

±179,953 SF OFFICE BUILDING ON 3.41 ACRES OF LAND  
625 N GRAND AVENUE, SANTA ANA, CA 92701

**FOR SALE**

~ 5 FREEWAY FRONTAGE

~ FEDERALLY DESIGNATED OPPORTUNITY ZONE



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REAL ESTATE SERVICES

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# BUILDING DESCRIPTION

625 N GRAND AVENUE, SANTA ANA, CA 92701

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## 6 FLOORS, INCLUDING BASEMENT

- 1st Floor: 29,163 Rentable Square Feet
- 2nd Floor: 31,660 Rentable Square Feet
- 3rd Floor: 31,639 Rentable Square Feet
- 4th Floor: 31,350 Rentable Square Feet
- 5th Floor: 30,938 Rentable Square Feet
- Basement: 25,203 Rentable Square Feet

±179,953 Total Rentable Square Feet



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# EXECUTIVE OVERVIEW

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# FOR SALE

## PROPERTY HIGHLIGHTS:

High Visibility Office Building with 5 Freeway Frontage (700,000 cars per day) with Direct 4-way Access to 5 Freeway and the Dedicated Carpool Lane Access, to the 55, 5, 22, 91 and 57 Freeways

- Four (4) Passenger Elevators Plus One (1) dedicated Freight Elevator  
Parking Structure: Two (2) Dedicated Parking Elevators
- **Ceiling Height:**  
Floors 1-5: 14 feet 6 inches,  
Basement: 11 feet 9 inches
- 4:1 Parking Ratio
- Fully Fire Sprinklered & Fire Alarm System
- 38' - 40' Bay Depths with No Columns and High Ceilings



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- Excellent office amenity location within 2.5 miles of 336 restaurants, 34 banks, 23 hotels, 49 grocers and 10 health clubs.
- Within 3-minute drive to Santa Ana Civic Center, Main Place Mall, The Outlets of Orange and Tustin Marketplace.
- Transit Oriented District (TOD)
- Across the street from the Santa Ana Regional Transportation Center Direct OCTA and Metrolink access to LA County, San Diego County, San Bernardino County and the Inland Empire.
- Within 4 miles of World Famous Angels Stadium and the Honda Center (2nd train stop from the Santa Ana Regional Transportation Center is 7 minutes) and the longest bike trail in the region along the Santa Ana River Class 1 Bike Trail.
- Onsite auditorium and theatre with state of the art audio visual capability (seating 300).
- Onsite restaurant and commercial kitchen with indoor cafe (100 people) and outdoor Al Fresco patio area for employees and visitors (200 employees). Provides catered lunches, dinners and boardlevel meetings delivered to your conference rooms.
- State-of-the-art security system including 24-hour video surveillance, proximity card readers with abundant lighting.
- Onsite covered parking in attached parking structure with two entry points to the building at the 1st and 3rd floors, serviced by 2 dedicated parking elevators.
- Bus stop in front of building, train station across the street.
- OC Streetcar light rail linking the OC Register Site (less than 2 blocks away) and the entire downtown Santa Ana with Southern California.



