

3,378 RSF

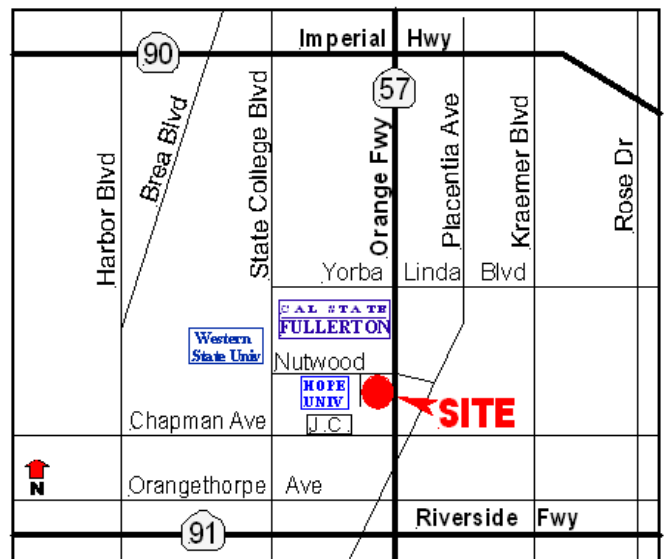


3,378 rsf - Suite 102

- Immediately off 57 Fwy at Nutwood Ave.
- 57 Fwy. visible – Bldg. signage available.
- Across from Cal State Fullerton & Marriott.
- Free Parking, Monitored – No school parking.
- Security camera monitoring system.
- On Site Restaurants:



Immediately Off 57Fwy at Nutwood Ave.



