

4 HUTTON CENTRE

4 Hutton Centre Drive
Santa Ana, CA 92707

Class A Office For Lease

216,864 SF



Leasing Information:
949.415.5026

Robin Singh

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Garrick Shupe

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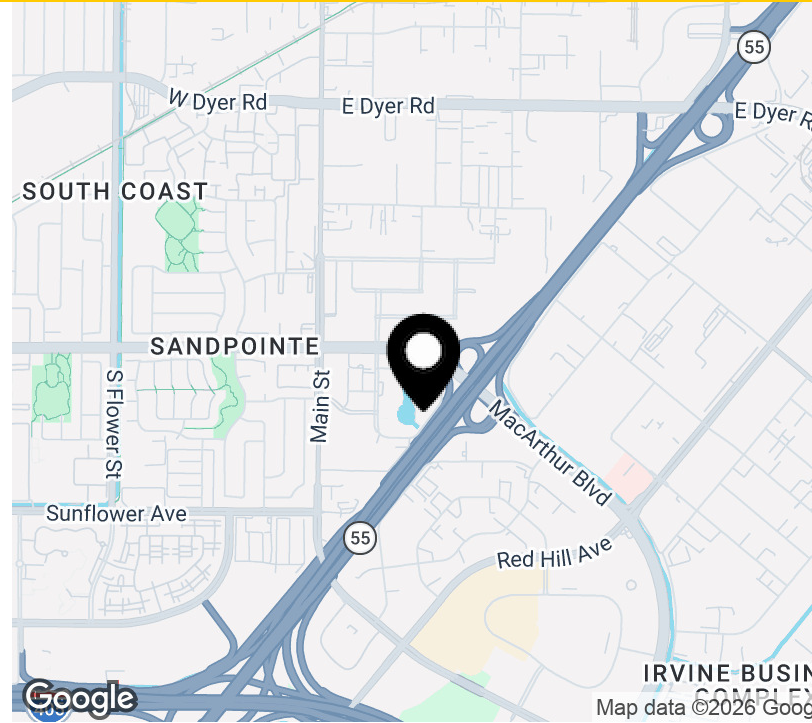
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4 HUTTON CENTRE

4 Hutton Centre Drive | Santa Ana, CA 92707

Class A Office For Lease

1,873 - 22,353 SF



Offering Summary

Lease Rate:	\$2.50-2.95 SF/month (FS)
Building Size:	216,864 SF
Available SF:	1,873 - 22,353 SF

Property Highlights

- High identity & visible Class A 10-story multi-tenant office building with building top 55 Freeway signage available
- Direct access to the 5, 405, 73, and 55 Freeways and close to John Wayne Airport via direct flyover from 55 South Freeway
- Well located in the heart of the South Coast Metro area, within walking distance to restaurants and neighborhood market including Starbucks and Masala Craft
- Nearby hotels including Lakeside Orange County Airport Hotel and Courtyard Marriott
- Move-in ready creative spec suites with high-end finishes and 3 full floors available (10, 8, and 3)
- On-site property management, security, conference center, and covered structure parking with both reserved and unreserved parking spaces
- Lakeside walking paths, seating, tables, outdoor conference areas, and an outdoor golf putting area

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Available Space Summary

1,873 - 22,353 SF



Availabilities	SF	Lease Rate	Date Available
Suite 150	5,295 SF	\$2.50 SF/month FS	Immediately
Suite 200	7,864 SF	\$2.50 SF/month FS	Immediately
Suite 220	5,583 SF	\$2.50 SF/month FS	Immediately
Suite 300	9,340 SF	\$2.50 SF/month FS	Immediately
Suite 330	3,316 SF	\$2.50 SF/month FS	Immediately
Suite 350	5,658 SF	\$2.50 SF/month FS	Immediately
Suite 370	4,045 SF	\$2.50 SF/month FS	Immediately
Suite 400	12,059 SF	\$2.50 SF/month FS	Immediately
Suite 580	3,023 SF	\$2.50 SF/month FS	Immediately
Suite 600	7,220 SF	\$2.50 SF/month FS	Immediately
Suite 630	2,345 SF	\$2.50 SF/month FS	Immediately
Suite 640	1,873 SF	\$2.50 SF/month FS	Immediately
Suite 700	6,491 SF	\$2.50 SF/month FS	Immediately
Suite 720	3,064 SF	\$2.50 SF/month FS	Immediately
Suite 730	3,020 SF	\$2.50 SF/month FS	Immediately
Suite 760	5,012 SF	\$2.50 SF/month FS	immediately
Suite 800	22,353 SF	\$2.50 SF/month FS	Immediately
Suite 950	8,695 SF	\$2.50 SF/month FS	Immediately
Suite 1000	22,158 SF	\$2.95 SF/month FS	Immediately

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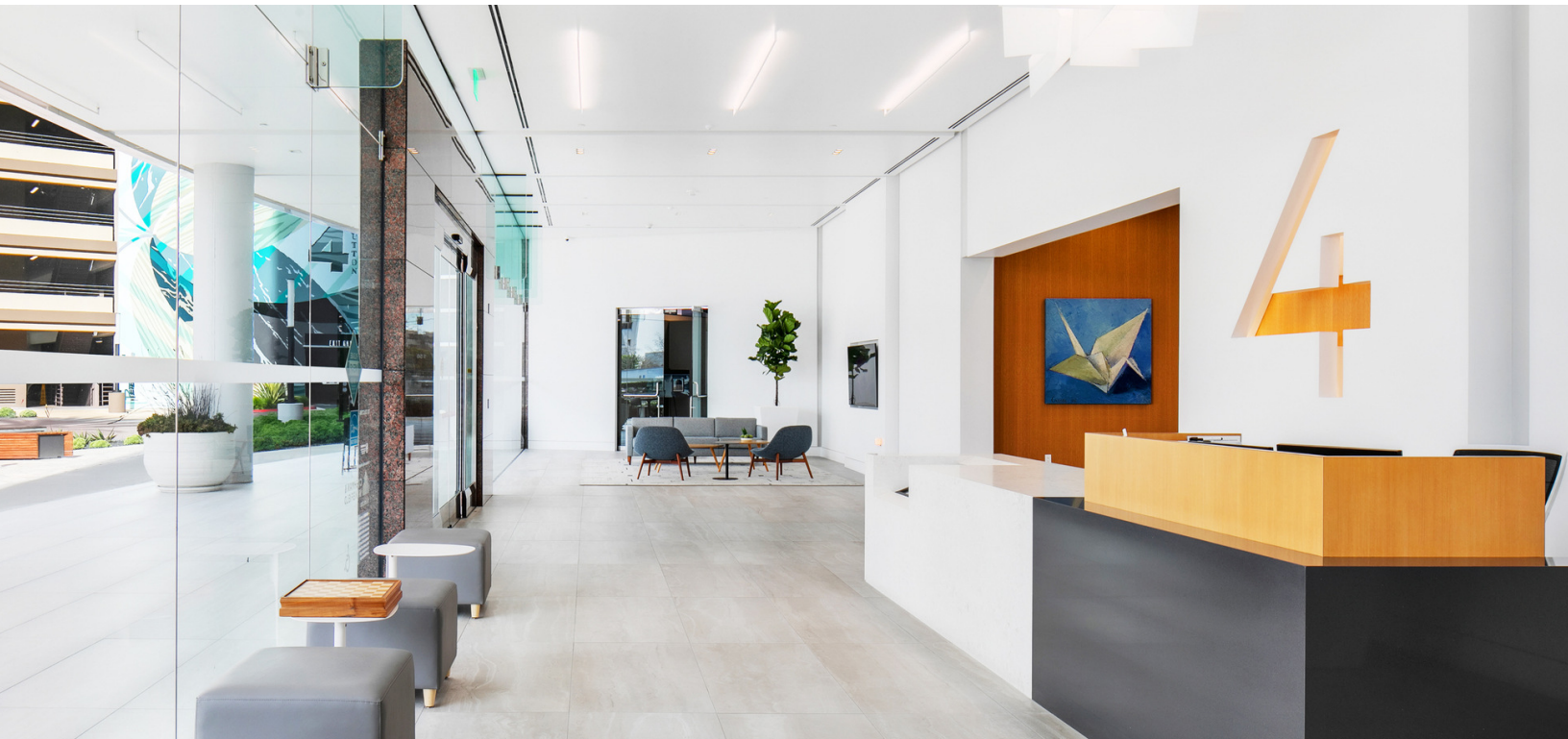
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Amenities

