

# LADERA RANCH

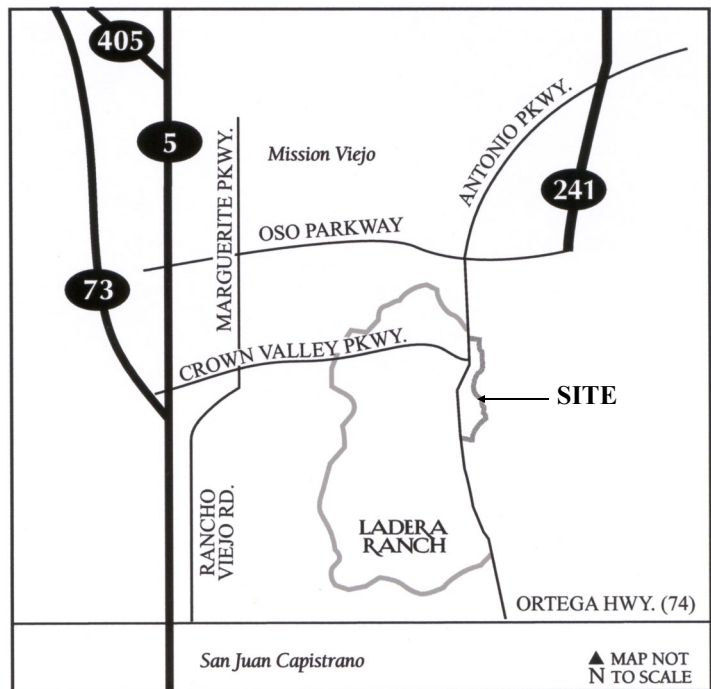


## L A D E R A

### CORPORATE TERRACE

555 CORPORATE DRIVE  
CLASS "A" STEEL FRAME  
OFFICE

- 46,000 SF divisible to 776 SF
- LEED Gold
- Office Suites Available for Immediate Occupancy
- Campus Environment
- 2 Story Lobby with Class A Finishes
- Views to Ocean & Mountains
- Private garden, Extensive Landscape Amenities
- Building conference center available for tenant use
- Walking distance to Food Court and retail center
- 4:1 free parking
- 75 Acre Site includes Health Club, Child Care, Medical Offices
- Competitive rates



**ZCA** Inc.  
ZUVICH CORPORATE ADVISORS

**LUTZKY ASSOCIATES**  
DEVELOPMENT, LP

For further information, please contact:

