

Available for Lease or Sale

**74,718 SF HIGH IMAGE OFFICE BUILDING
SUITES RANGING FROM 9,649—25,000 SF**



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ANAHEIM HILLS OFFICE PLAZA
160 N. RIVERVIEW DRIVE | ANAHEIM, CALIFORNIA

Property Overview:

Type:	Class A Office Building
Tenancy:	Multi-Tenant
Size:	74,718 Square Feet
Estimated Vacancy:	33,491 Square Feet
Executive Suite Area:	25,000 Square Feet
Parcel Number:	354-071-09
Stories:	Three (3)
Typical Floor Size:	25,000 Square Feet
Load Factor:	13.64%
Construction:	Glass and Concrete Structure
Year Built:	2008
Lot Size:	4.40 Acres (191,664 SF)
Zoning:	C-2 Office
Parking:	300 Surface Spaces (4:1)
Power:	400 Amps / 240 Volts

Highlights and Benefits:

- High-Image Office Space
- Building Top Signage with 91 Freeway Exposure
- Extensive Glass Line
- Abundant Surface Parking
- Elevator Served
- Modern Energy Features and Building Systems
- Impressive 91 Freeway Frontage
- Centrally Located Near Inland Empire & Orange County
- Close Proximity to Restaurants, Shopping, Hotels & Banks
- Orange County Lifestyle at Inland Empire Prices

Executive Suites:

The second floor is comprised of approximately 77 executive suites totaling 25,000 square feet. Each individual suite varies in size with price per square foot ranging from \$5.00- \$8.00. The fully equipped executive suites offer the following professional services: state-of-the-art technology, customized work-spaces, value added reception services, conference rooms, mail services, virtual office programs and high-end tenant improvements.



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The Market:

City of Anaheim Hills

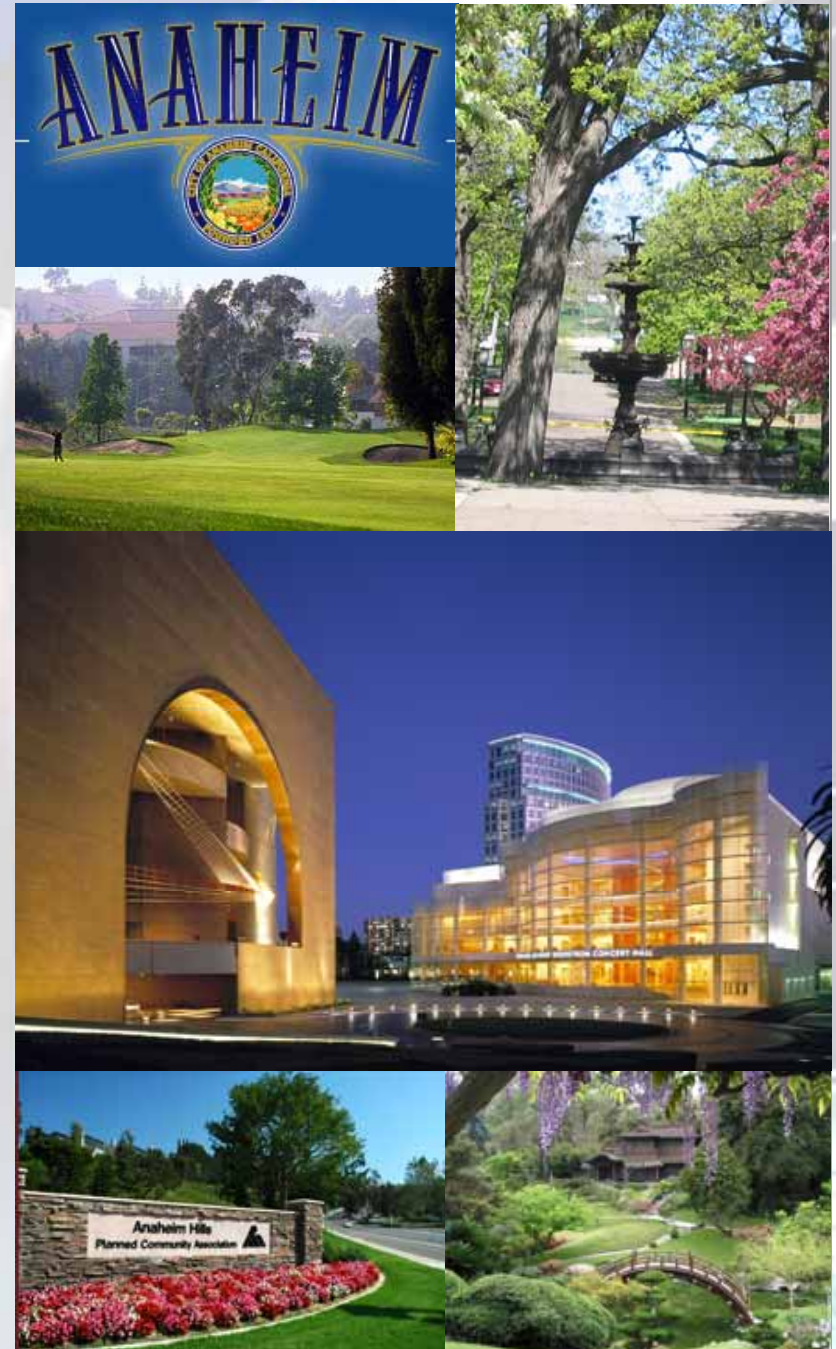
One of California's first master planned communities, Anaheim Hills was designed to give residents a balance of open space, retail districts, scenic parks, transportation options, and views of the Orange County basins from the rolling hills of the Santa Ana Mountains. In 1970, the City of Anaheim created the special community of Anaheim Hills. It was an instant success and the homes were sold out in just two years.