1,873 - 22,353 SF



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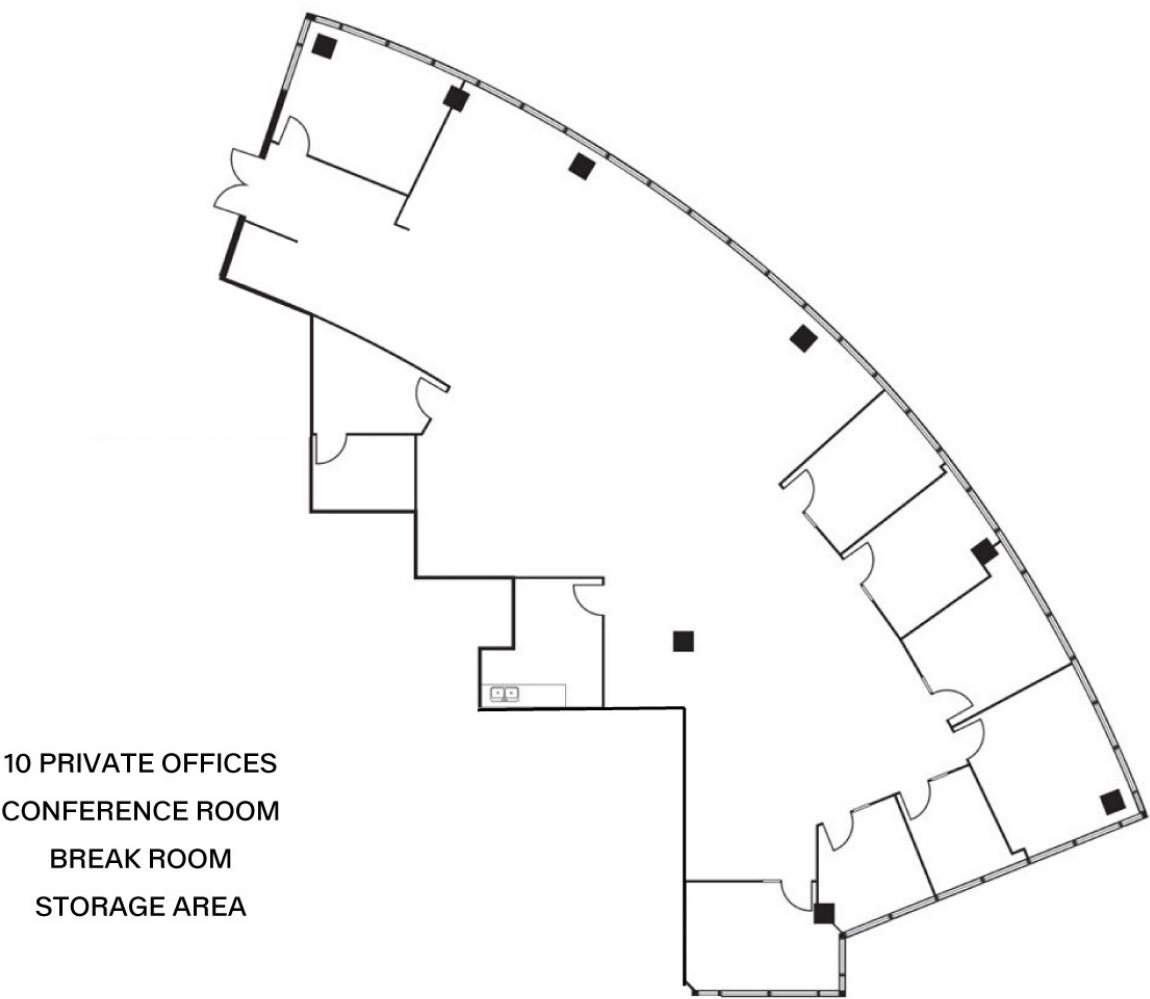
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Suite 150
5,295 SF



Suite	Size	Lease Rate
Suite 150	5,295 SF	\$2.50 SF/month FS

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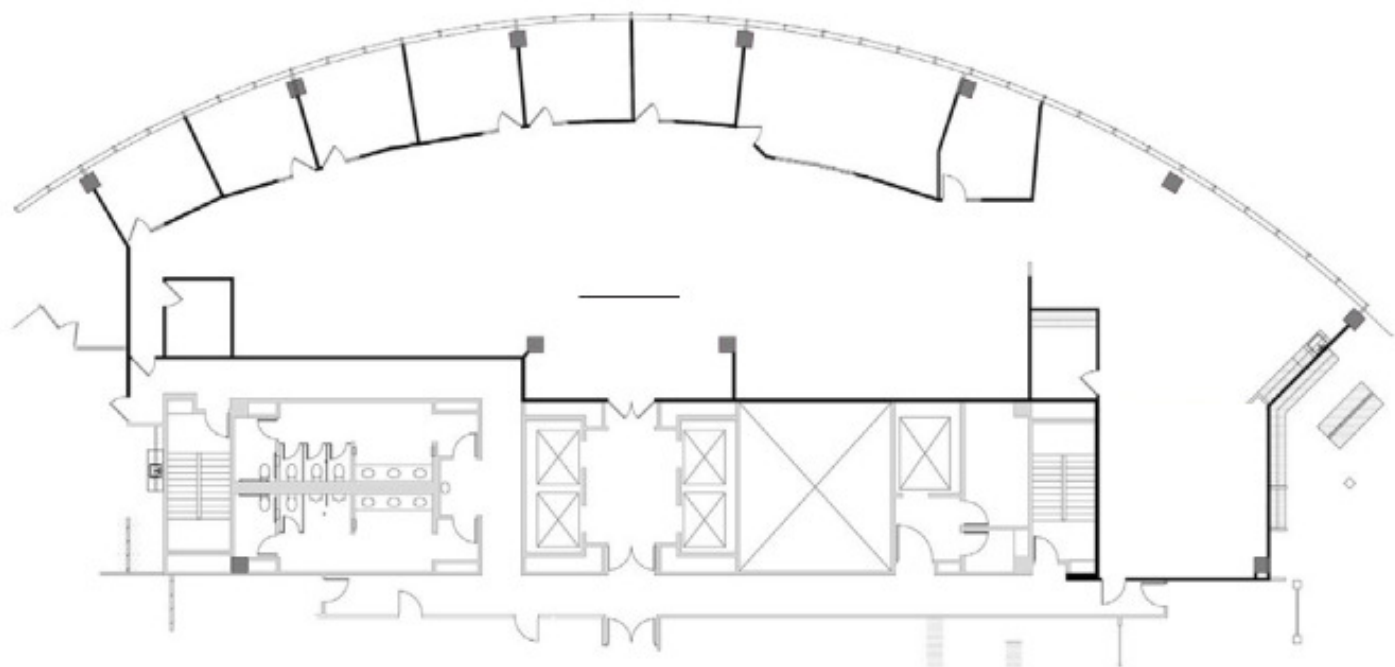
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4 HUTTON CENTRE

4 Hutton Centre Drive | Santa Ana, CA 92707

Suite 200
7,864 SF



7 PRIVATE OFFICES
CONFERENCE ROOM
BREAK ROOM
2 SERVER/STORAGE ROOMS
OPEN AREA

Suite	Size	Lease Rate
Suite 200	7,864 SF	\$2.50 SF/month FS

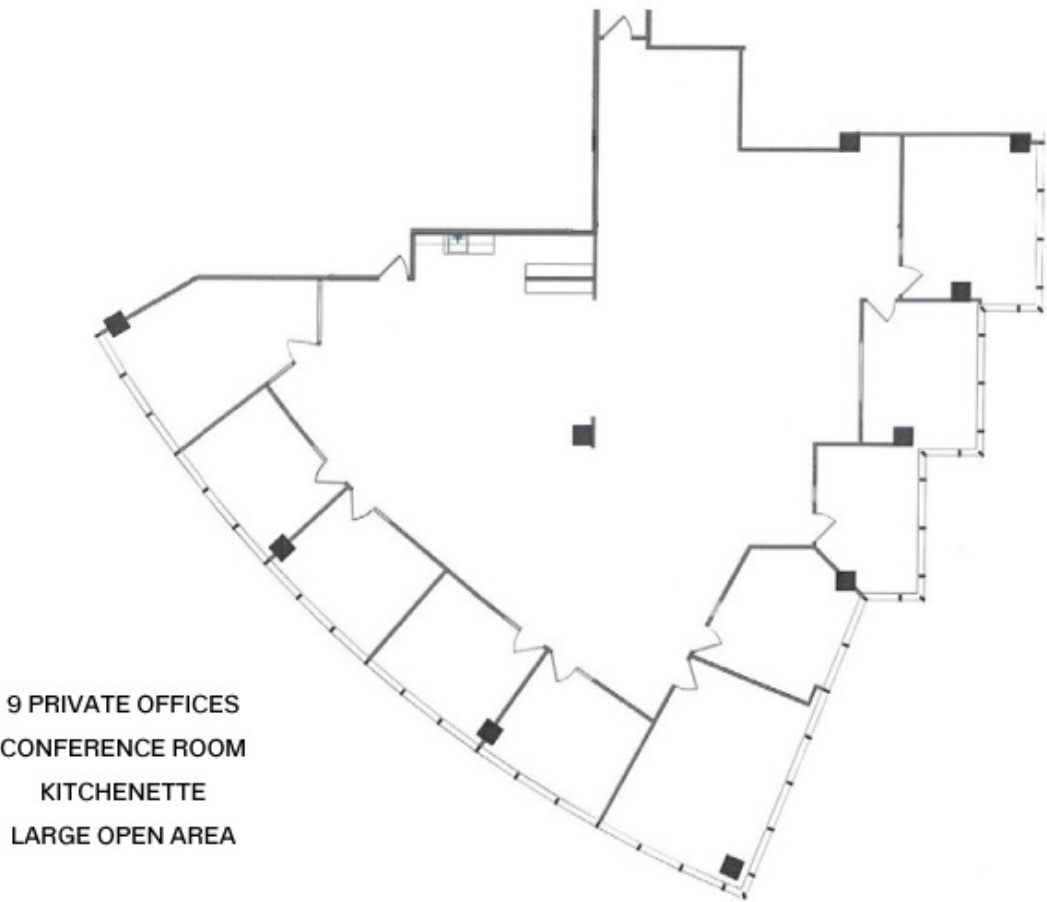
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Suite 220
5,583 SF



