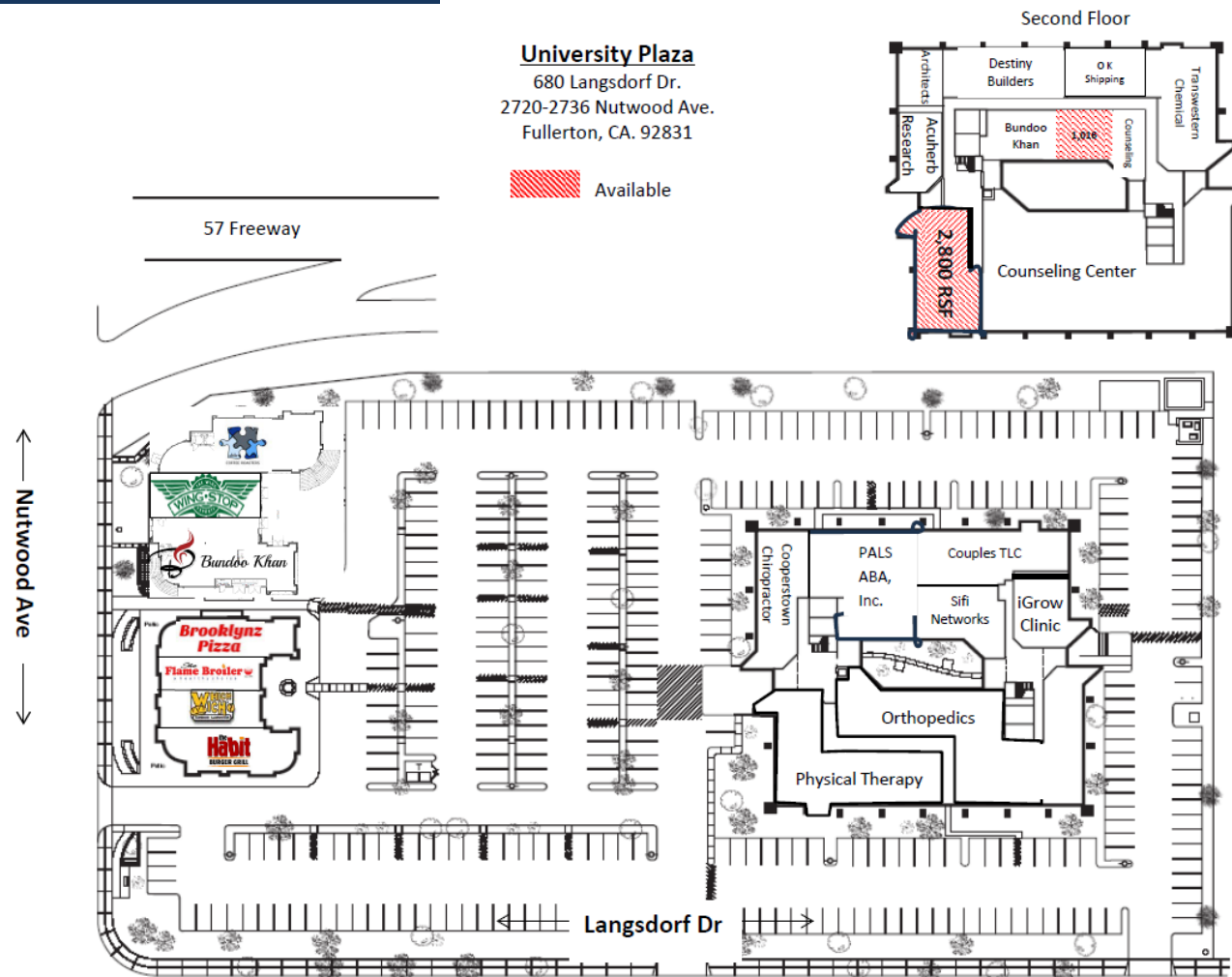
680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