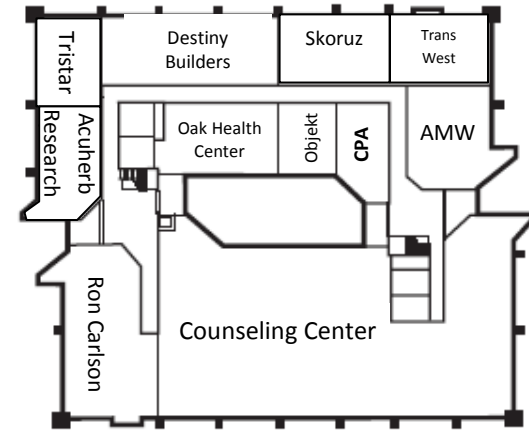
102  
3,378 rsf

### University Plaza

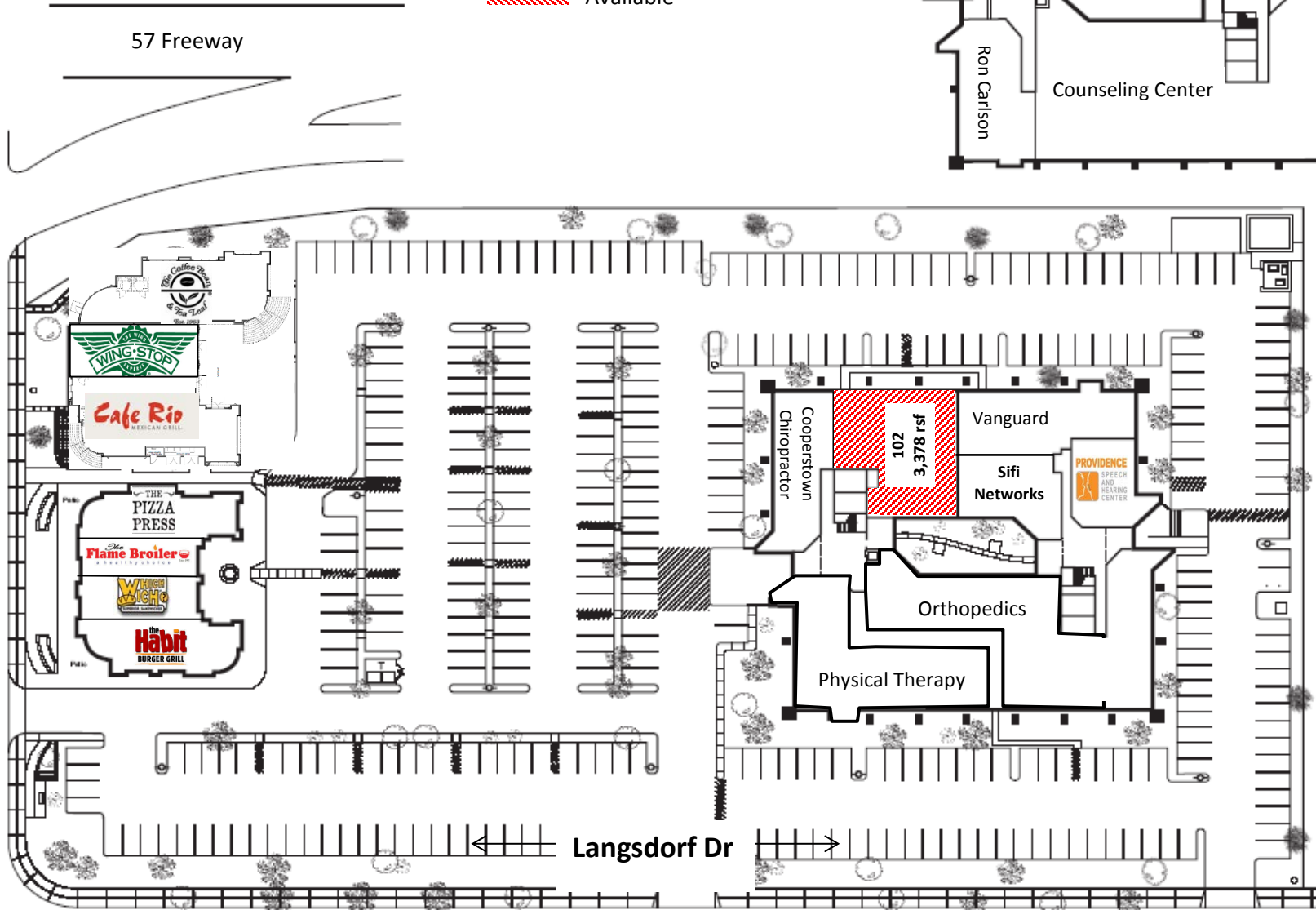
680 Langsdorf Dr.  
2720-2736 Nutwood Ave.  
Fullerton, CA. 92831