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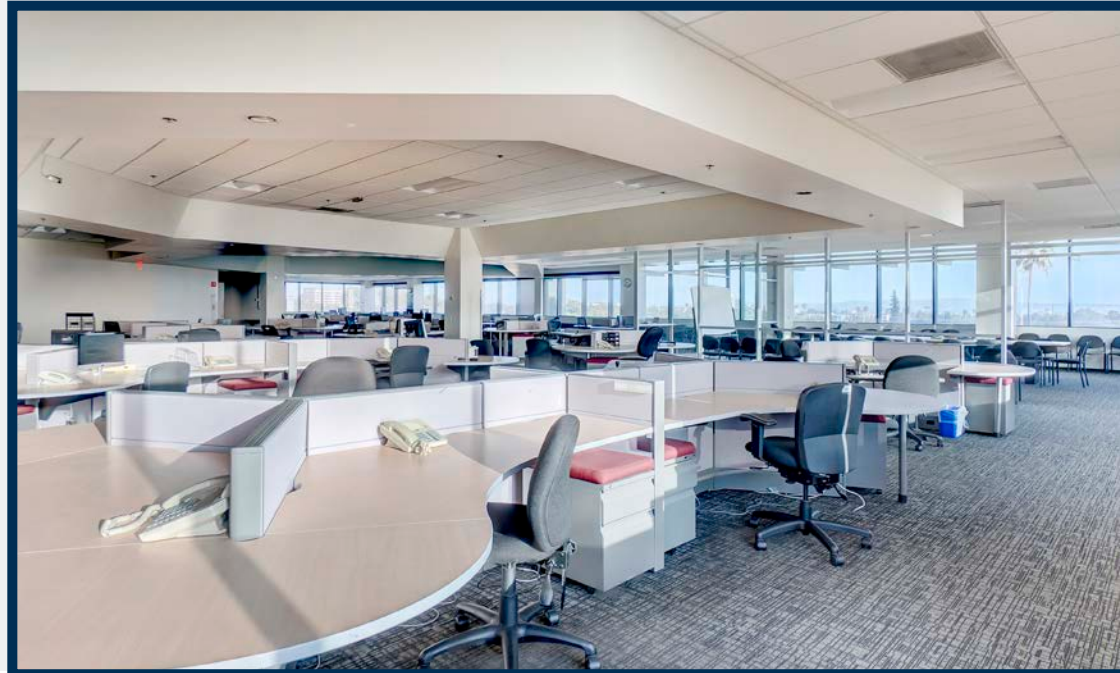
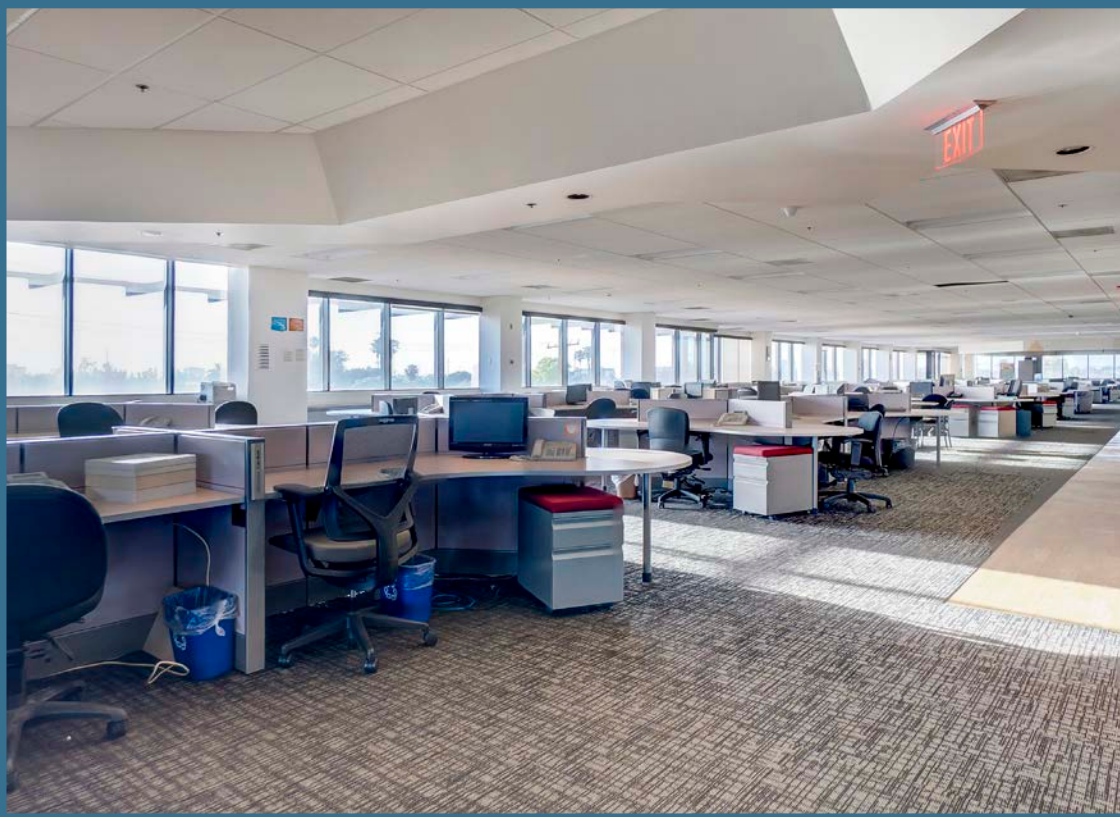
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