

FOR LEASE
Class A Office

Brea

CORPORATE PLAZA

3230



COURY &
BUEHLER

PHYSICAL THERAPY

NEWMARK

3230 IMPERIAL HIGHWAY, BREA, CA 92821

Brea

CORPORATE PLAZA

Brea Corporate Plaza is a white, concrete tilt-up building that faces the mountains to north and very recently underwent major building renovations including new building lobby, common areas, restrooms and landscaping. The double lobby entrance to Brea Corporate Plaza allows convenient access from either the north or south parking lot. The entrance is a clear glass atrium, two stories high allowing natural sunlight to illuminate the travertine lobby floor. The north and south entrances of the building house in-ground planters filled with vibrant annuals and the walkways are lined with Queen palm trees. The South entrance contains a terrace overhang providing a shaded covering to the benches and patio. There is a 24-hour computer controlled building card access security system. It is centrally located to serve Orange, Los Angeles, Riverside, and San Bernardino counties with convenient access to major freeways (57 and 91).



±121,092 SF
Building Size



FREE SURFACE PARKING
± 4 / 1,000 SF



PERMITTED USES
Zoned for Office/Medical/
Dental Uses



RECENTLY RENOVATED
Lobby, common areas, restrooms
and landscaping



RETAIL ADJACENT



32
30

IMPERIAL

AVAILABILITY

SUITE	SIZE	AVAILABILITY	SPACE NOTES	VIRTUAL TOUR
145	2,392 SF	Vacant	Amazing ground floor availability with floor to ceiling glass. Currently in shell condition. Landlord will build to suit.	
203	2,817 SF	Vacant	6 offices, conference room, open area and kitchen	
206	2,593 SF	Vacant	1 office, 1 conference room, kitchen/break area and open area	▶
301	5,650 SF	Vacant	Dedicated reception area, 8 private offices, 1 open office, conference room, IT room, copy/storage room and open kitchen	
302	4,653 SF	Vacant	3 offices, conference room and open area	▶
315	9,844 SF	Vacant	Landlord will build to suit	

