

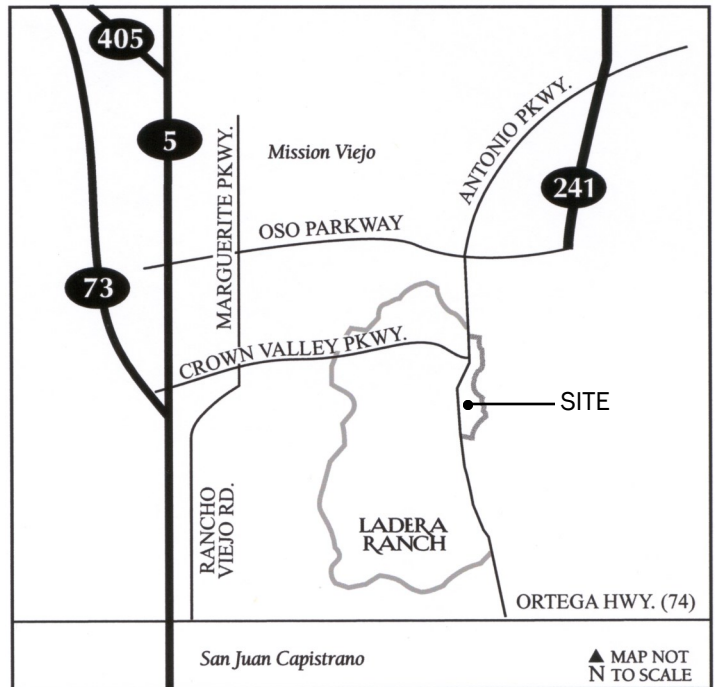


# LADERA

## CORPORATE TERRACE

999 CORPORATE DR.  
CLASS "A" STEEL FRAME  
OFFICE

- 40,000 SF divisible to 933 SF
- Office Suites Available for Immediate Occupancy
- Campus Environment
- 2 Story Lobby with Class A Finishes
- Views to Ocean & Mountains
- Private garden, Extensive
- Landscape Amenities Including
- BBQ area
- 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