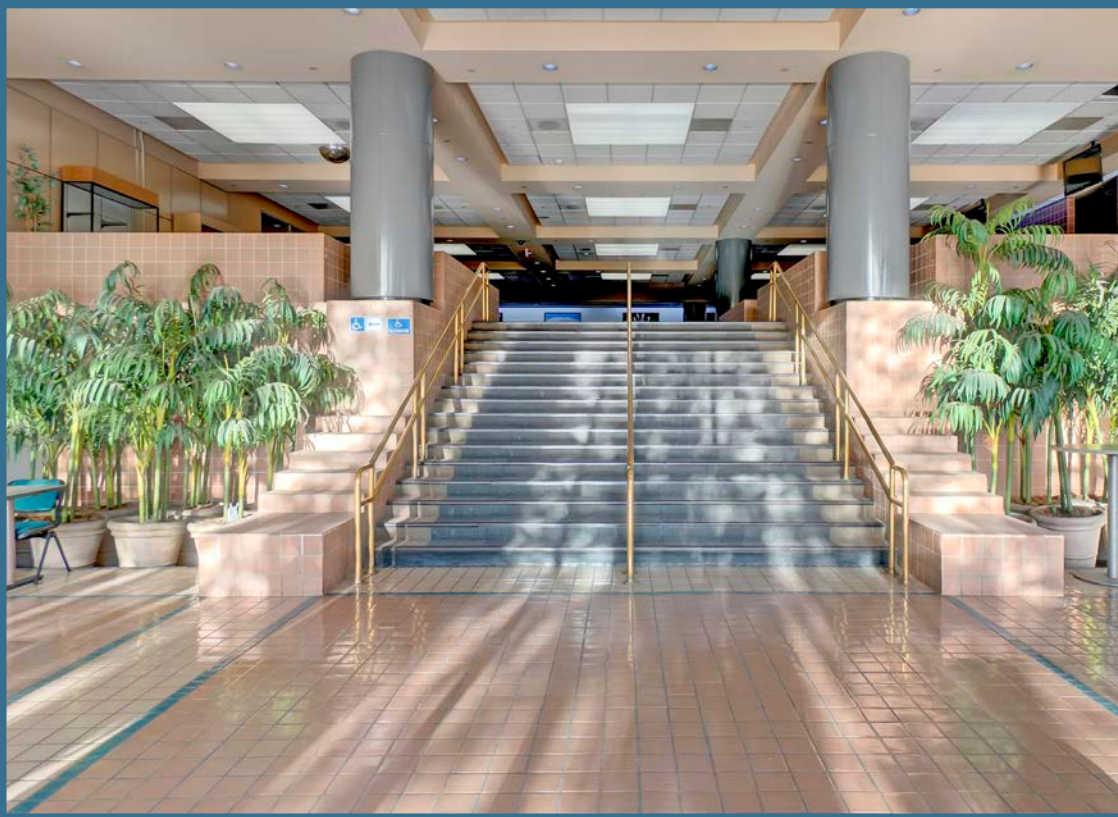
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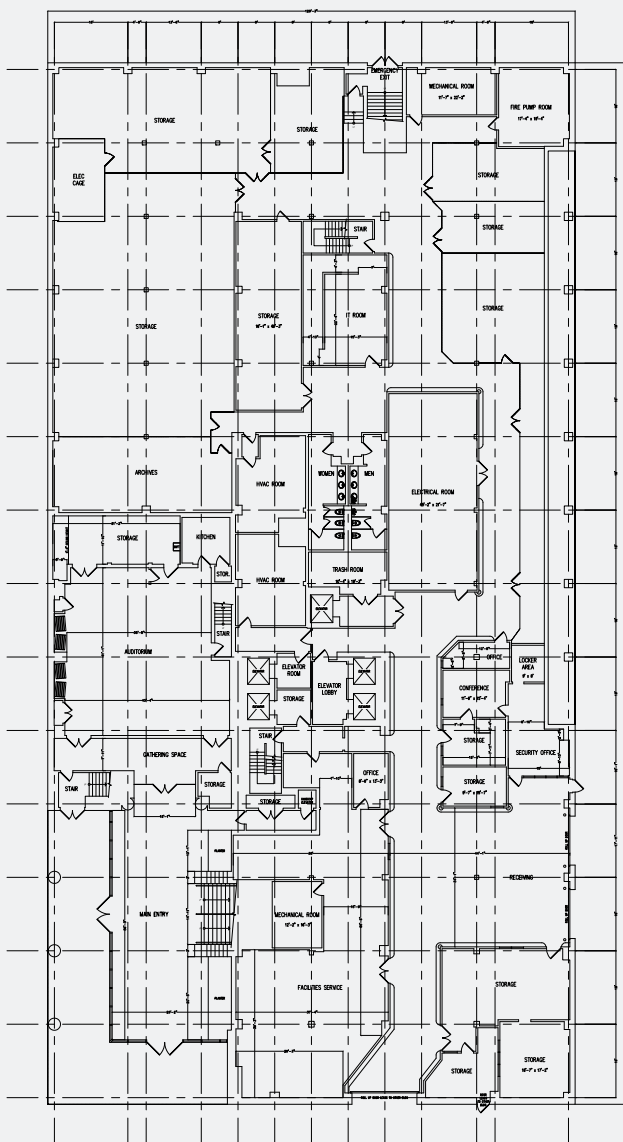
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## INTERIOR PHOTOS