Suite	Size	Lease Rate
Suite 220	5,583 SF	\$2.50 SF/month FS

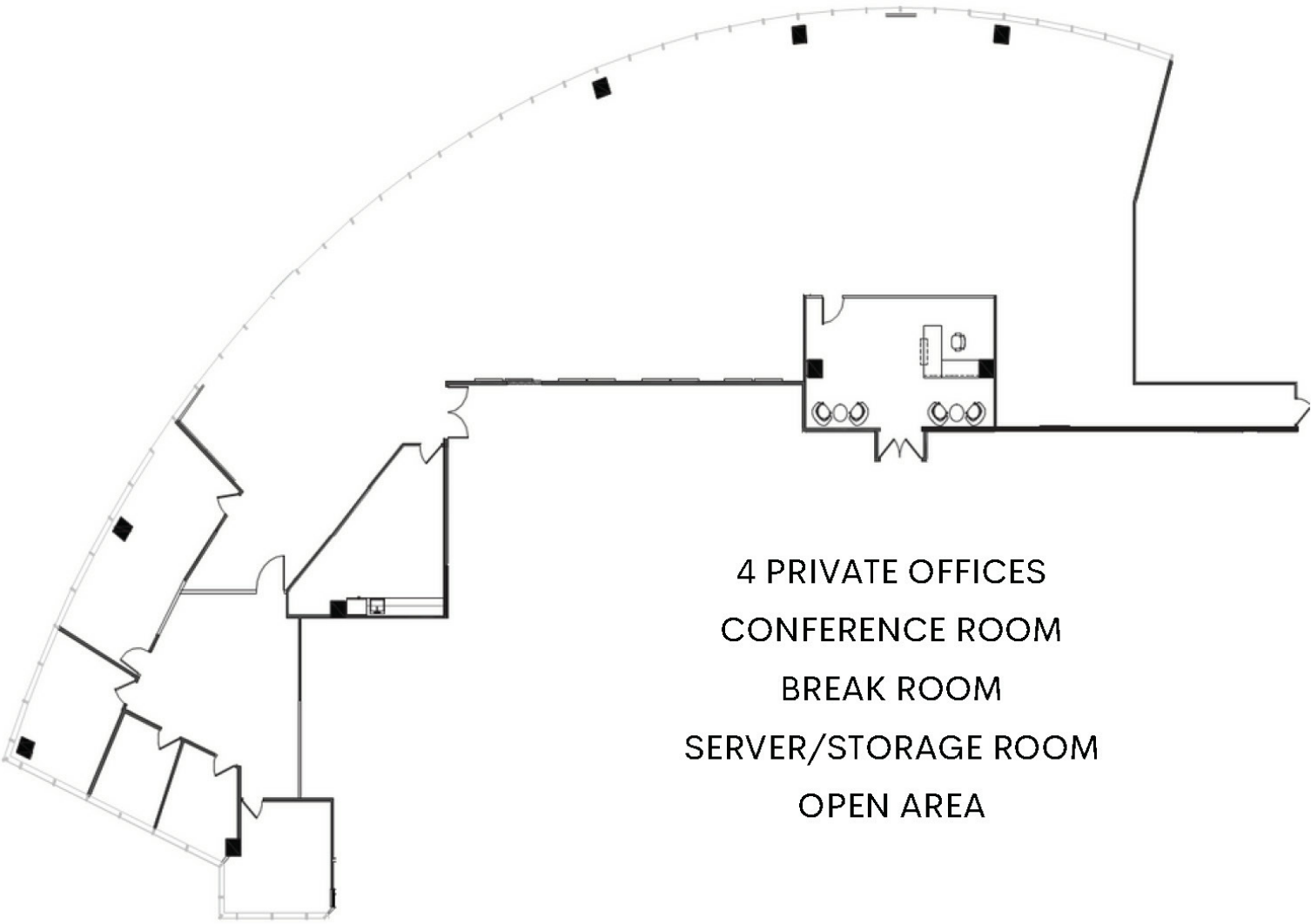
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4 HUTTON CENTRE

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Suite 300
9,340 SF



4 PRIVATE OFFICES
CONFERENCE ROOM
BREAK ROOM
SERVER/STORAGE ROOM
OPEN AREA

Suite	Size	Lease Rate
Suite 300	9,340 SF	\$2.50 SF/month FS

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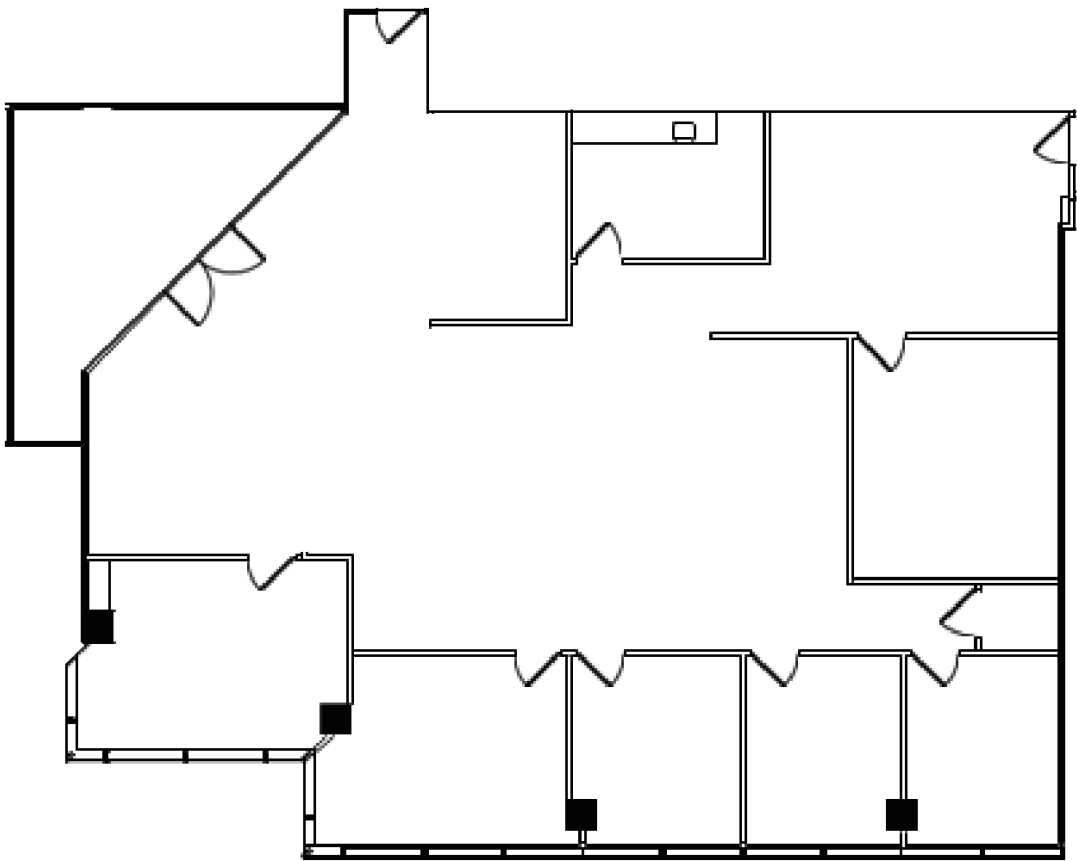
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4 HUTTON CENTRE

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Suite 330

3,316 SF



Suite	Size	Lease Rate
Suite 330	3,316 SF	\$2.50 SF/month FS

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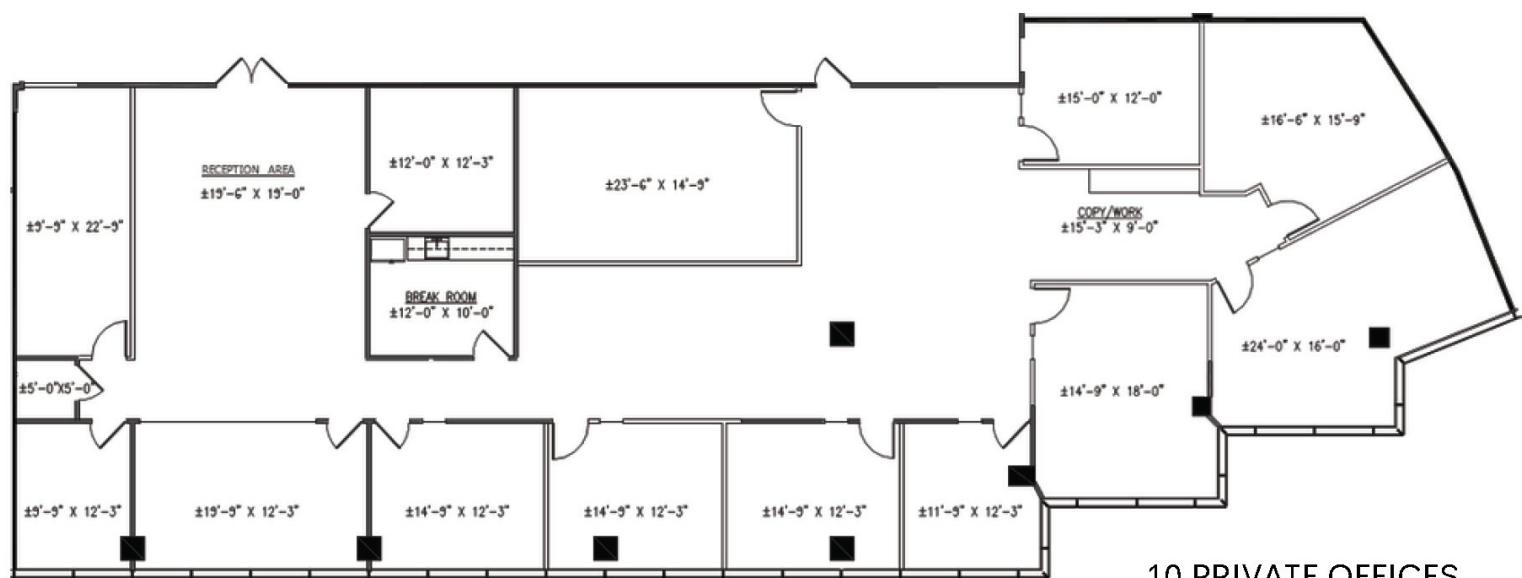
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4 HUTTON CENTRE