SITE PLAN

University Plaza

680 Langsdorf Dr.
2720-2736 Nutwood Ave.
Fullerton, CA. 92831

 Available



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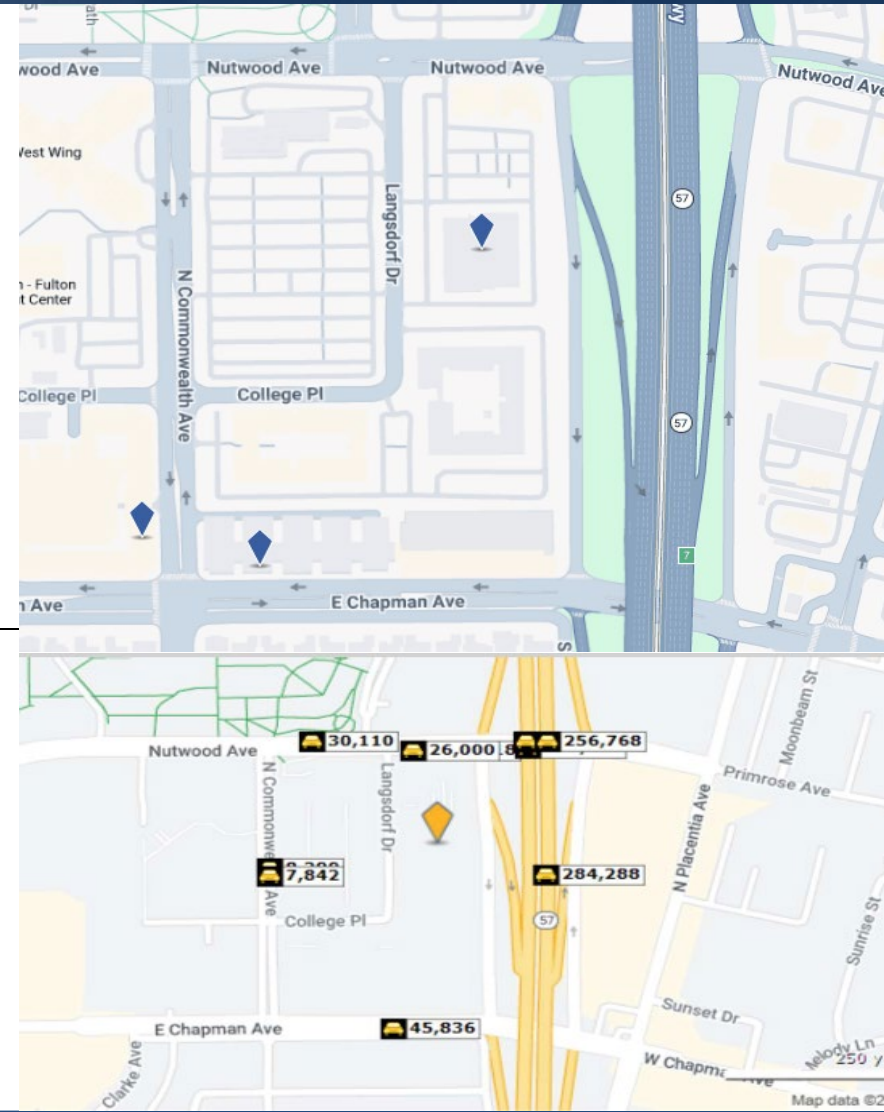
PROPERTY INFO

\$2.00 - \$2.35 PSF/MO FULL-SERVICE GROSS
LANDLORD CONSTRUCTED IMPROVEMENTS AVAILABLE

- TWO STORY OFFICE BUILDING
- IMMEDIATELY OFF THE 57 FWY AT NUTWOOD
- ACROSS FROM CAL STATE FULLERTON & MARRIOTT
- ON-SITE FOOD COURT
- ONE ELEVATOR, TWO STAIRWAYS
- MONUMENT SIGNAGE FOR OFFICE TENANTS
- MONITORED FREE SURFACE PARKING
- INTERIOR AND EXTERIOR SECURITY CAMERAS
- 24/7 BUILDING ACCESS TO TENANTS VIA KEY CARD
- GARDEN STYLE ATRIUM

Demographics >>

	1 mile	3 miles	5 miles
Population	28,774	191,393	455,933
Households	9,858	61,600	142,796
Average Age	35.1	38.9	39.3
Average HH Income	\$84,745	\$114,283	\$117,339
Daytime Employees	26,709	181,272	436,073