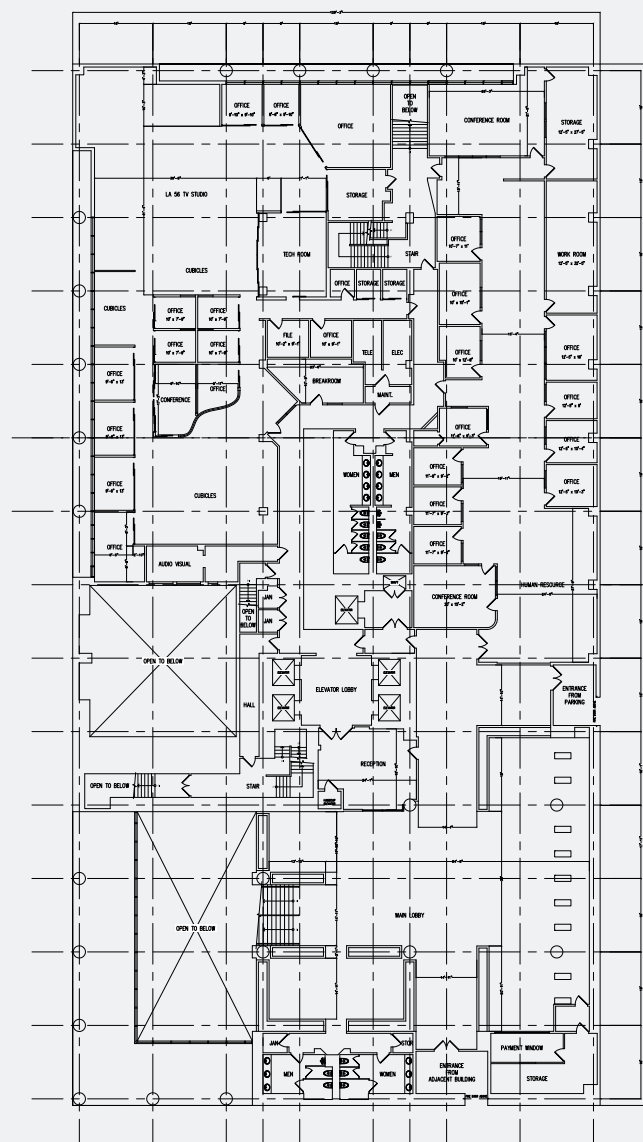


## EXTERIOR PHOTOS

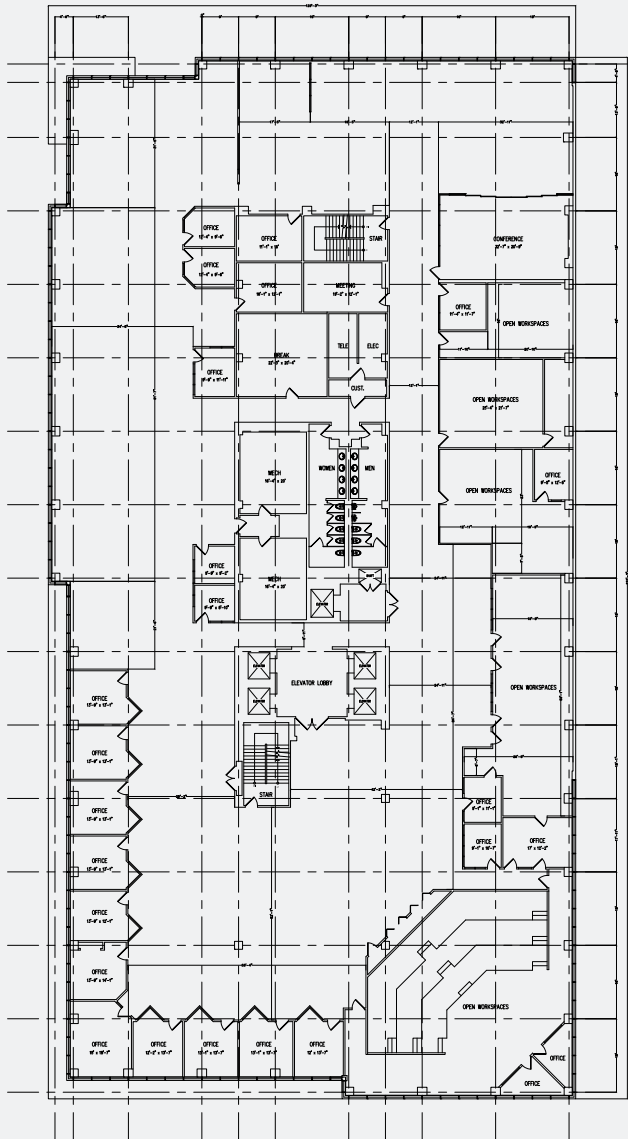