 Available

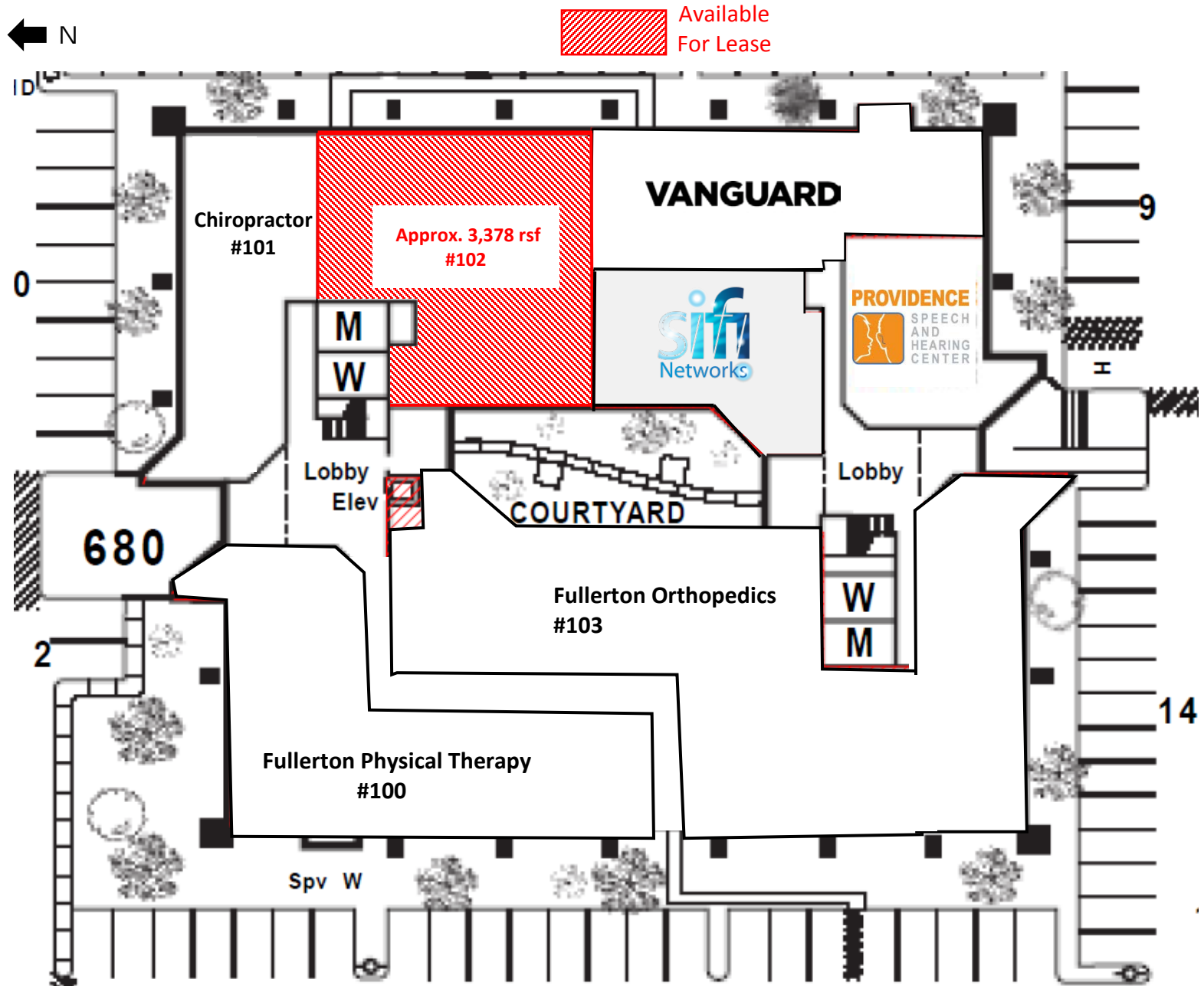
### Second Floor



↕ Nutwood Ave ↕



**FIRST FLOOR**





## **PROPERTY SUMMARY**

### **UNIVERSITY PLAZA**

680 Langsdorf Dr., Fullerton CA 92831

Leasing Contact: Kim Watson with Investment Concepts, Inc.  
Off (714) 283-5800 [kimw@icicorporate.com](mailto:kimw@icicorporate.com)

**Location:** Immediately off the (57) Fwy at Nutwood Ave.  
In close proximity to the 57 & 91 Fwy interchange.  
Directly across from Cal State University, Fullerton & Marriott Hotel.

**Number of Stories:** 2 Stories (1 Elevator, 2 Stairways).

**Year Built:** Built in 1979. Completely renovated in 1998.  
Upgraded interior designs, flooring, & paint in 2013.

**Load Factor:** 12%

**Lease Type:** Full Service (Operating Expenses calculated with Base Year)

**Office Building GLA:** 55,370 rentable sq.ft.

**Parking:** Free surface parking. Tenants and their employees are issued parking permits. Parking security guard is hired on an as-needed basis, particularly while school is in full session. No CSUF parking allowed, students are strictly monitored and are escorted off property or towed.

**Building Hours:** 24/7 access with building key card. Tenants are provided with keys cards.  
Open to the public on weekdays 6am – 9pm, Saturday 7:45am – 5pm.  
Locked to the public on Sundays and holidays.