FOR LEASE

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

AERIAL PHOTO



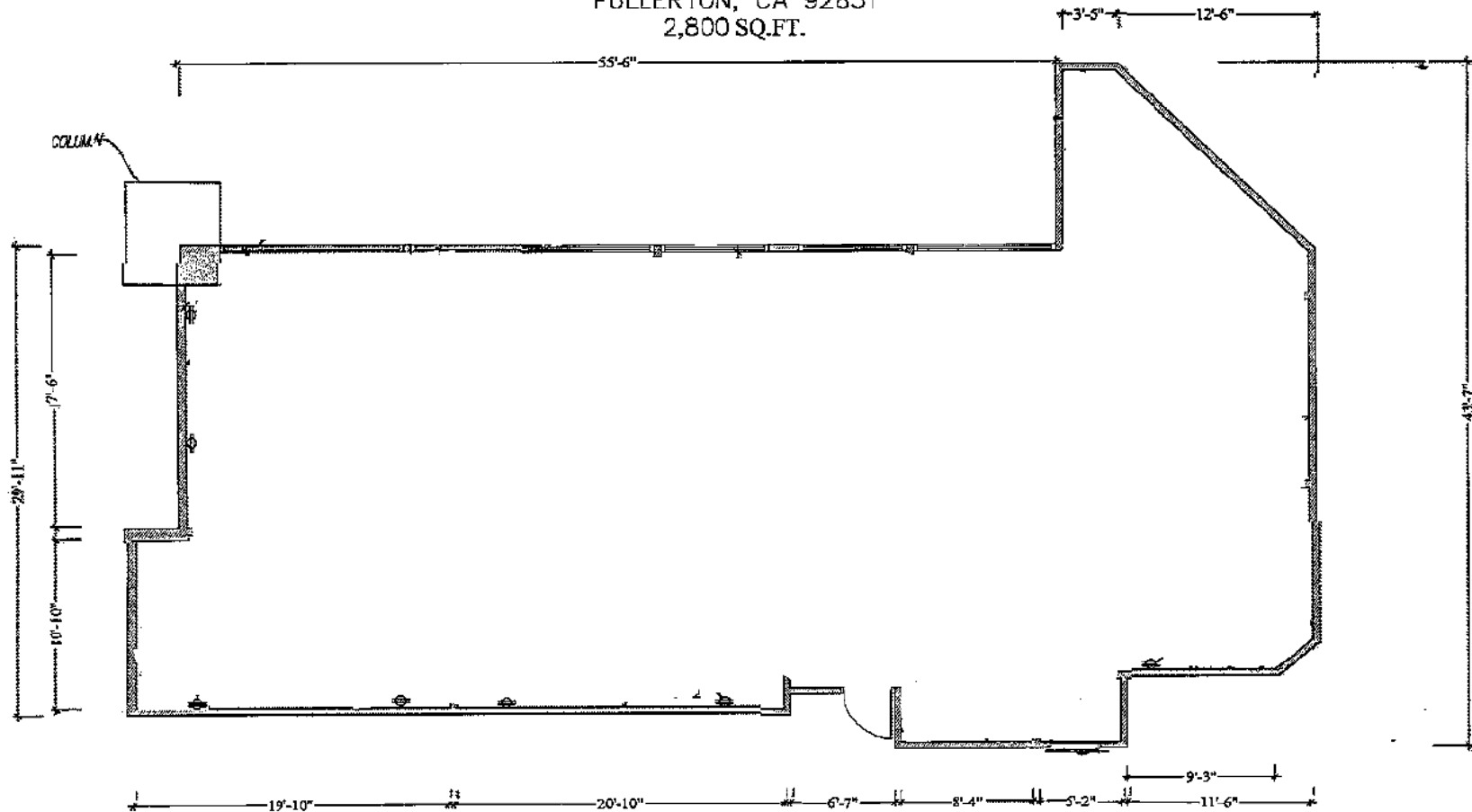
FOR LEASE

#219 – 2,800 rsf

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

FLOOR PLAN
680 LANGSDORF DR. #219,
FULLERTON, CA 92831
2,800 SQ.FT.