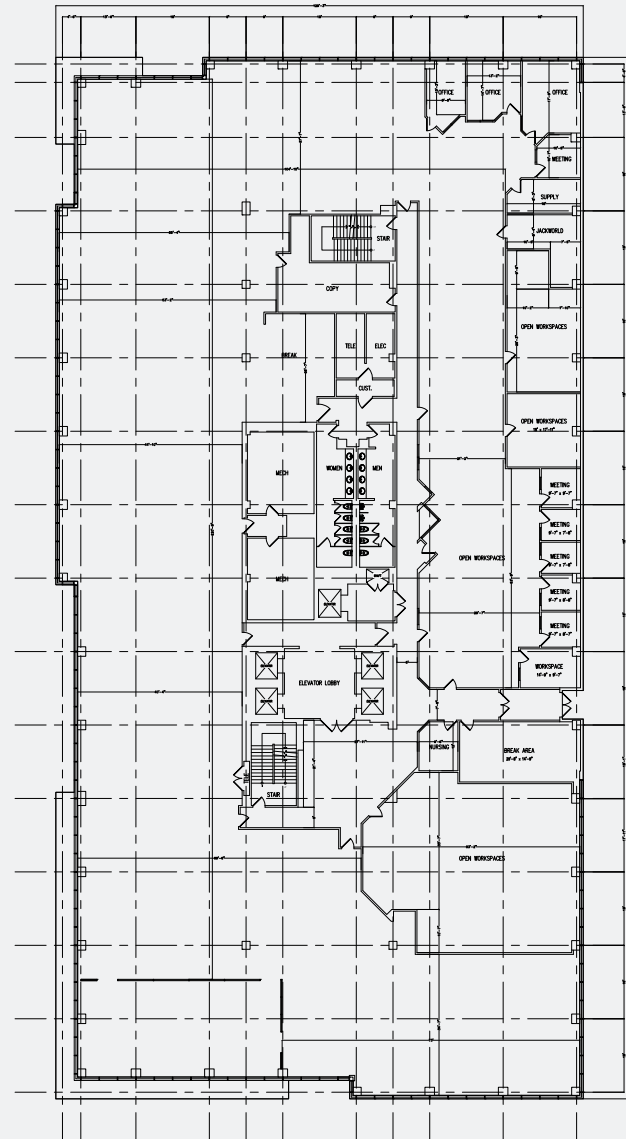
BASEMENT



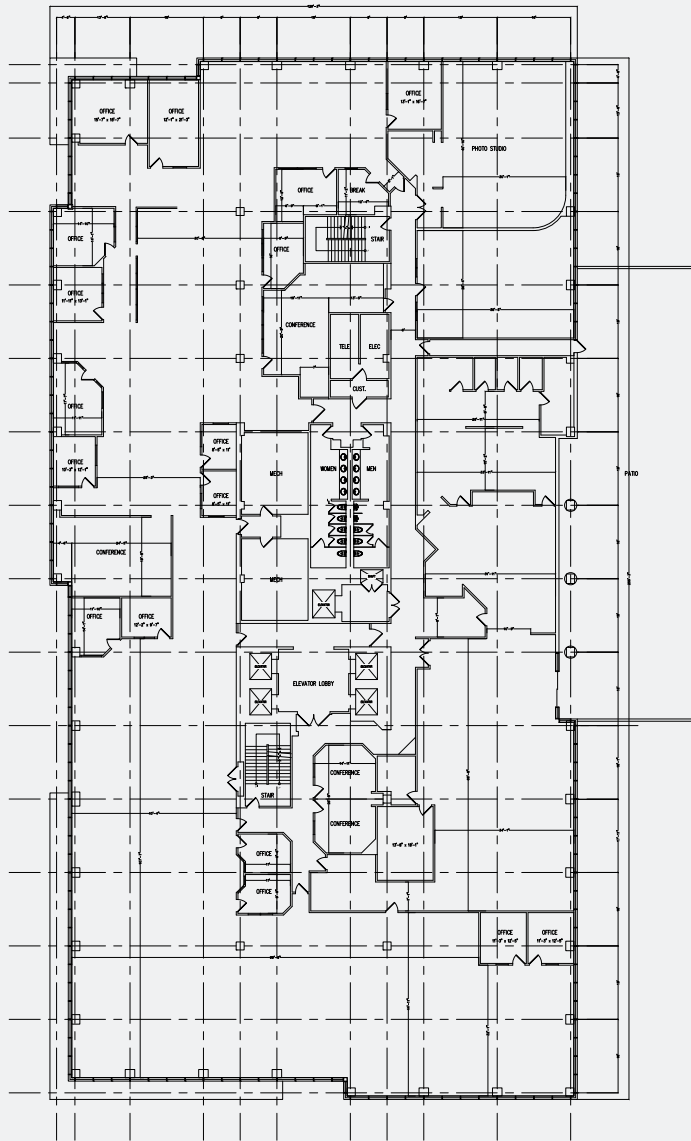