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Suite 350
5,658 SF



10 PRIVATE OFFICES
CONFERENCE ROOM
BREAK ROOM
2 FILE ROOMS
OPEN AREA

Suite	Size	Lease Rate
Suite 350	5,658 SF	\$2.50 SF/month FS

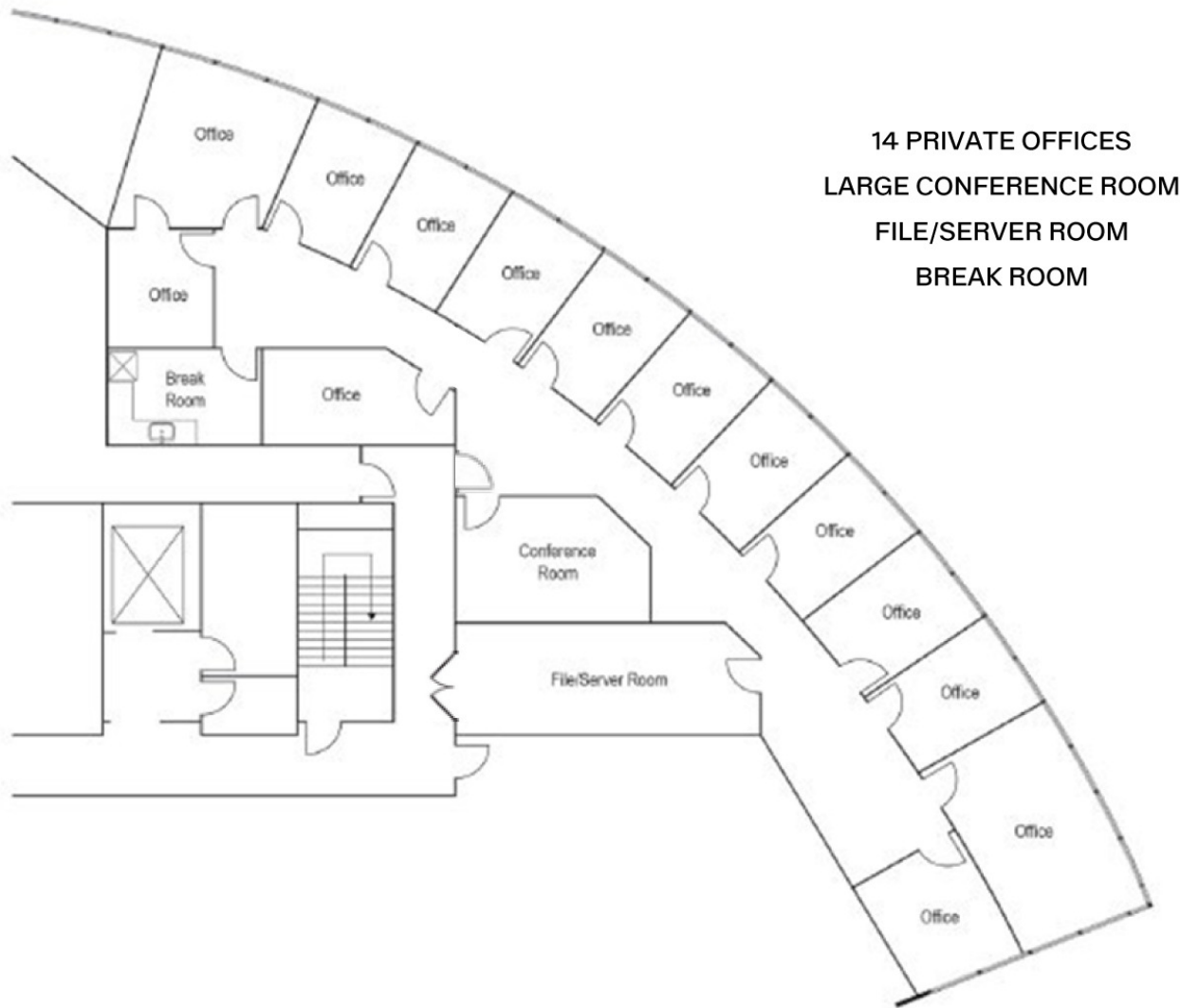
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4 HUTTON CENTRE

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Suite 370
4,045 SF



Suite	Size	Lease Rate
Suite 370	4,045 SF	\$2.50 SF/month FS

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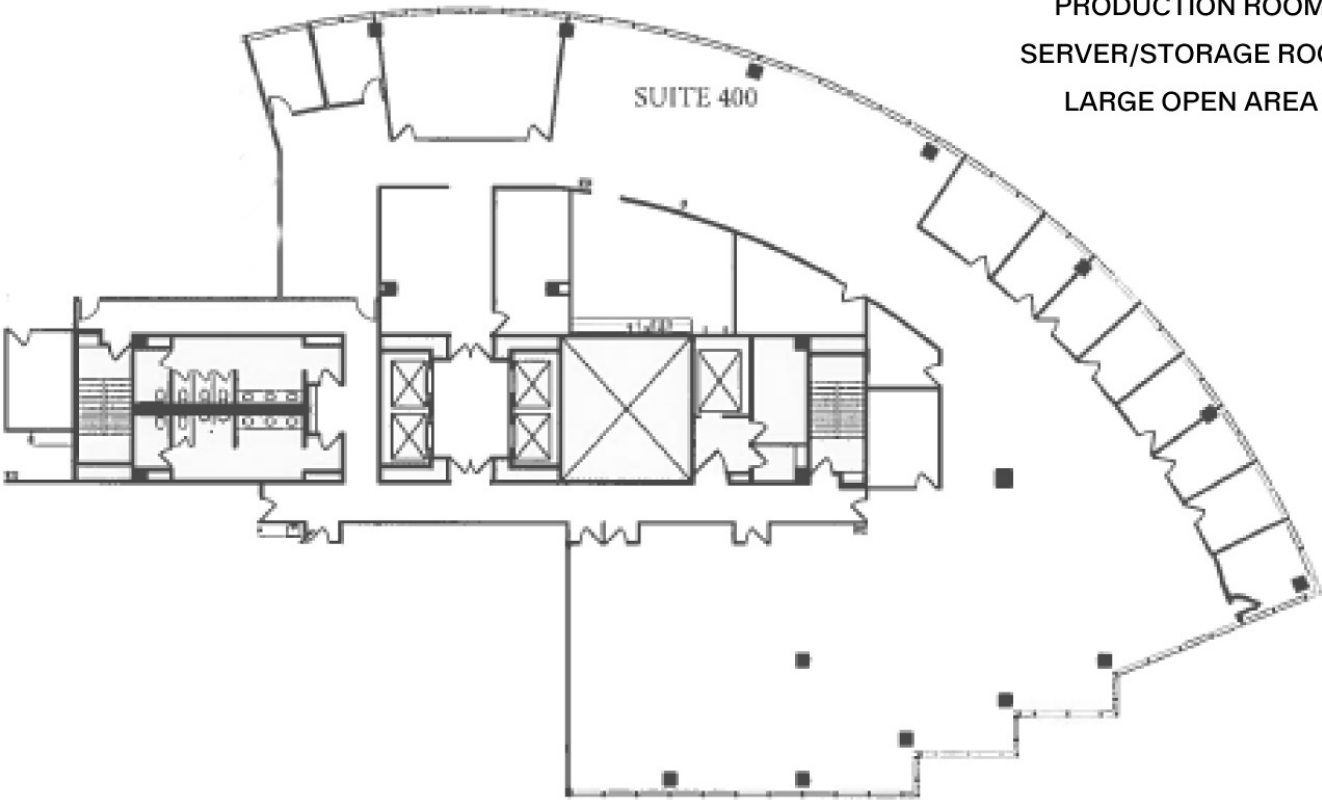
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Suite 400
12,059 SF

