



# FOR LEASE

THE CAMPUS South County | 27042, 27051, 27121 Towne Centre Drive | Foothill Ranch, California



MENLO EQUITIES

CBRE



## REVITALIZED WORKSPACE

- Three 2-story Class A office buildings totaling 288,000 sq. ft. of space
- Large efficient floor plates up to 52,000 sq. ft.
- High profile exterior building signage available along major roadways
- Energy efficient lighting and new building systems for greater operational effectiveness
- Ample surface parking for high density companies
- Campus-wide WI-Fi connectivity
- Strong institutional ownership and on-site property management
- Conveniently located along the 241 Toll Road with access to the John Wayne Airport, Inland Empire and the surrounding Orange County area





## CONFERENCE FACILITY

- Broadens the capabilities of your office with a flexible and scalable conference facility with three adjustable-size rooms designed to accommodate up to 95 people
- Inspires intelligent global collaboration using hi-tech digital audio/visual technology with the following features:
  - Touch screen controlled communications system
  - Secure web access
  - Platform independent bridge with video and voice Polycom system
  - Omni-directional microphone system
  - Privacy shades on interior glass walls and windows
  - Floor to ceiling white-boards



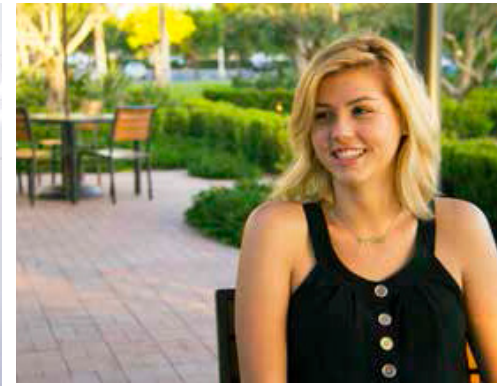
## TENANT LOUNGE

- Extend your office space with a tenant-friendly lounge to relax and unwind
- Capable of hosting events, holding informal meetings and providing TV entertainment with four 70" LED TV's
- Full service modern kitchen



## CAMPUS RETREAT

- Enjoy a tranquil outdoor environment for meetings and corporate events
- Kick-back in comfortable modern furnishings for gatherings
- Relax under shaded structuring and sustainable landscaping





## WHITING RANCH WILDERNESS PARK

- Adventure awaits just minutes away with opportunities for hikers, mountain bikers and equestrians
- Explore the great outdoors with access to 23 trails featuring 17 miles of graded roads



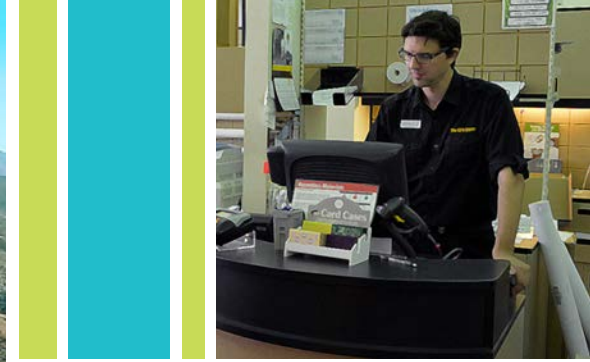
## FOOTHILL RANCH TOWNE CENTRE

- Connects community and guests to over 130 dining, shopping and entertainment options just minutes away
- Discover a dynamic shopping experience of super centers, apparel, sporting goods and specialty stores
- Indulge your palate with a broad array of restaurants and fast food choices for every appetite



## COMMUNITY AMENITIES

- Enjoy local convenience when running errands, seeking fitness or fun
- Host your business and personal guests at the Hilton Garden Inn and Hampton Inn
- Find nearby banks and mail services





# THE CAMPUS: OC DRIVE TIME MAP

GREAT PARK NEIGHBORHOODS: 9 MINUTES

IRVINE SPECTRUM: 10 MINUTES

TUSTIN: 17 MINUTES

NEWPORT COAST: 24 MINUTES

LAGUNA BEACH: 26 MINUTES

NELLIE GAIL: 20 MINUTES



Panasonic

Alcon



Schneider Electric

OAKLEY

24 FITNESS

COURTYARD Marriott

KAISER ALUMINUM



FUJITSU  
COX COMMUNICATIONS

Spectrum Brands

wet seal.



PORTOLA PKWY

TOWNE CENTER DR

BAKE PKWY

LAKE FOREST DR





# AMENITIES MAP



## DINING

1. Starbucks  
Wahoo's Fish Tacos
2. Urban Grill and Wine Bar  
Round Table Pizza
3. Thai Garden  
Courtyard Marriott Foothill Ranch
4. El Pollo Loco
5. Quiznos
6. Los Primos Mexican Food
7. Mustard Cafe  
The Flame Broiler  
California Fish Grill
8. Jersey Mike's
9. Coffee Bean and Tea Leaf
10. Chili's
11. Subway
12. Chick-fil-A
13. Islands Fine Burgers & Drinks
14. Souplantation
15. Rubio's Baja Grill
16. Togo's
17. Daphne's California Greek
18. Outback Steakhouse
19. In-N-Out Burger
20. Chipotle
21. Baja Fresh

## SERVICE/RETAIL

22. Home Depot
23. Champ Cleaners
24. Target
25. Ralph's
26. Sports Clips
27. CVS
28. Staples
29. Walmart
30. Enterprise Rent-A-Car

## HOTELS

31. Hampton Inn
32. Hilton Garden Inn
33. Extended Stay America

## BANKS

34. Wells Fargo Bank
35. Chase Bank
36. Bank of the West
37. Bank of America
38. Union Bank

## FITNESS

39. 24-Hour Fitness
40. LA Fitness

## ENTERTAINMENT

41. 24-Hour Fitness



## AVAILABILITY

**THE CAMPUS South County**  
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BUILDING	SUITE	SIZE	OCCUPANCY	DESCRIPTION
27042	Suite 120	4,992 RSF	Available Now	Mostly open space with 7 private window offices.
	Suite 265	8,660 RSF	Available Now	Double door lobby entry, mostly open space with 8 private window offices.
27051	Suite 210	18,499 RSF	Available Now	Not divisible, mostly open plan with private offices. Call to show.
	Suite 150	15,183 RSF	Available Now	Ground floor space with double door lobby exposure, 18 private window offices, large break room and open work area.

FOR MORE INFORMATION, CONTACT:

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