Brea
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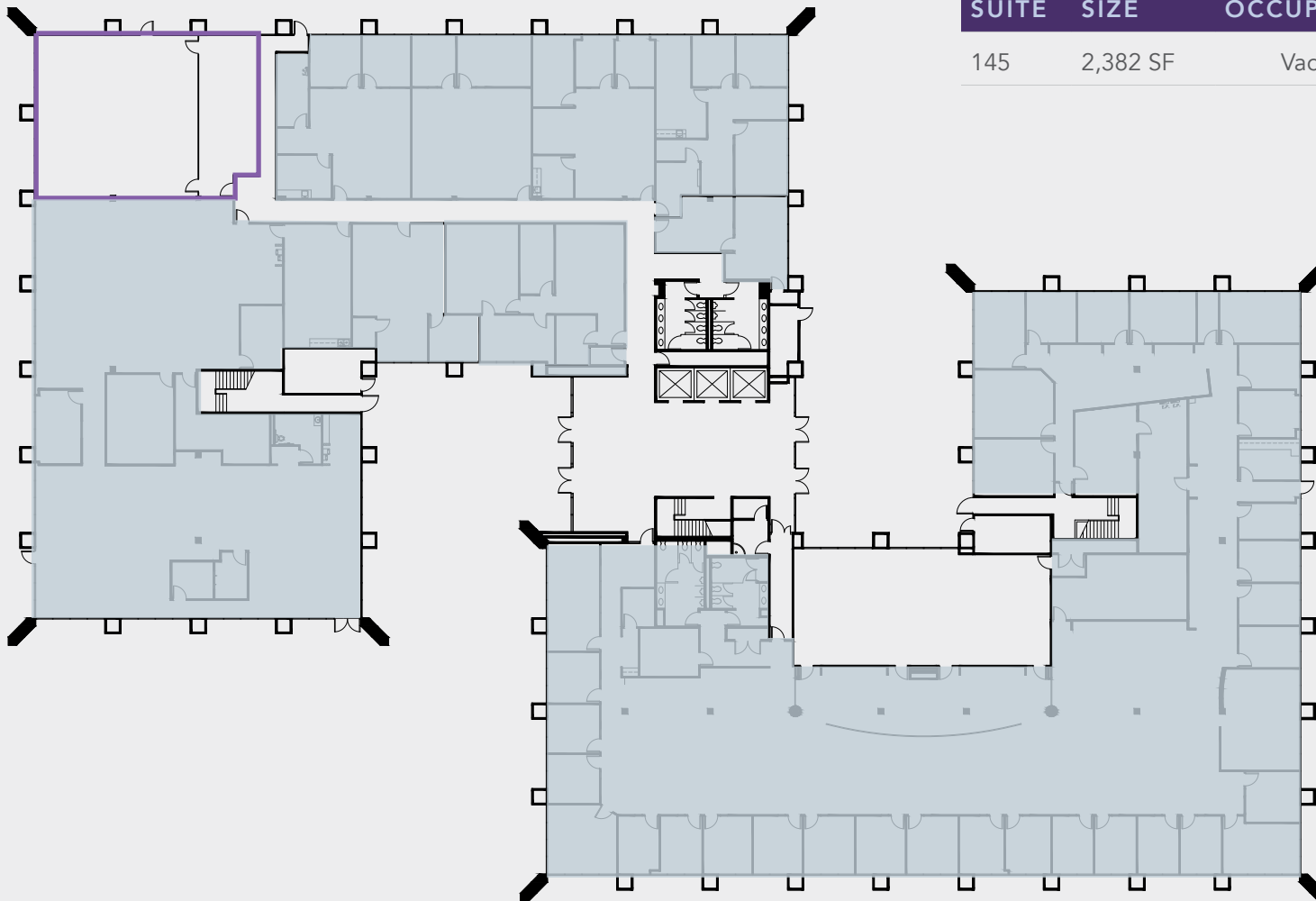