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 453 - 9194



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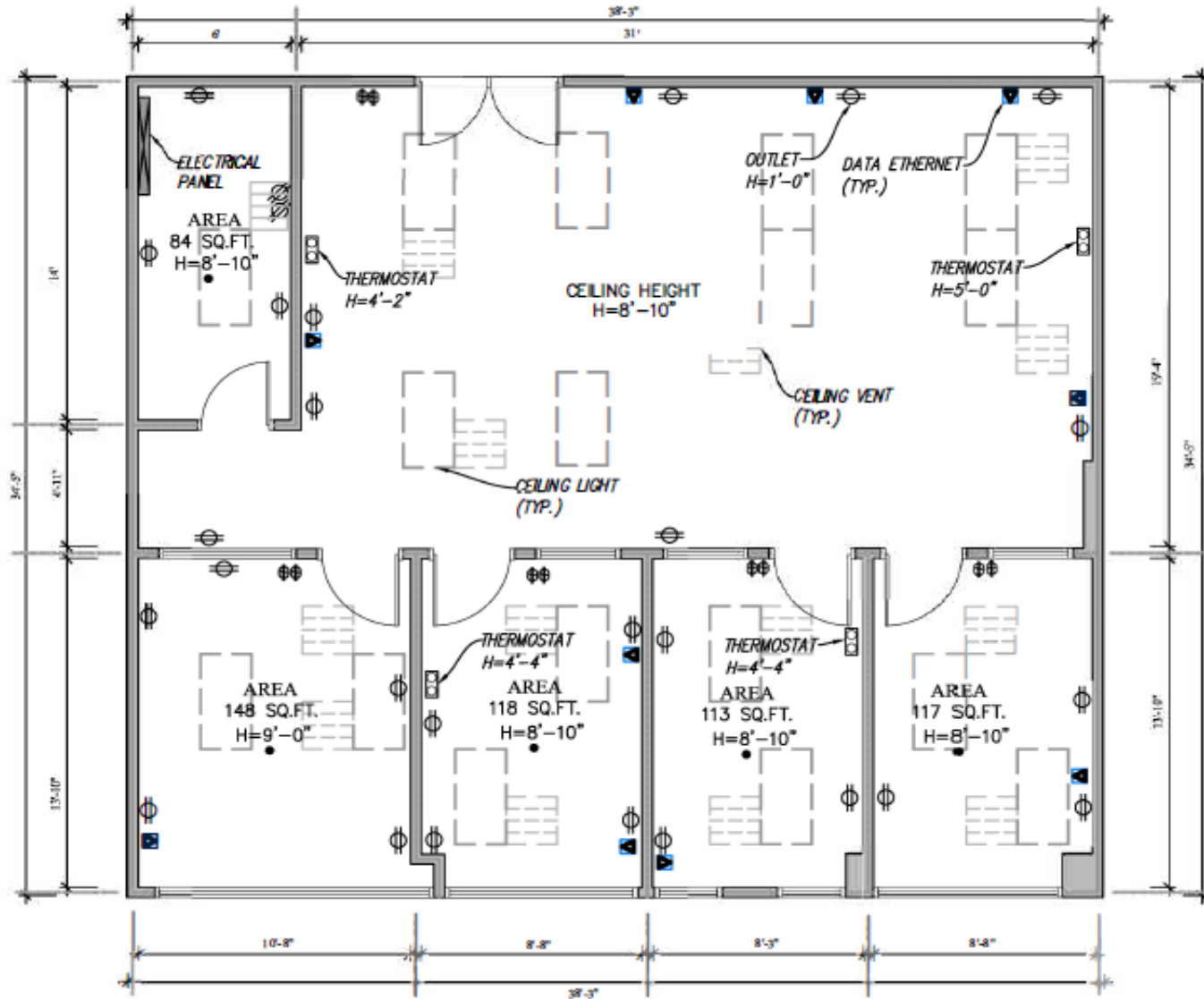
DenisseS@icicorporate.com