Located opposite the 91 Freeway at Imperial Highway, Anaheim Hills is nestled where the Inland Empire meets Orange County, making it an ideal location for executives and commuters alike, whether residing in Orange County, Los Angeles, or the Inland Empire. Anaheim Hills is presently ranked #2 for the highest average household income in Orange County. Anaheim Hills also has one of the lowest crime rates in all of Orange County. It is an exclusive community environment that provides residents with a safe and quiet place to call home.

There are several public and private golf courses in and around Anaheim Hills, as well as many luxurious spas, resorts, and five-star restaurants. Currently, there are more than 60 restaurants located throughout Anaheim Hills ranging from Italian, Indian, and Chinese to seafood, steaks, and Thai options.

In addition to featuring one of Orange County's largest outdoor plazas at the Anaheim Hills Festival shopping center, Anaheim Hills is minutes from more than 25 neighborhood, community and regional malls.

Anaheim itself is a world-class visitor destination sitting at the center of Southern California, located between Los Angeles and San Diego. Visitors and residents can stroll through the outdoor shopping centers at The Anaheim Garden Walk or Downtown Disney, which feature renowned shopping, dining, and entertainment. Additionally, The Los Angeles Angels of Anaheim stadium, home of the 2010 All Star Game, is just minutes away. Projections from CIC Research indicate that 2010 will bring an \$7.3 billion in tourism dollars.



The Market:

Orange County

Orange County continues to benefit from its exceptionally well-diversified economy, high-quality labor force, and direct access to major airports, world-class shopping, recreation and attractive climate. Orange County's business strength and superior lifestyle have attracted more than three million residents, making it California's second largest county.