FIRST FLOOR



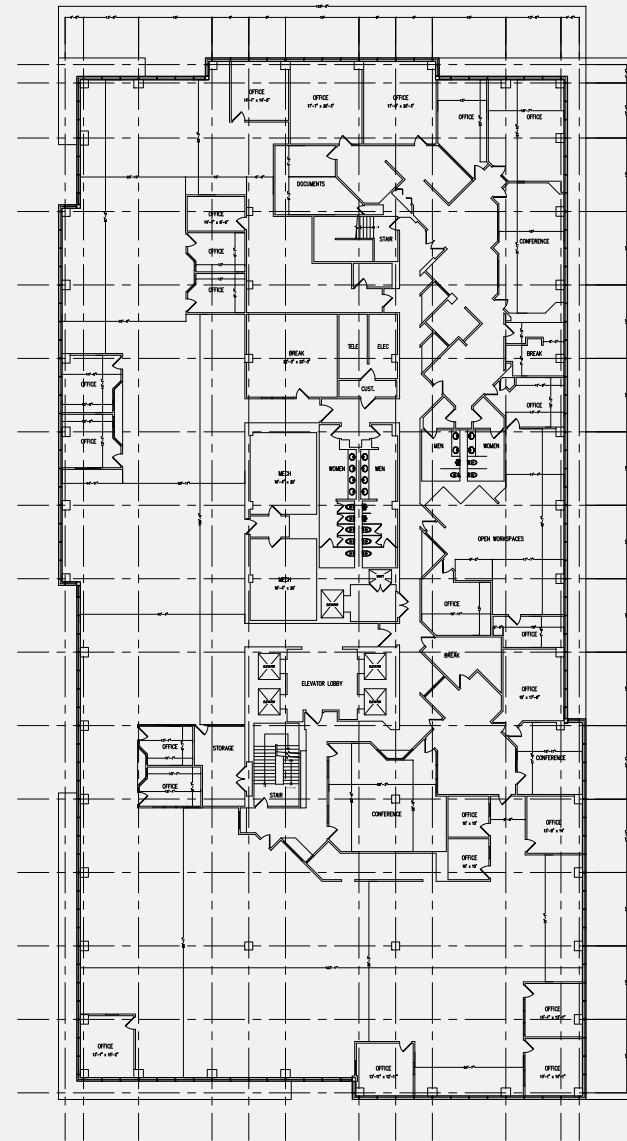
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