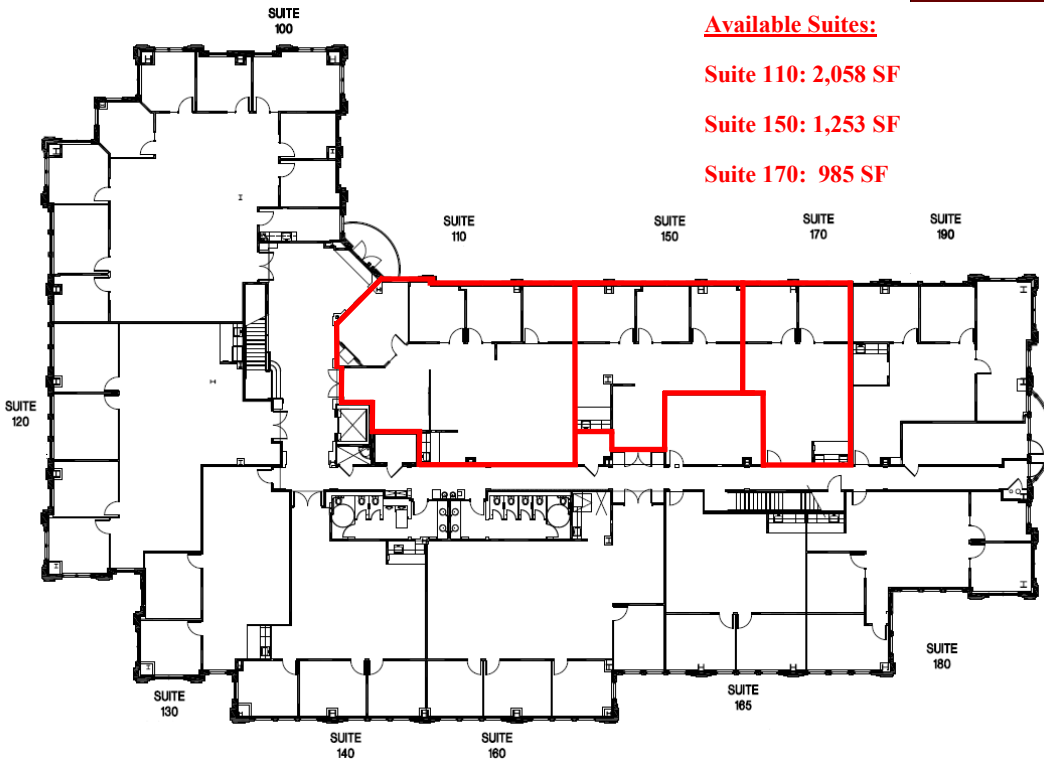


For further information, please contact:

### ZUVICH Corporate Advisors, Inc.

Mark Zuvich License #00983868  
Trevor Sette License #02060723

Telephone (949) 453-9900  
551 Wald Irvine, CA 92618



**Available Suites:**

**Suite 110: 2,058 SF**

**Suite 150: 1,253 SF**

**Suite 170: 985 SF**



**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

**ZCA** INC.  
ZUVICH CORPORATE ADVISORS

**L A D E R A**

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

**999 CORPORATE DRIVE  
CLASS "A" STEEL FRAME OFFICE**

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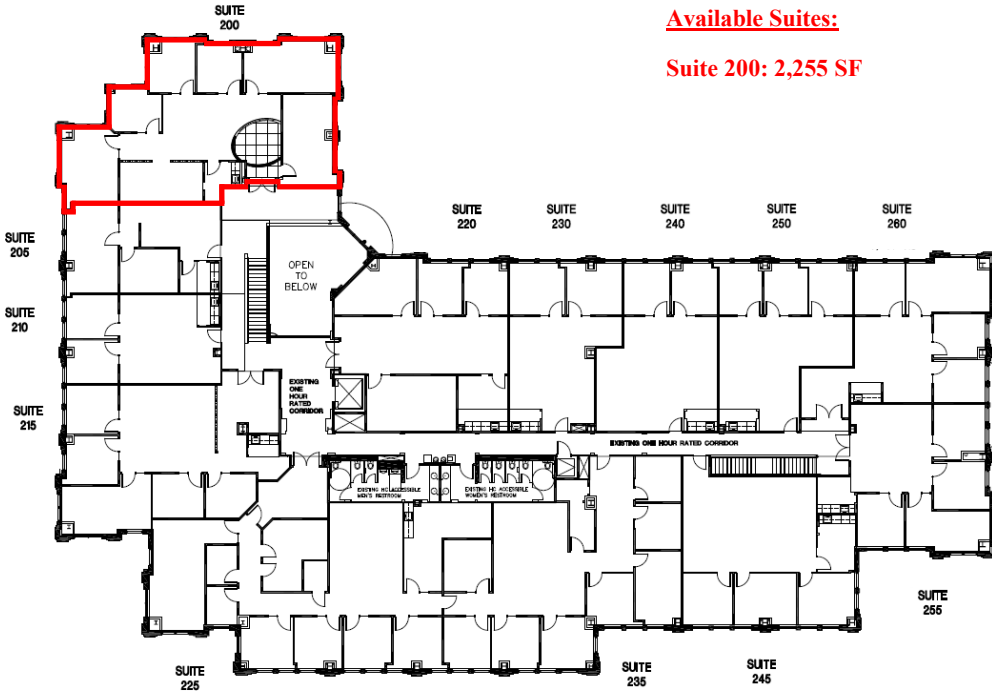
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**Available Suites:**  
**Suite 200: 2,255 SF**



**Site Plan Legend**

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- 3. 111 Corporate Drive: 40,414 SF Office
- 4. Medical Offices
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