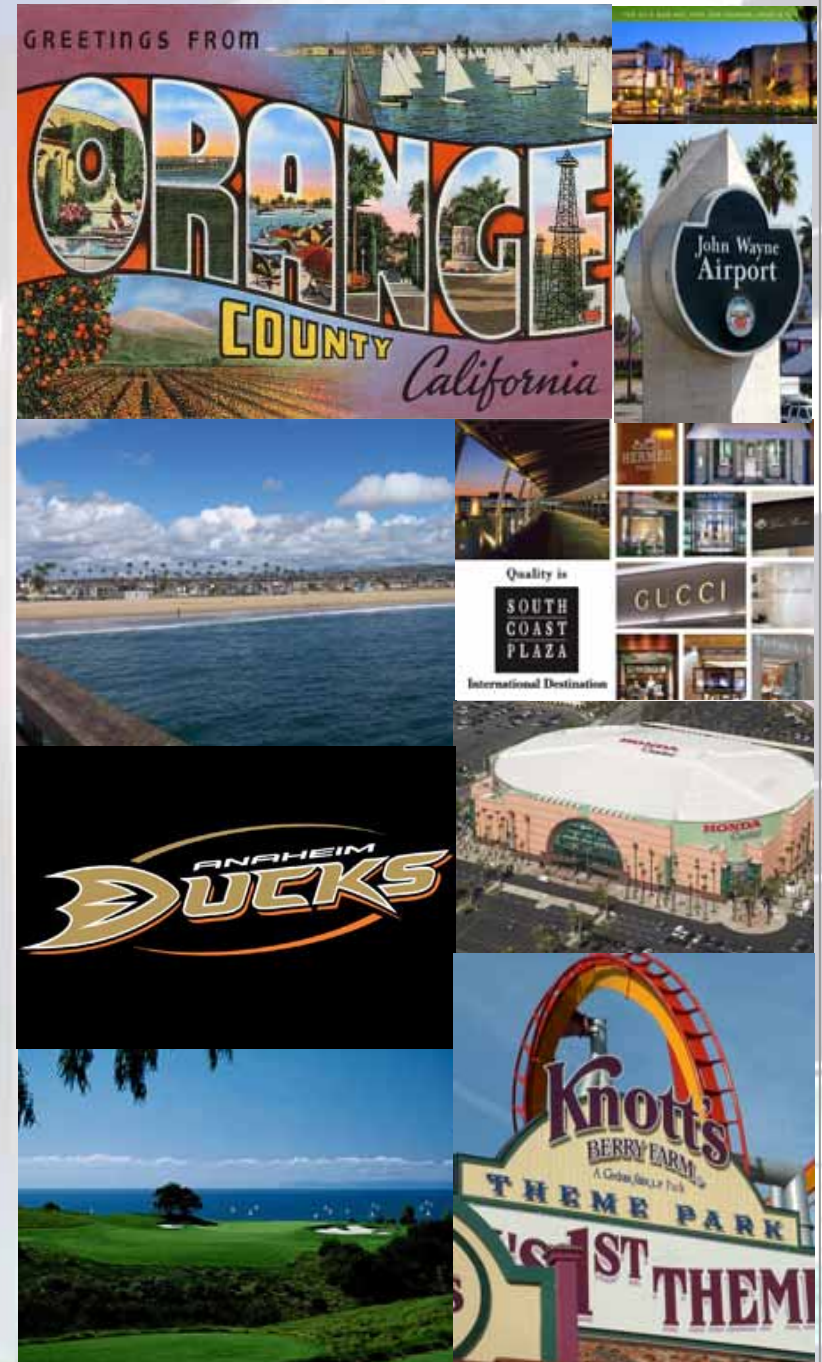
Orange County's major airport, John Wayne Airport, currently serves nearly nine million passengers per year. An expansion is underway that will accommodate six additional gates with an anticipated completion in 2011. This will enable the county to expand even further and offer residents and visitors increased transportation options. With seven major highways, traveling throughout the area with ease remains a beneficial aspect for all travelers.

There are more than 25 regional malls throughout the county including South Coast Plaza, Fashion Island, and the Irvine Spectrum. Orange County is home to more than 25 accredited colleges and universities, including University of California at Irvine, California State University, Fullerton, and Chapman University, all within a short drive of Anaheim Hills. Additionally, there are many acclaimed junior colleges and more than 30 private high schools located throughout Orange County.

Orange County's 28 cities offer a variety of residential opportunities, from exclusive homes near the ocean to attractive planned communities. A worldwide tourist destination attracting more than 28 million visitors each year, it offers residents and visitors more than 32,000 acres of beaches, coastal facilities, parks, and vast open space.