**ZUVICH Corporate Advisors, Inc.**

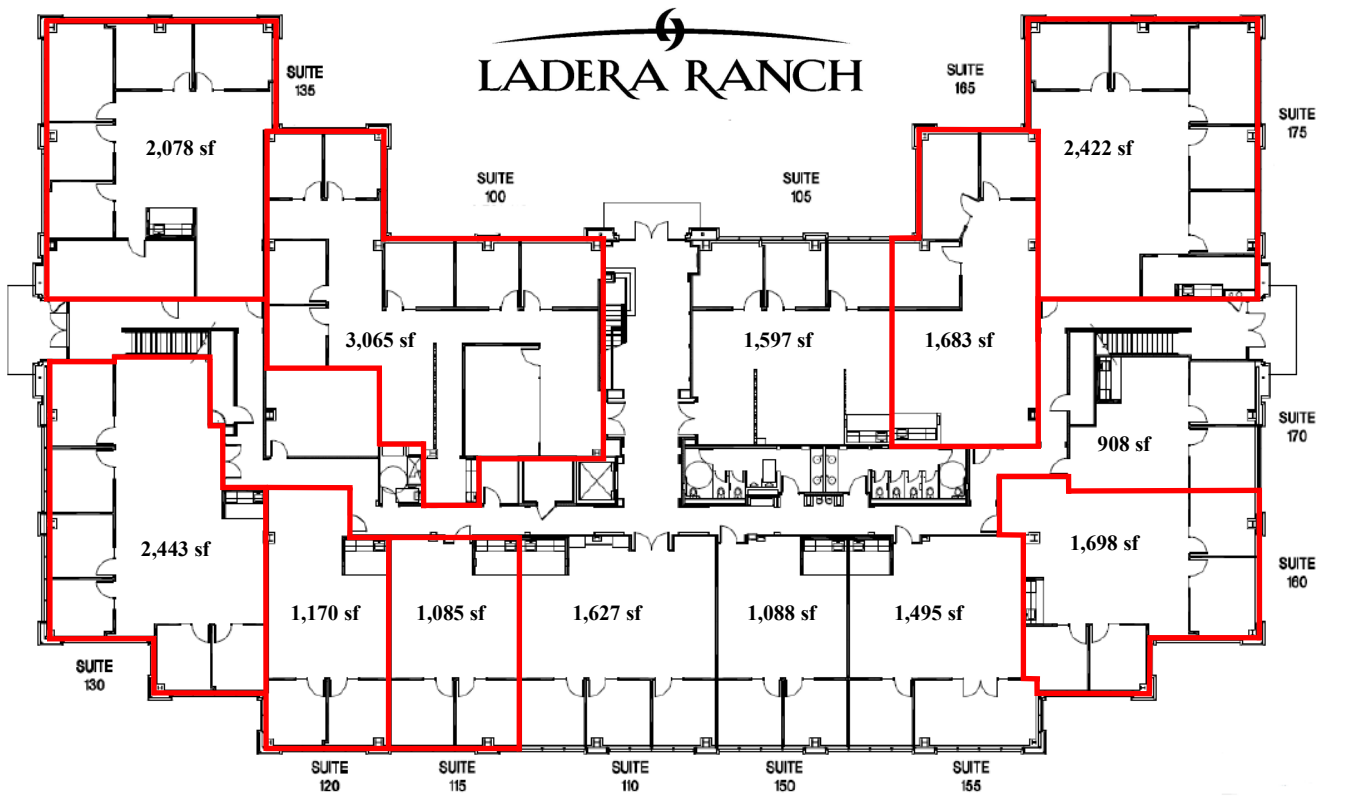
Mark Zuvich License #00983868

Trevor Sette License #02060723

Telephone (949) 453-9900

551 Wald Irvine, CA 92618

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- Site Plan Legend**
- 1. 555 Corporate Drive: 46,000 SF Office
  - 2. 999 Corporate Drive: 40,414 SF Office
  - 3. 111 Corporate Drive: 40,414 SF Office
  - 4. Medical Offices
  - 5. 24 Hour Fitness
  - 6. Day/Child Care

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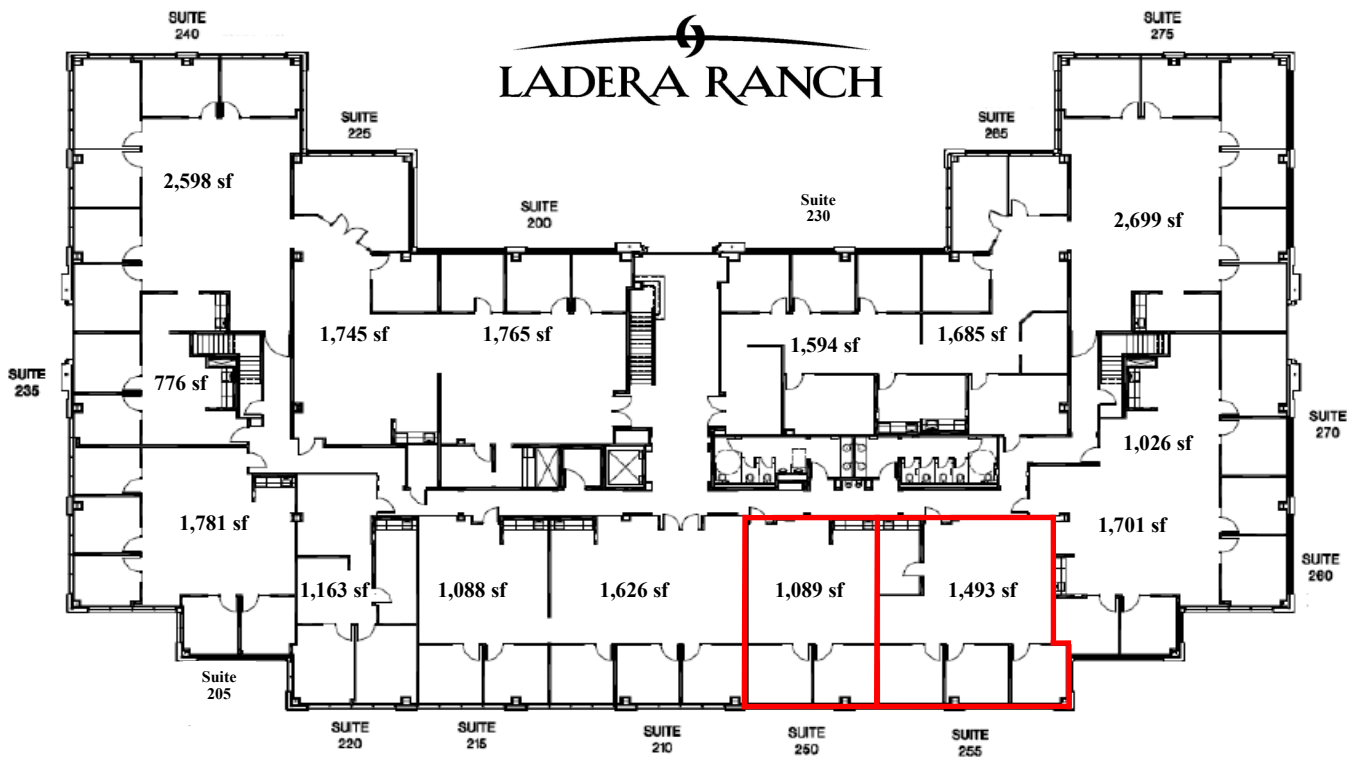
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**C O R P O R A T E T E R R A C E**

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