- 11 PRIVATE OFFICES
- 2 CONFERENCE ROOMS
- BREAK ROOM
- PRODUCTION ROOM
- SERVER/STORAGE ROOM
- LARGE OPEN AREA



Suite	Size	Lease Rate
Suite 400	12,059 SF	\$2.50 SF/month FS

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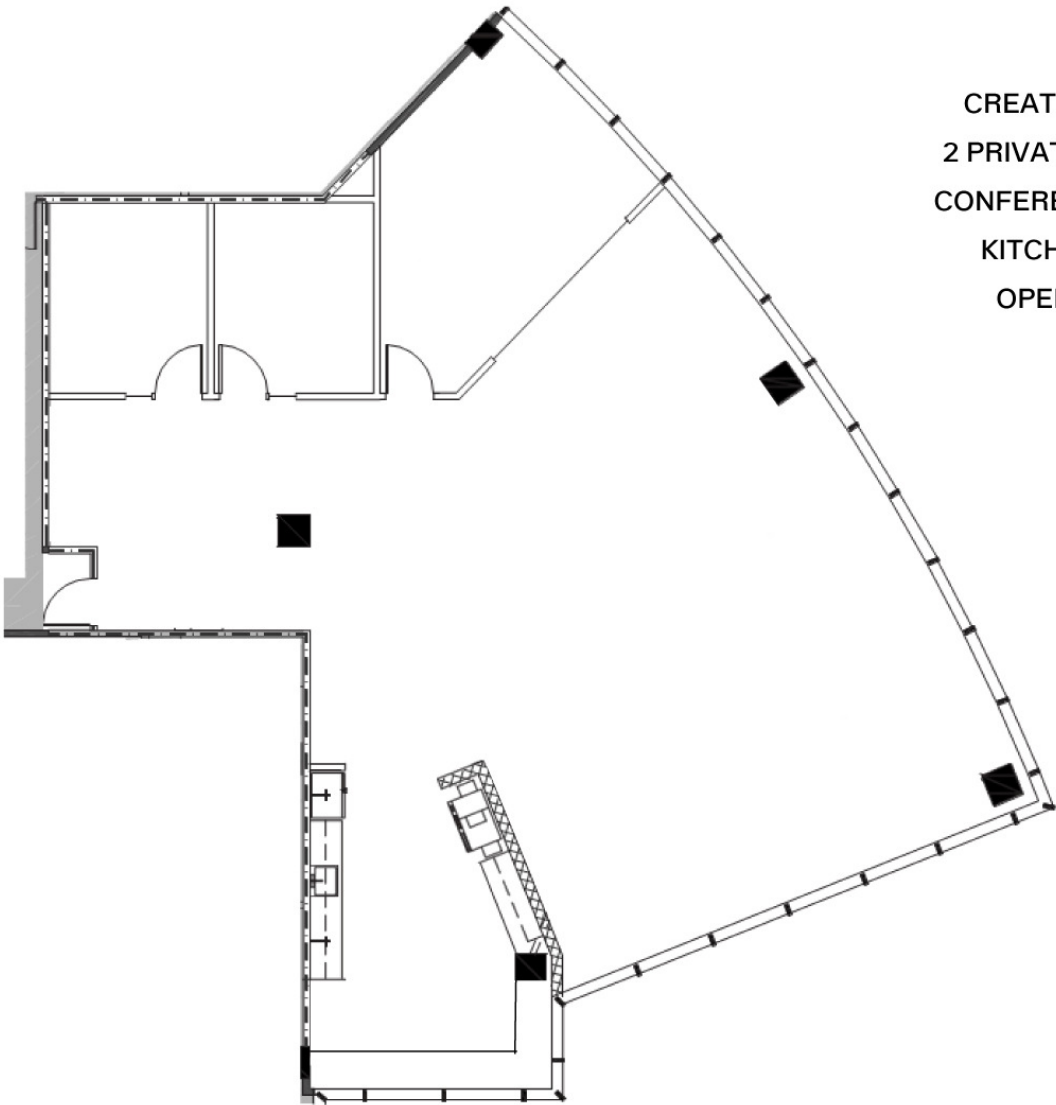
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Suite 580
3,023 SF



CREATIVE SUITE
2 PRIVATE OFFICES
CONFERENCE ROOM
KITCHENETTE
OPEN AREA

Suite	Size	Lease Rate
Suite 580	3,023 SF	\$2.50 SF/month FS

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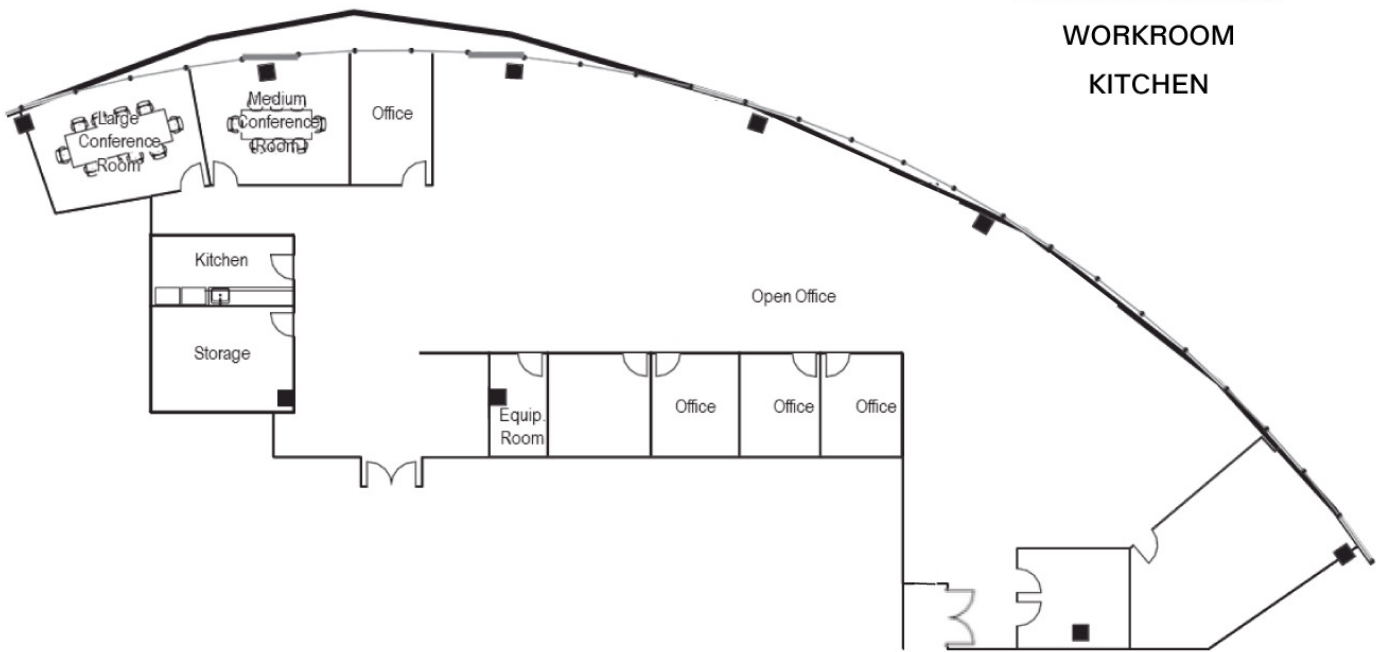
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4 HUTTON CENTRE

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Suite 600
7,220 SF

- 5 PRIVATE OFFICES
- 2 CONFERENCE ROOMS
- 2 STORAGE ROOMS
- WORKROOM
- KITCHEN



Suite	Size	Lease Rate
Suite 600	7,220 SF	\$2.50 SF/month FS

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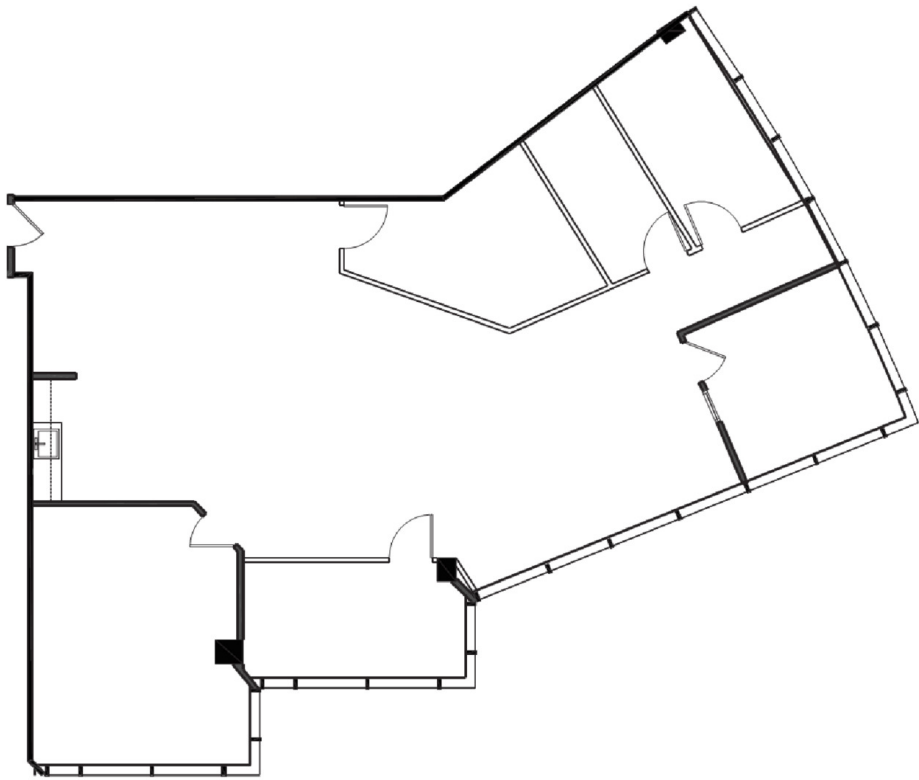
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Suite 630
2,345 SF