Area Attractions

- Disneyland Theme Park, Anaheim
- Anaheim Angels, Anaheim
- Anaheim Ducks, Anaheim
- Grove of Anaheim, Anaheim
- Knott's Berry Farm Theme Park, Buena Park
- South Coast Plaza Shopping Center, Costa Mesa
- Orange County Performing Arts Center, Costa Mesa
- Irvine Regional Park, Irvine
- Los Angeles Lakers, Los Angeles
- Los Angeles Dodgers, Los Angeles



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DEMOGRAPHICS:

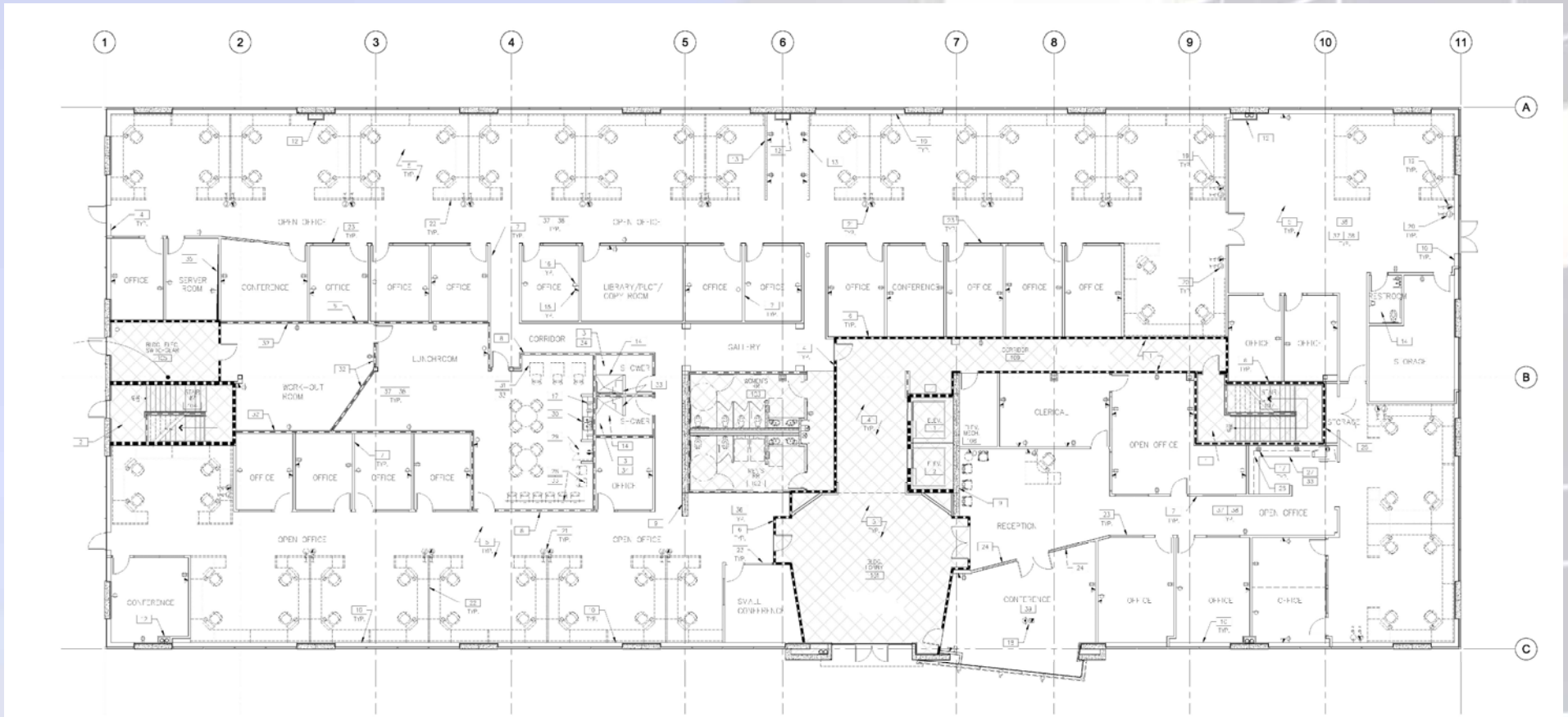
Anaheim Hills and Yorba Linda Rank #2 and #5 respectively for the highest household income in Orange County.