3230 IMPERIAL



FIRST FLOOR

SUITE 145

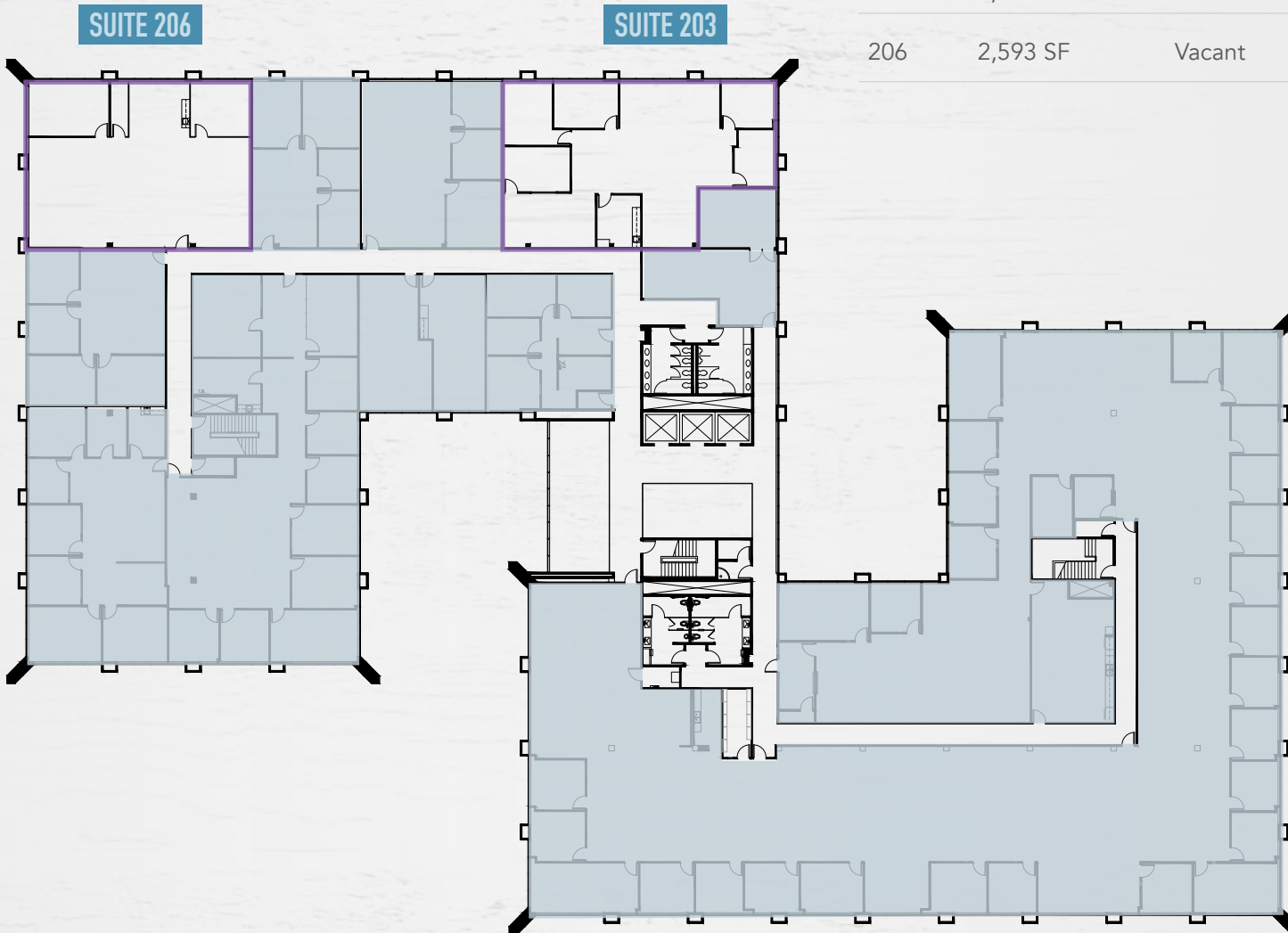


AVAILABILITIES

SUITE	SIZE	OCCUPANCY	VIDEO LINK
145	2,382 SF	Vacant	

SECOND FLOOR

AVAILABILITIES

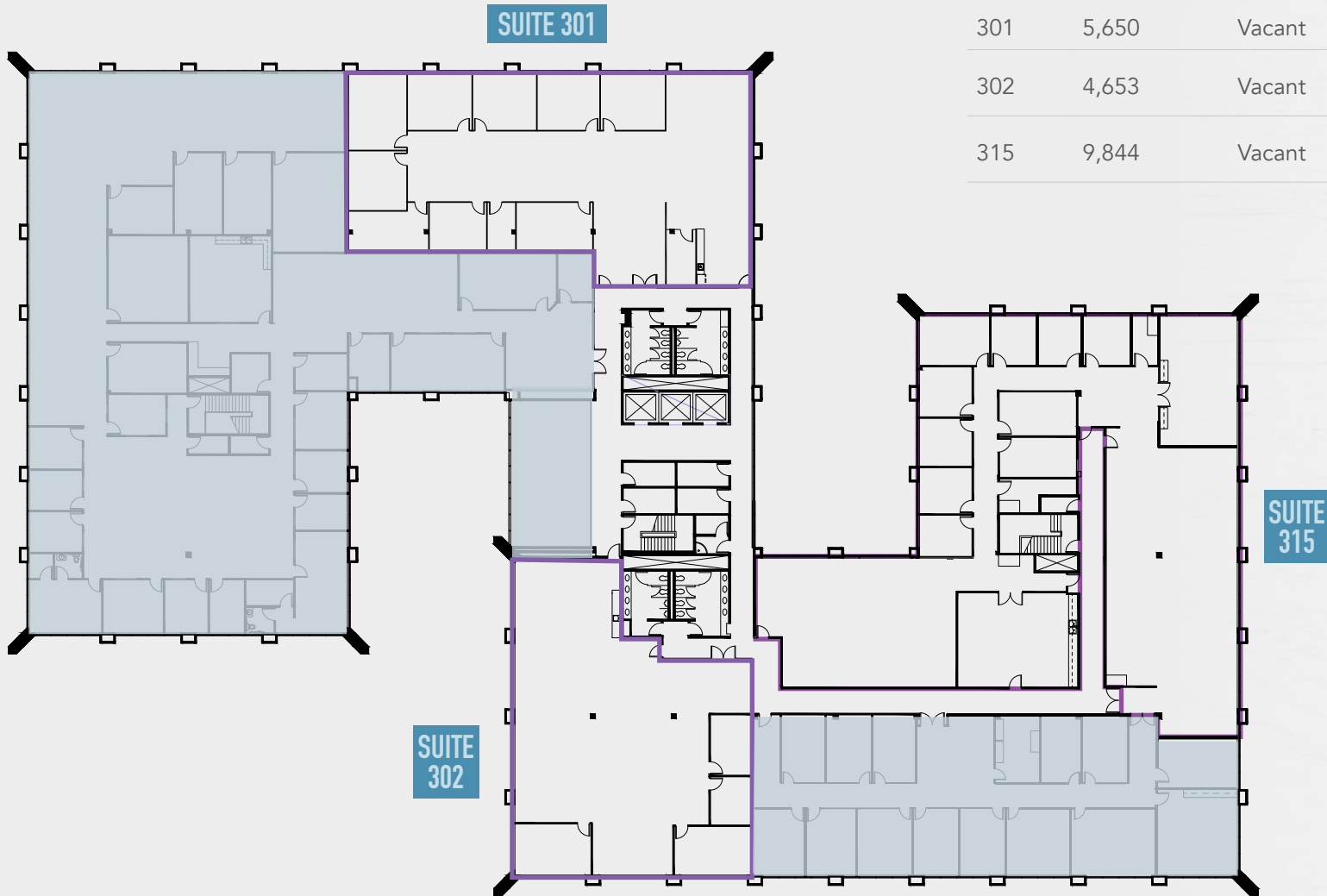


SUITE	SIZE	OCCUPANCY	VIDEO LINK
203	2,817 SF	Vacant	
206	2,593 SF	Vacant	▶

FLOOR PLAN

THIRD FLOOR

AVAILABILITIES



SUITE	SIZE	OCCUPANCY	VIDEO LINK
301	5,650	Vacant	
302	4,653	Vacant	▶
315	9,844	Vacant	

FLOOR PLAN

3-MILE RADIUS OF 3230 IMPERIAL



±127 K

2021 Total Population



52%

2021 Bachelor's Degree or higher



\$133,471

2021 Average Household Income



\$852,830

2021 Average Home Value



5,900

2021 Total Businesses



61,699

2021 Total Employees

Source: ESRI

NEARBY AMENITIES



BREA MALL
NORDSTROM ★ macy's

RESTAURANT BREWHOUSE | CALIFORNIA RESTAURANTS | BLAZE PIZZA | FAST-FIRE

BREA UNION PLAZA

McDonald's | Walmart | 76 | Staples | Subway | Nordstrom | Rack

IMPERIAL EAST SHOPPING CENTER

El Pollo Loco | Trader Joe's | T.J. Maxx | UPS | Albertsons | Sport Chalet

Brea
CORPORATE PLAZA

VILLAGE AT LA FORESTA

Whole Foods | Jimmy's Famous | Orangetheory Fitness | Capital noodle bar | Corepower Yoga | Mendocino Farms sandwich market

joule
la floresta
LUXURY APARTMENTS

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Brea
CORPORATE PLAZA



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