- 3 PRIVATE OFFICES
- CONFERENCE ROOM
- KITCHEN
- STORAGE ROOM
- OPEN AREA
- RECEPTION

Suite	Size	Lease Rate
Suite 630	2,345 SF	\$2.50 SF/month FS

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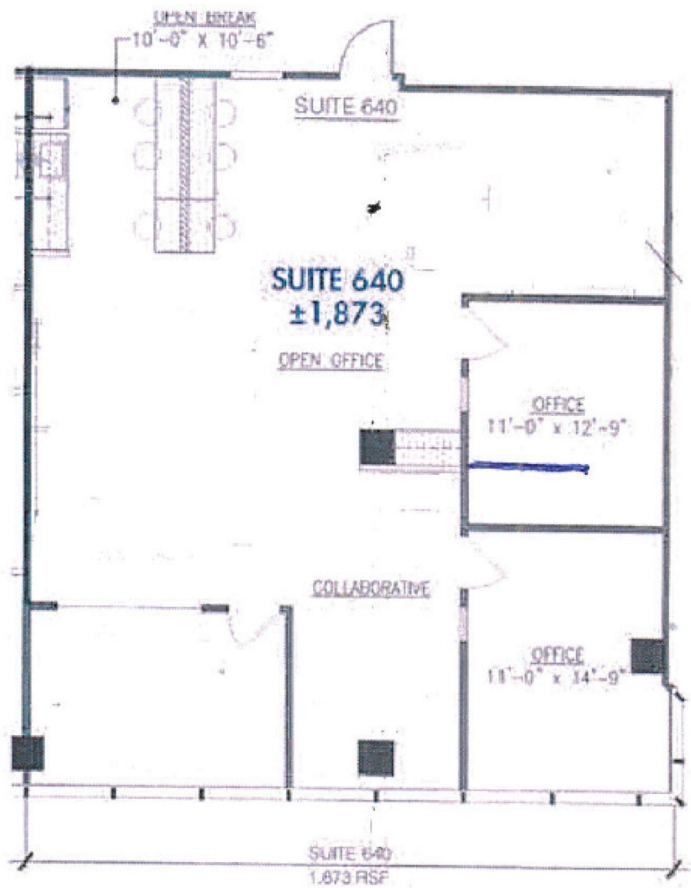
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4 HUTTON CENTRE

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Suite 640
1,873 SF



3 PRIVATE OFFICES
KITCHEN
OPEN AREA

Suite	Size	Lease Rate
Suite 640	1,873 SF	\$2.50 SF/month FS

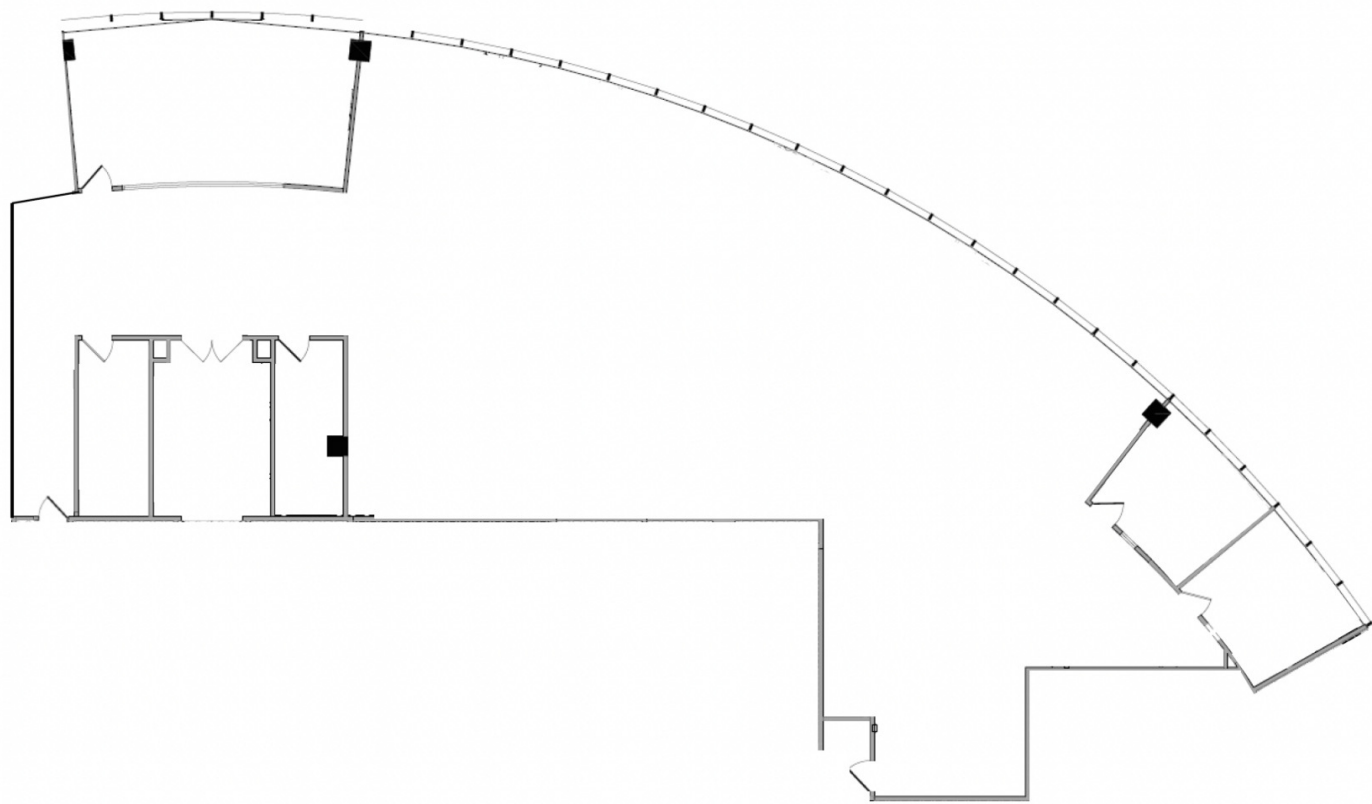
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Suite 700
6,491 SF



Suite	Size	Lease Rate
Suite 700	6,491 SF	\$2.50 SF/month FS

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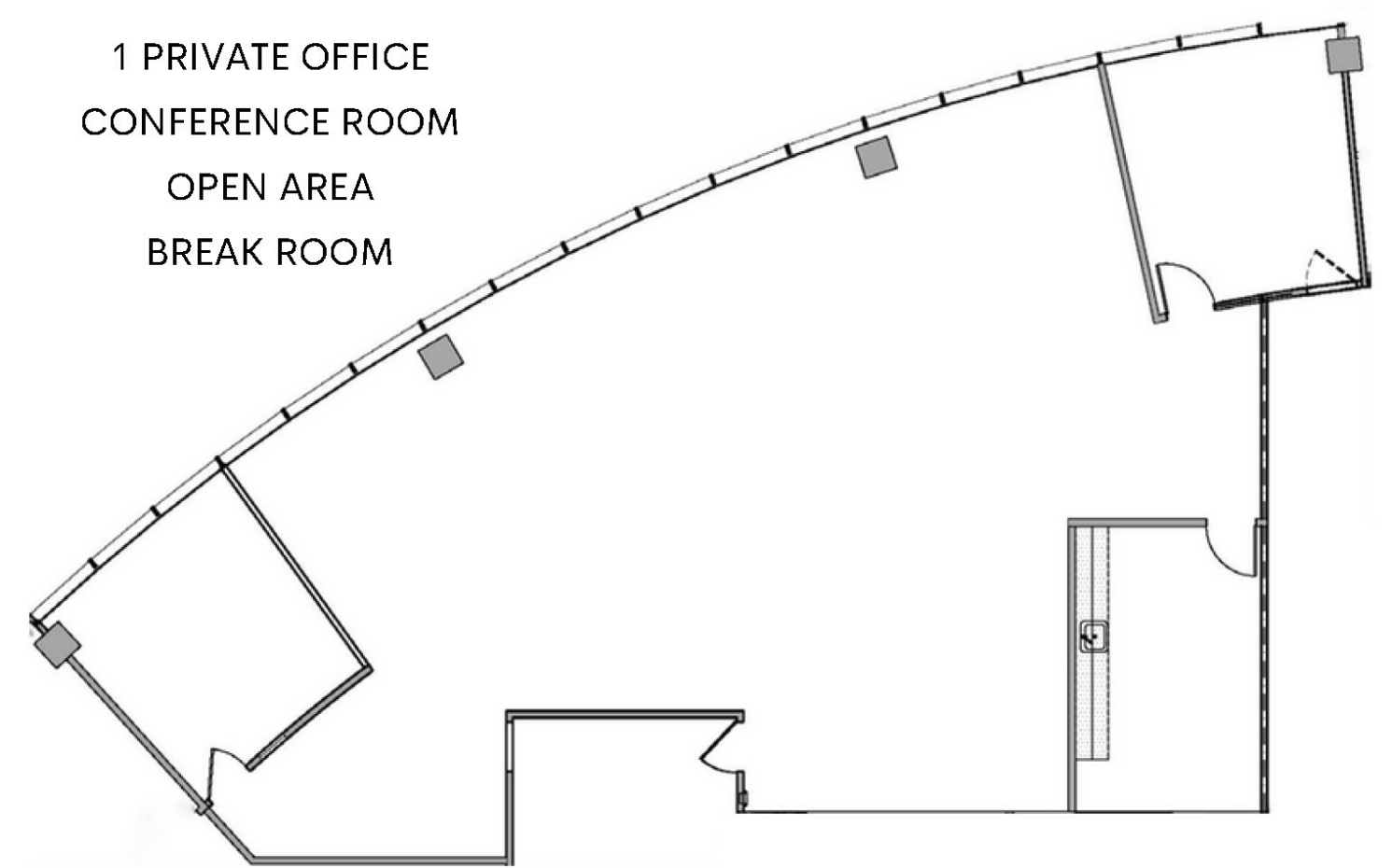
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Suite 720