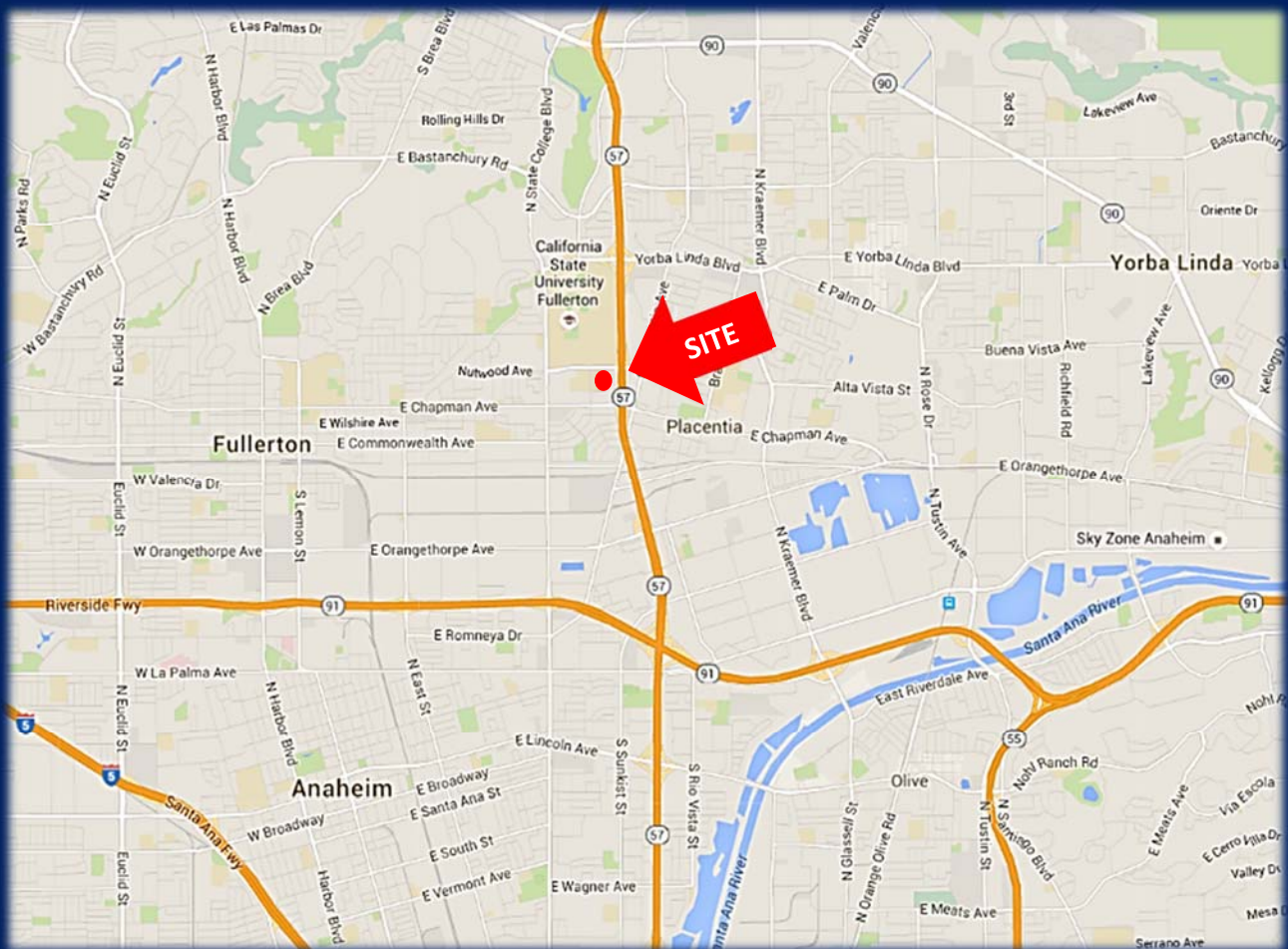
**Security:** Interior and exterior security camera monitoring system.

**HVAC Hours:** Monday thru Friday 7am – 7pm. Saturday 9am – 1pm. Off on Sunday.

**Restrooms:** Four (4) men/women multi-stall restrooms with key pad access.  
Men's code: 63677 Women's code: 12457

**Signage:** Office Building signage available for large tenants.

**Amenities:** Garden-style atrium. Restaurants on site including: Habit Burger, Flame Broiler, Which Wich, The Pizza Press, Coffee Bean & Tea Lead, Wing Stop, and Café Rio.



UNIVERSITY PLAZA OFFICE BUILDING  
680 Langsdorf Drive., Fullerton CA 92831

Kim Watson  
(714) 283-5800   
kimw@icicorporate.com



On-site Restaurant Pad Tenants:  
The Habit, Flame Broiler, Which Wich, The Pizza Press