CORPORATE NEIGHBORS:

- Kaiser Permanente
- Applied Signal Technology
- B/E Aerospace
- Pacific Sunwear
- General Dynamics
- Advanced Information
- Advanced Access
- Cobra Engineering
- Nobel Biocare USA, LLC
- Vintage Design, Inc.
- American Career College
- LSA Architecture
- State of California

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First Floor
25,000 Square Feet (Divisible)



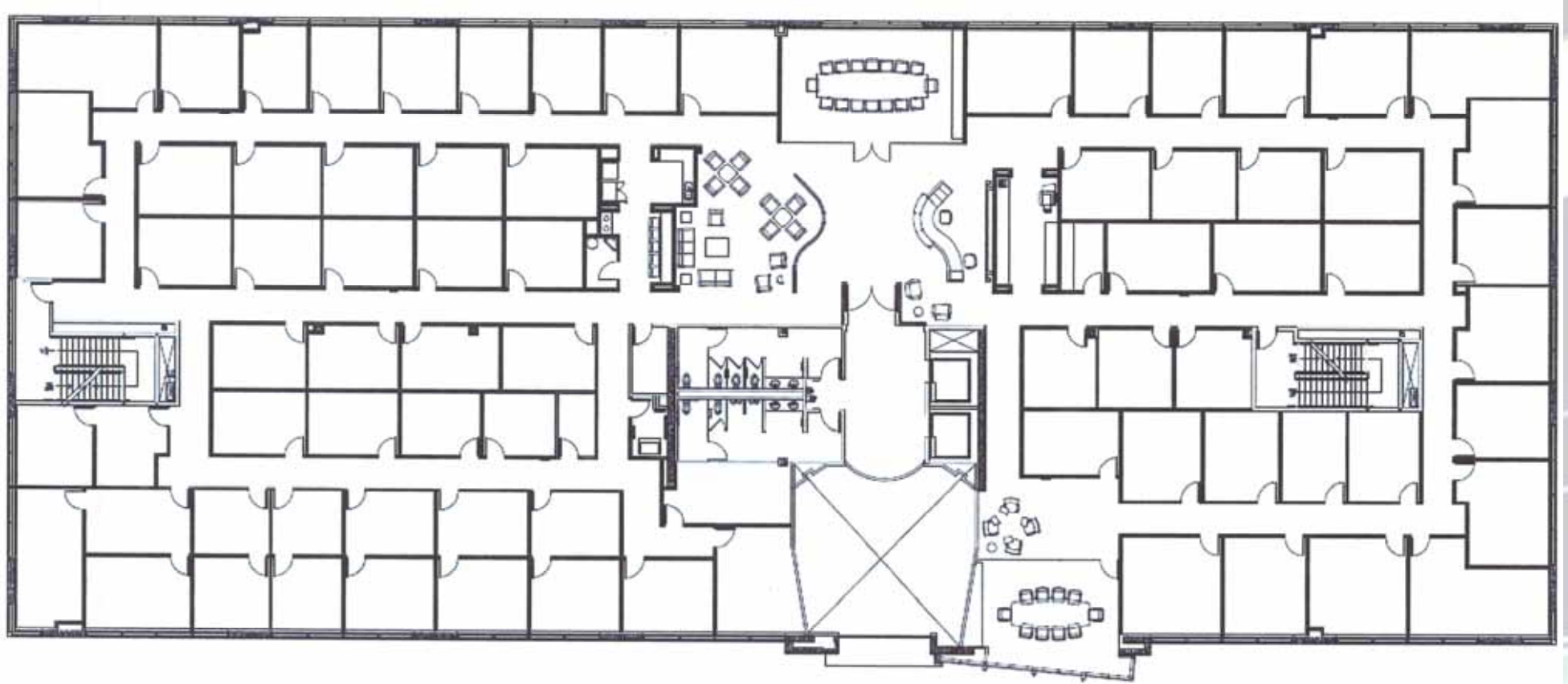
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Executive Suite Floor



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