3,064 SF



Suite	Size	Lease Rate
Suite 720	3,064 SF	\$2.50 SF/month FS

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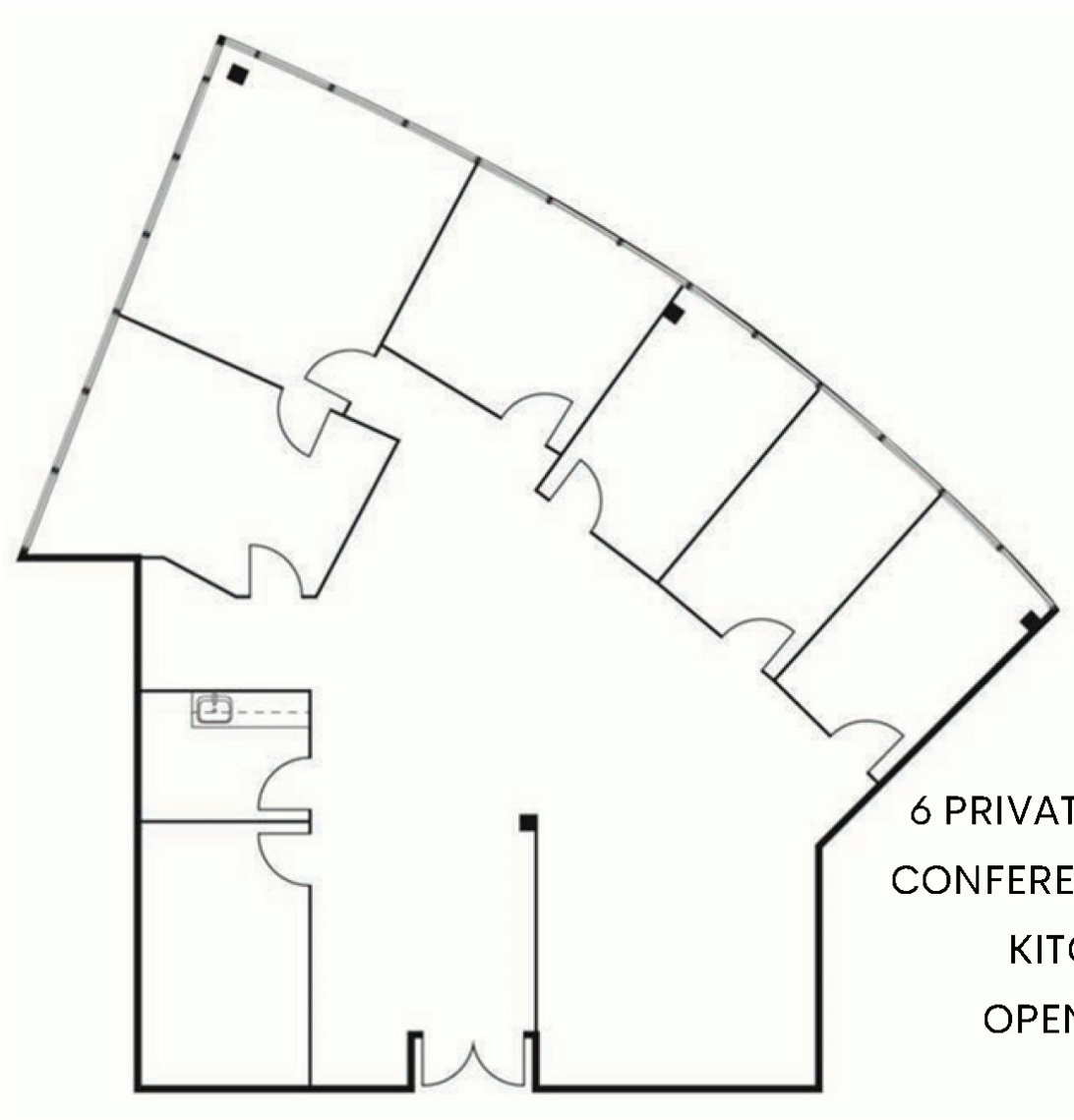
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Suite 730
3,020 SF



6 PRIVATE OFFICES
CONFERENCE ROOM
KITCHEN
OPEN AREA

Suite	Size	Lease Rate
Suite 730	3,020 SF	\$2.50 SF/month FS

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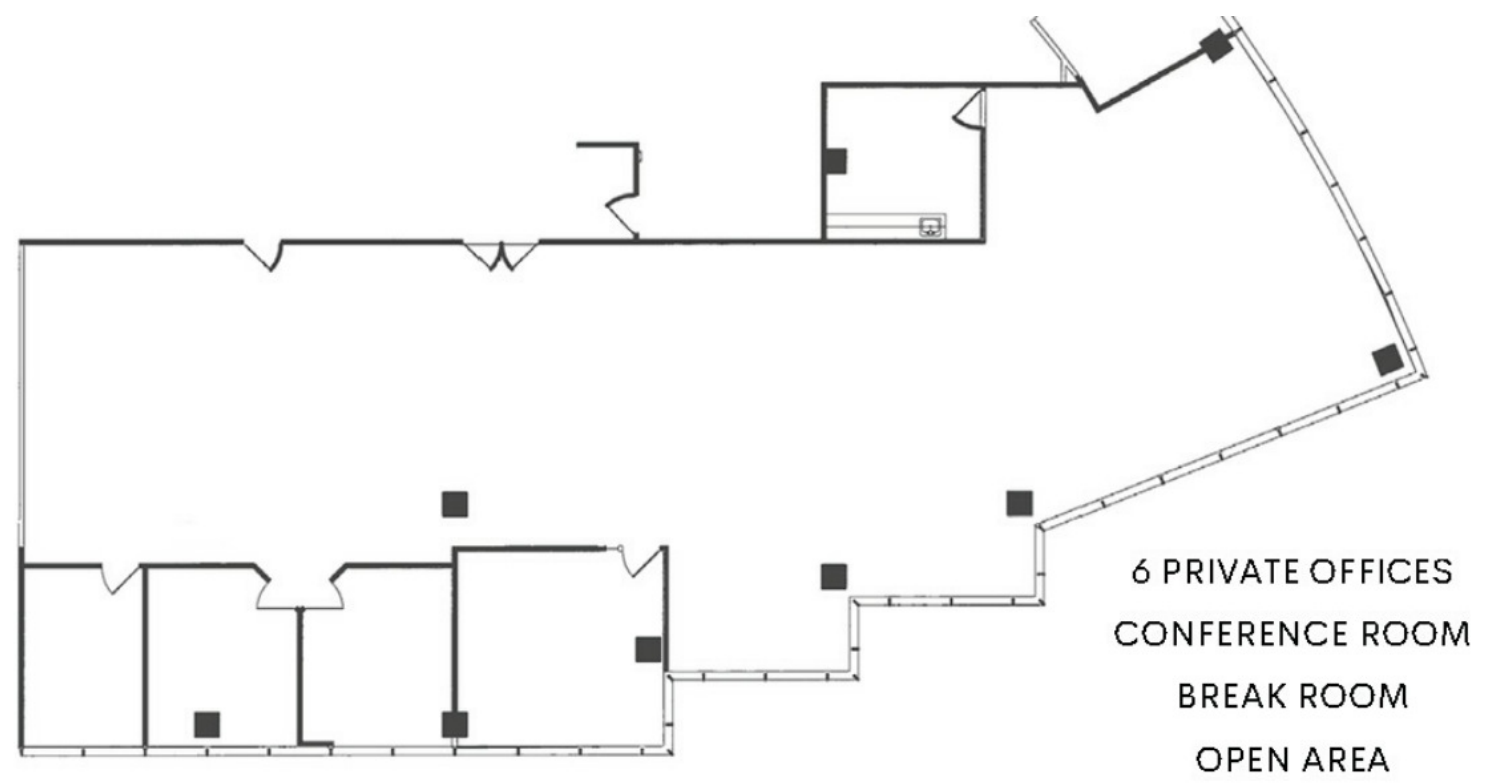
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Suite 760
5,012 SF