FOR LEASE

#205 – 1,447 rsf

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

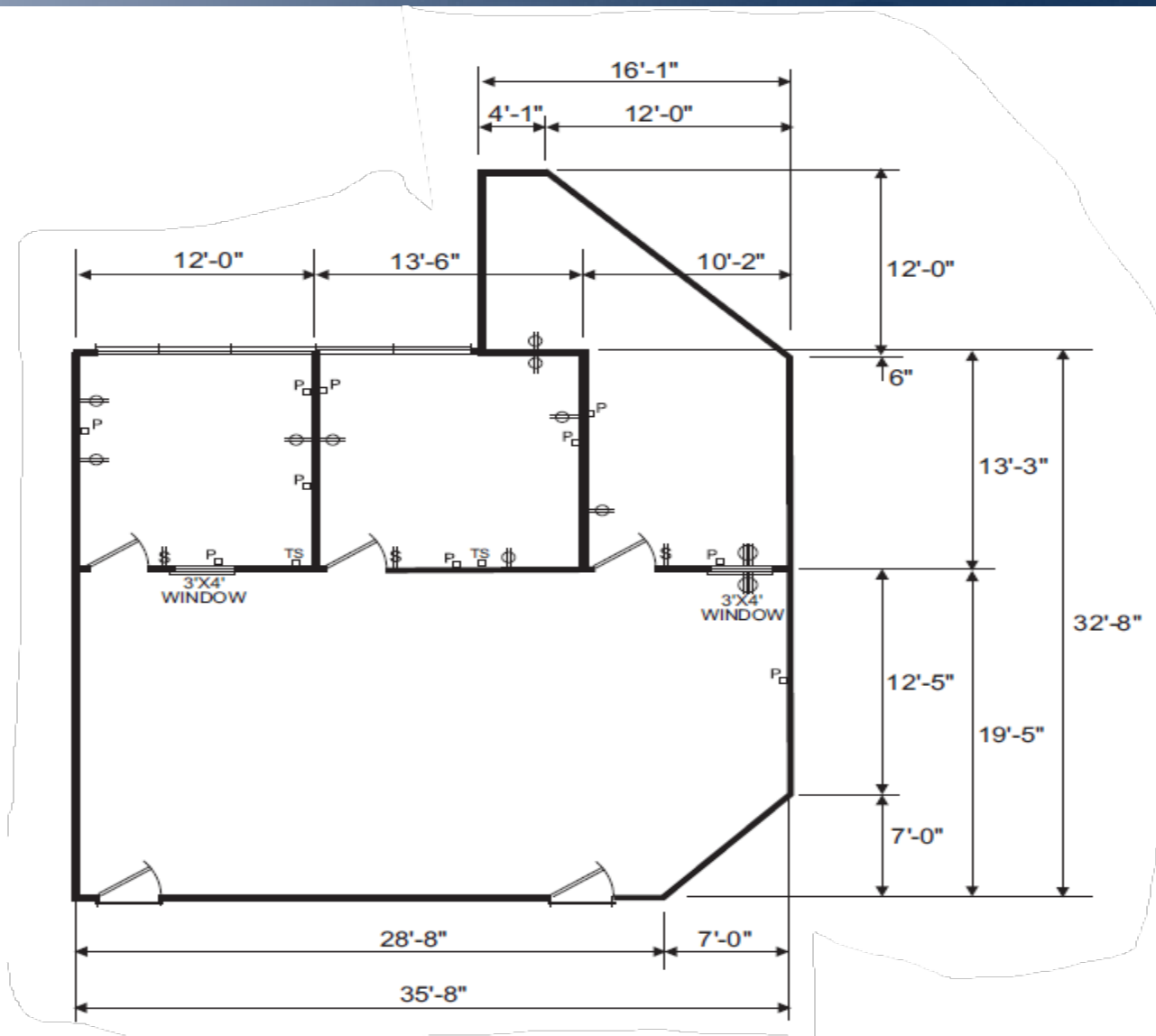


FOR LEASE

#208 – 1,418 rsf

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 453 - 9194



Denisse Sandoval

DenisseS@icicorporate.com

FOR LEASE

#207 – 2,415 rsf

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