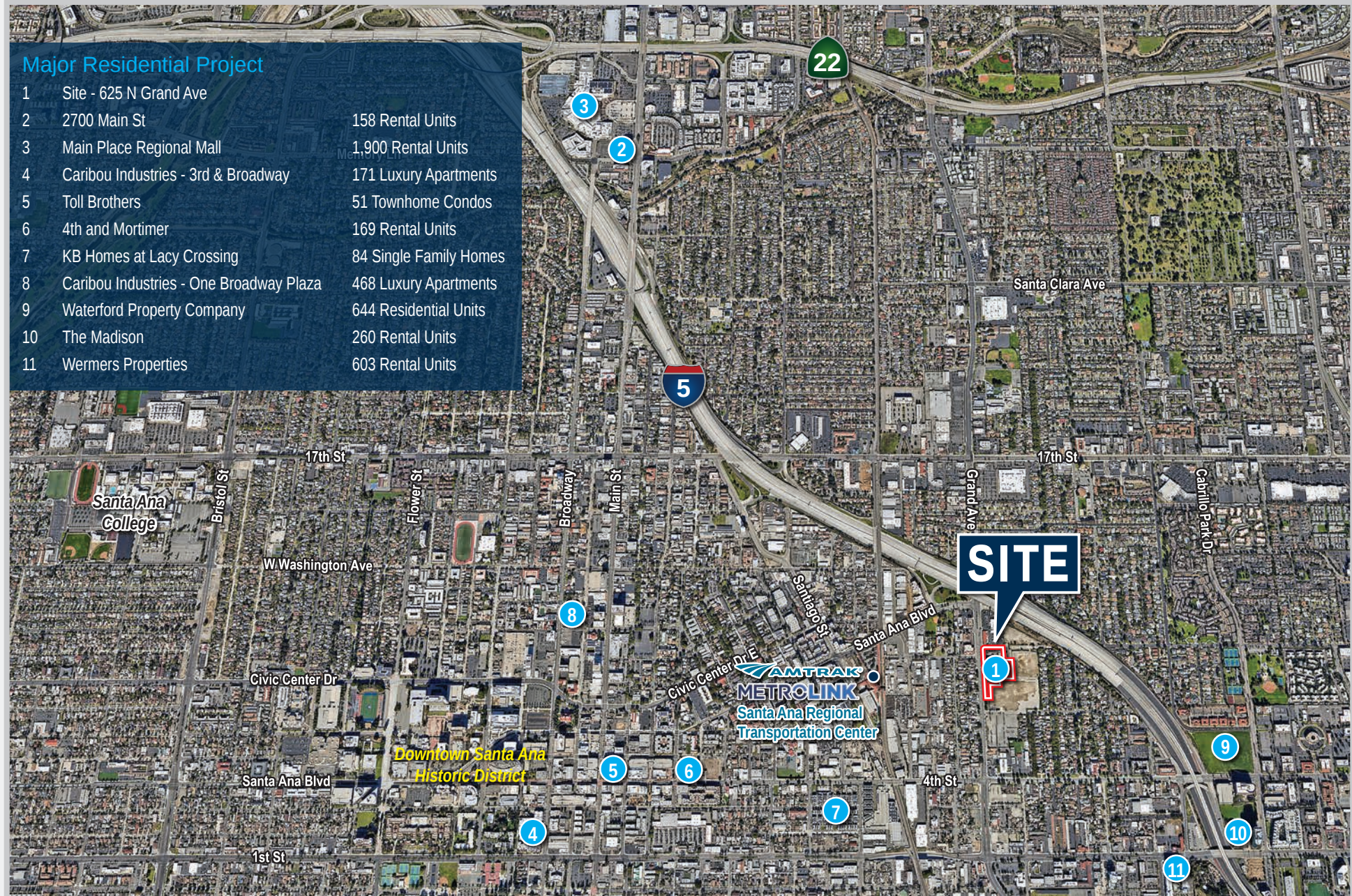


FIFTH FLOOR

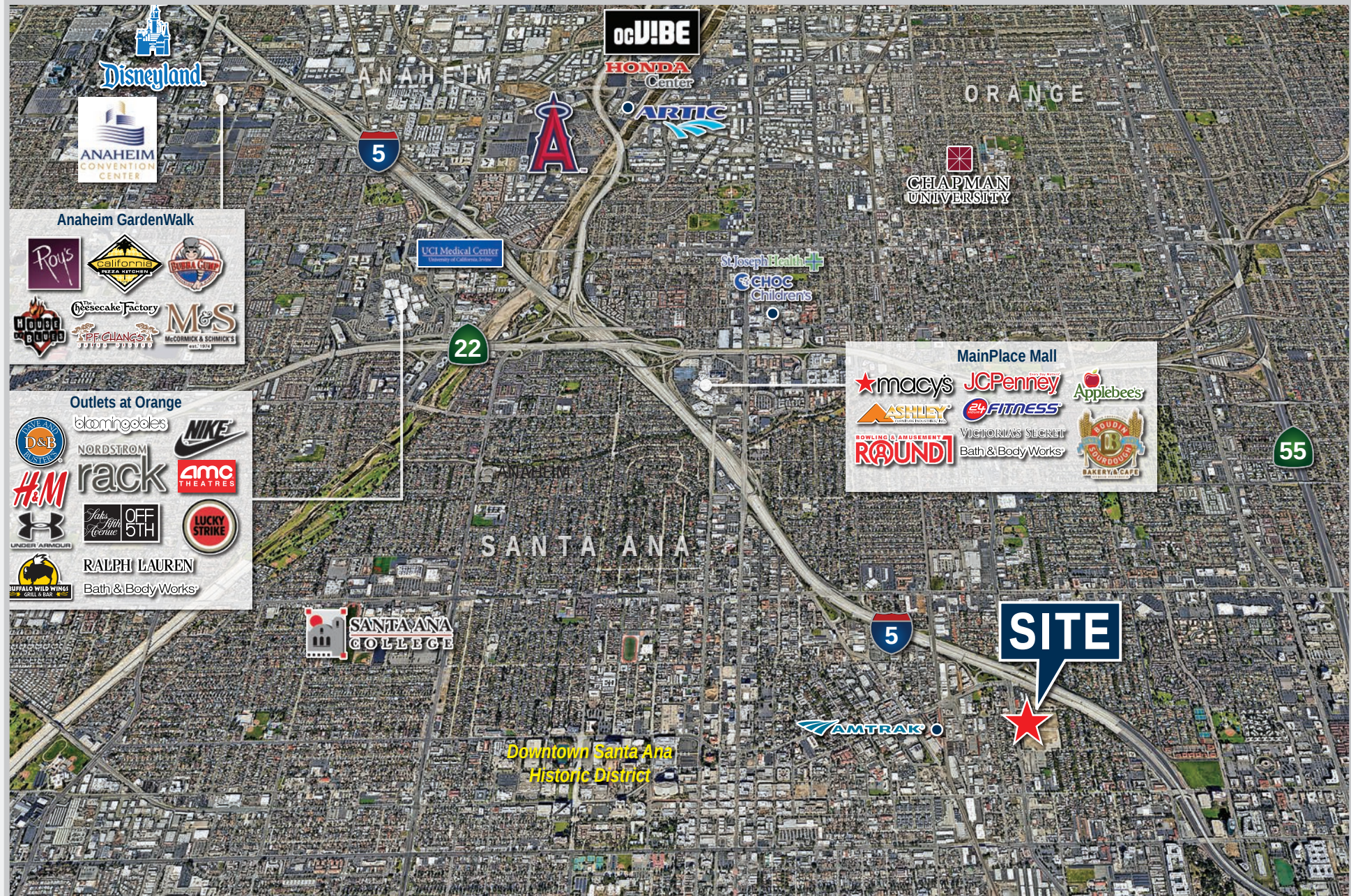
SITE PLAN



# URBAN TRANSFORMATION AERIAL



## RETAIL AMENITIES MAP



## FREEWAY OBLIQUE