6 PRIVATE OFFICES
CONFERENCE ROOM
BREAK ROOM
OPEN AREA

Suite	Size	Lease Rate
Suite 760	5,012 SF	\$2.50 SF/month FS

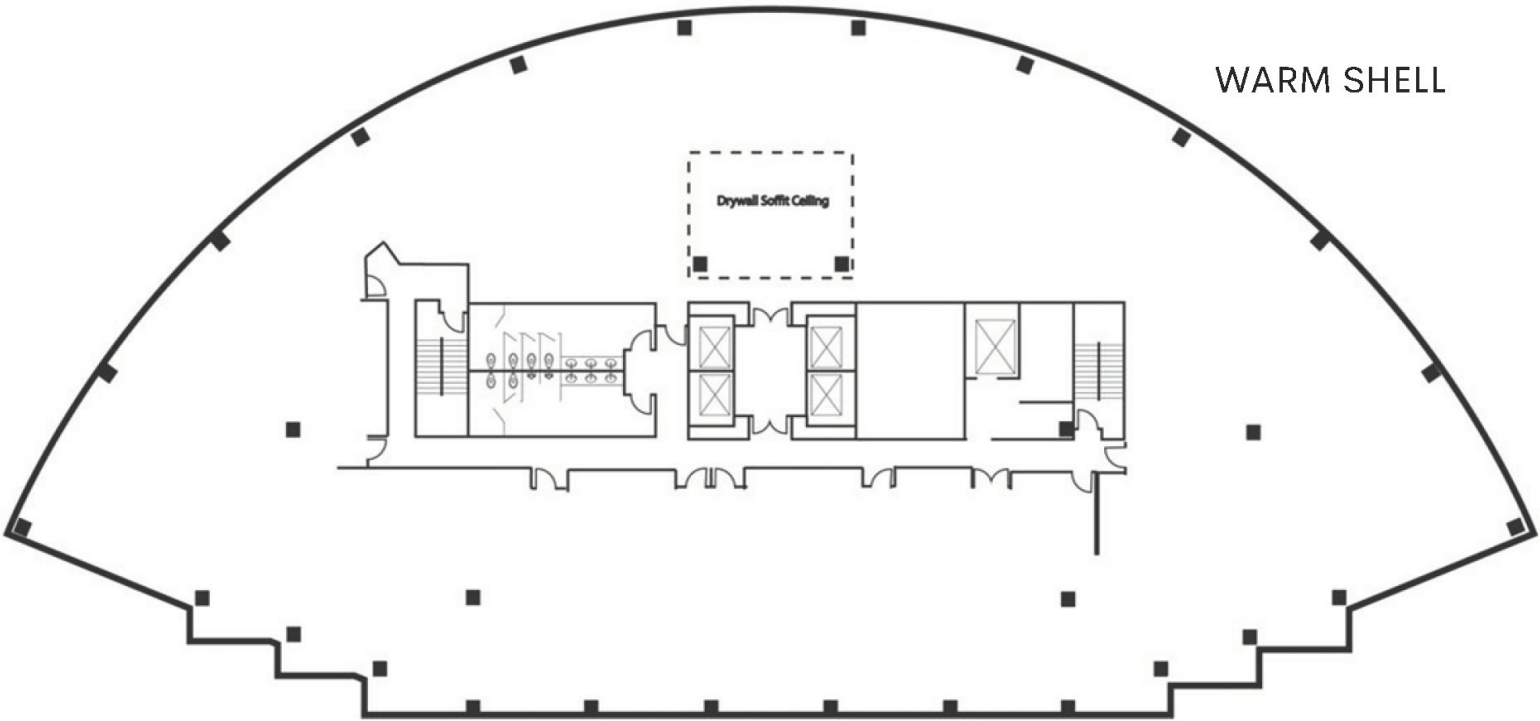
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Suite 800
22,353 SF



Suite	Size	Lease Rate
Suite 800	22,353 SF	\$2.50 SF/month FS

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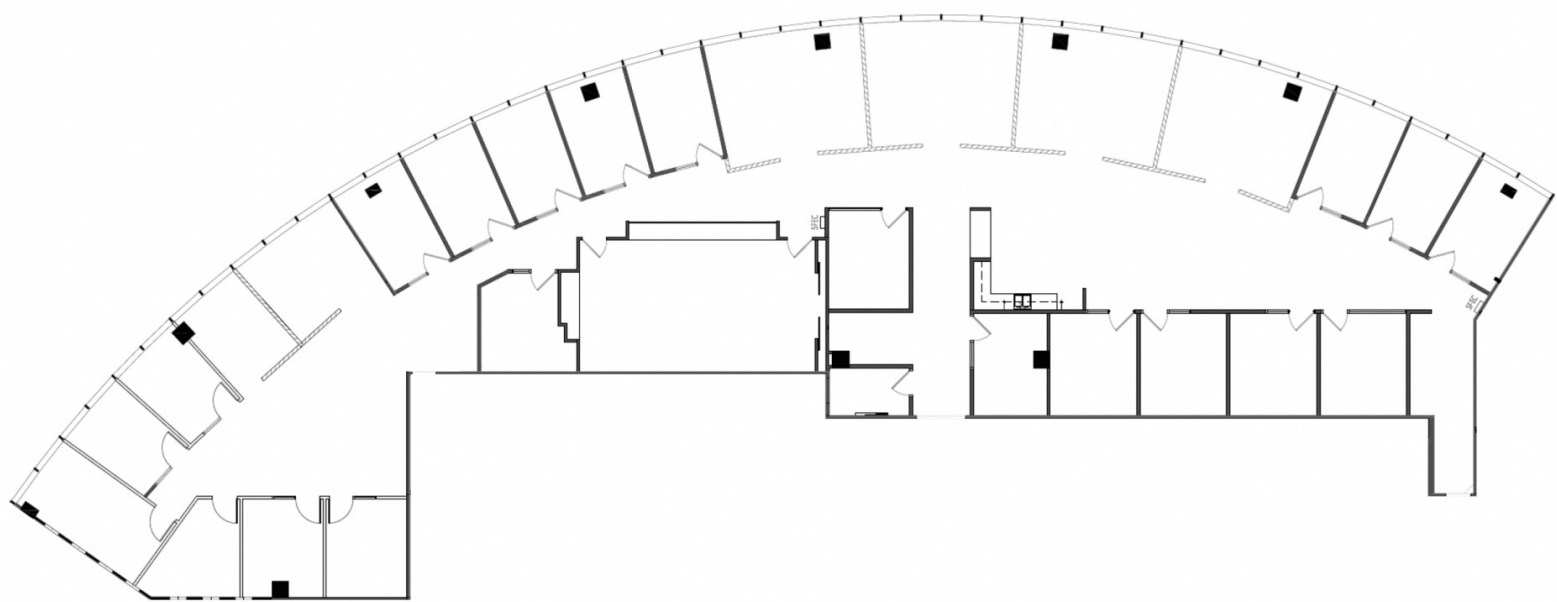
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Suite 950
8,695 SF



Suite	Size	Lease Rate
Suite 950	8,695 SF	\$2.50 SF/month FS

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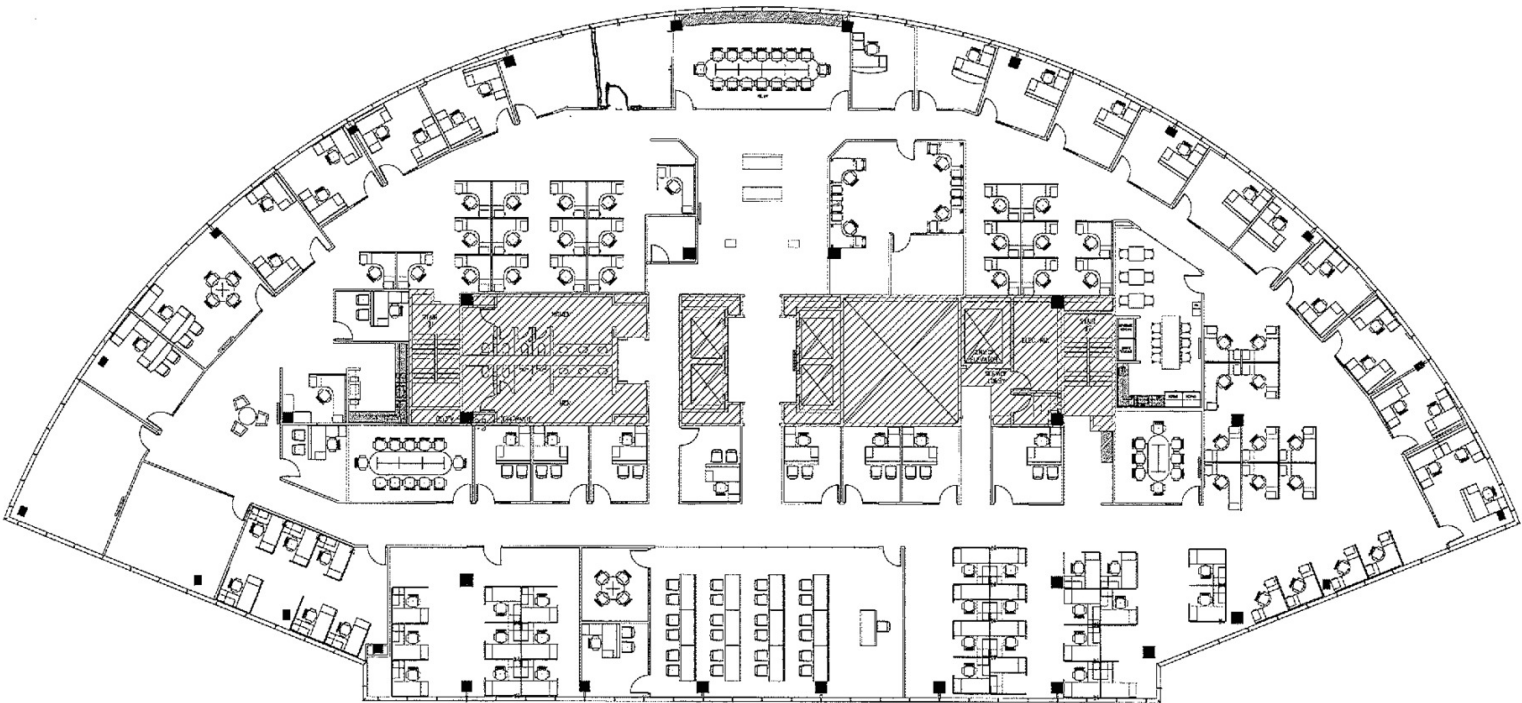
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Suite 1000
22,158 SF



Existing Layout With Furniture

Suite	Size	Lease Rate
Suite 1000	22,158 SF	\$2.95 SF/month FS

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Aerial View

1,873 - 22,353 SF



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