



brea place

100 | 120 | 130 | 135 | 140 | 145 S. STATE COLLEGE | BREA, CALIFORNIA

WORLD CLASS OFFICE PARK | ±557,589 RSF

www.brea-place.com



brea place

CBRE

AMENITIES:

On-Site:

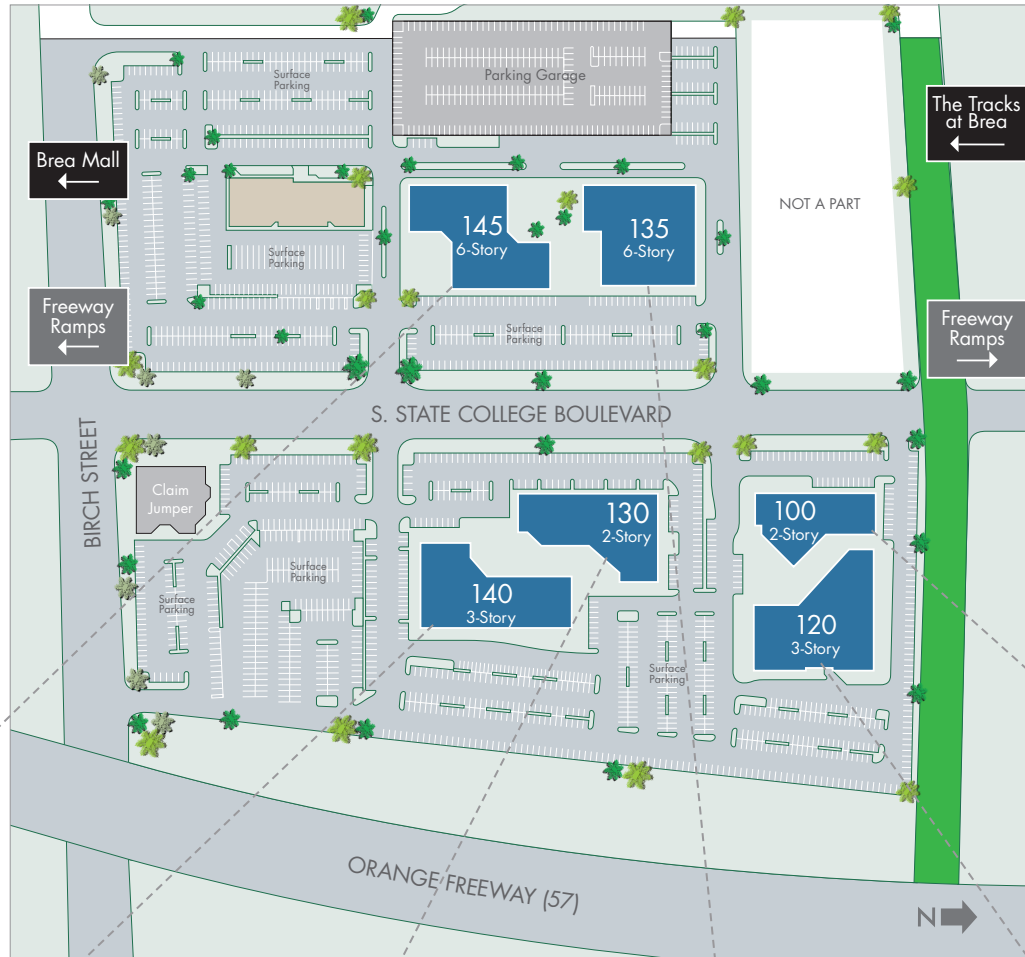
- New Athletic Club and Executive Lap Pool
- Extensive Outdoor Seating Areas
- Car Wash, ATM

RECENTLY COMPLETED

- World Class Conference/ Training Center
- Additional Outdoor People Spaces
- Collaboration/Game Room

COMING SOON:

- Deli and Coffee Shop



AMENITIES:

Walking Distance:

- Brea Mall & Brea Marketplace Shopping Center
- 15+ Restaurants and Cafes
- The Tracks at Brea
- 24 Hour Fitness
- Day-Care Center
- OCTA Bus Line & Brea Trolley
- Dry Cleaner
- Embassy Suites

FOR LEASE



BLDG 145: ±177,636 SF

FOR SALE OR LEASE




BLDG 140: ±76,202 SF

LEASED



BLDG 130: ±44,641 SF

LEASED



BLDG 135: ±163,857 SF

FOR SALE OR LEASE



BLDG 120: ±77,289 SF

LEASED



BLDG 100: ±16,704 SF

FEATURES

- World Class Office Park: ±556,329 RSF
- Multi-million dollar project renovations including all new lobbies, restrooms, hardscape/landscape, outdoor people spaces
- Unparalleled on-site & adjacent amenities:

ONSITE:

- » Car Wash
- » Dry Cleaning Service
- » Massage & Chiropractic Care
- » Notary Service
- » Athletic Club, executive lap pool and Yoga Classes
- » Onsite conference/training center
- » Collaboration/Game Room
- » Brea's Farmers Market

NEARBY AMENITIES:

- » 15+ Restaurants and Cafes
- » Brea Mall & Brea Marketplace Shopping Center
- » 24 Hour Fitness
- » The Tracks at Brea
- » Day-Care Center
- » OCTA Bus Line & Brea Trolley
- » Embassy Suites

- Adjacent to 57 freeway with high visibility signage opportunities
- Excellent access to large labor pools in OC, Los Angeles & Inland Empire
- Two-story parking structure & ample surface parking
- On-site property management
- 24-hour security presence

LOCATION



NEW WORLD CLASS CONFERENCE/TRAINING CENTER



Large Conference Room

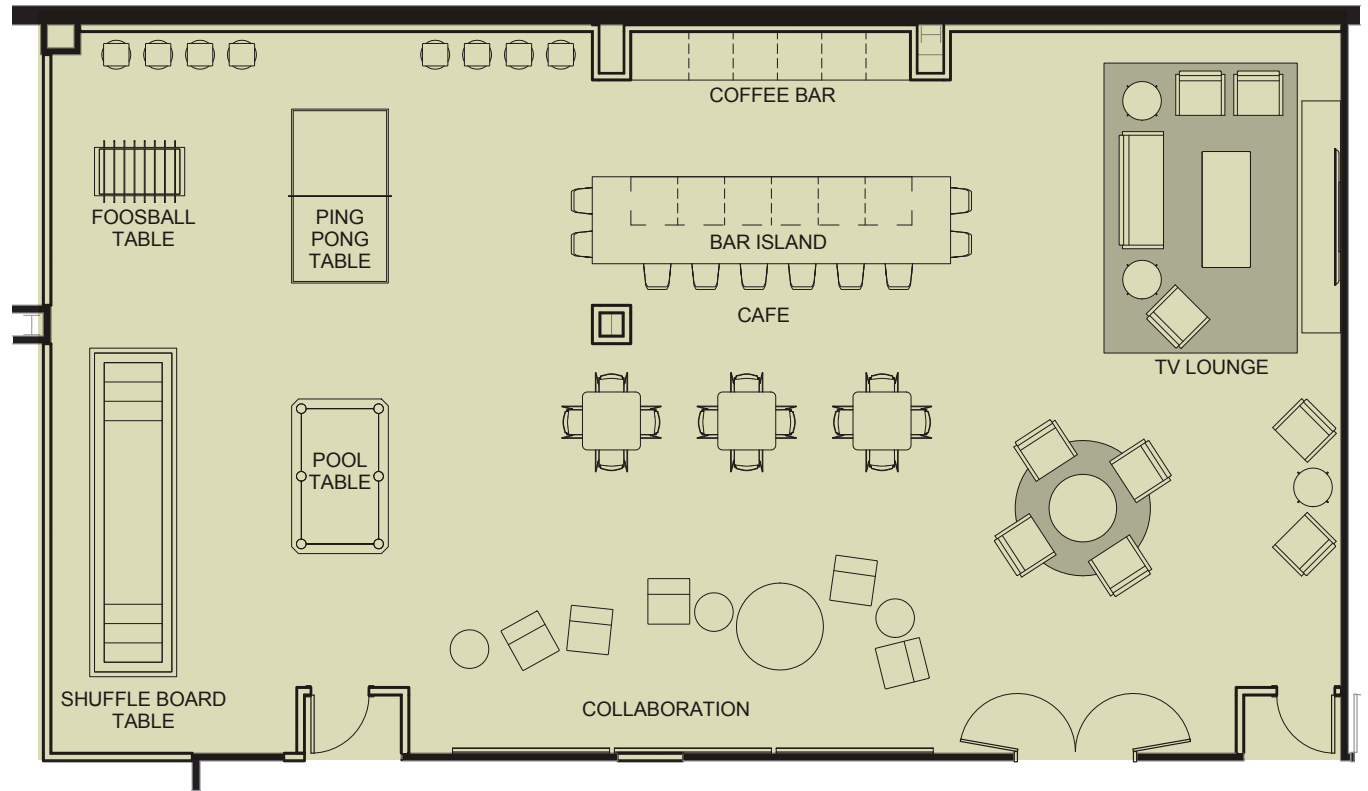


Medium Conference Room



Community Break Room

NEW COLLABORATION/GAME ROOM



High End Finishes

100-140 S. STATE COLLEGE – NEW LANDSCAPE/OUTDOOR AMENITIES



100-120 Building Looking Northwest



Outdoor Seating with BBQ Area



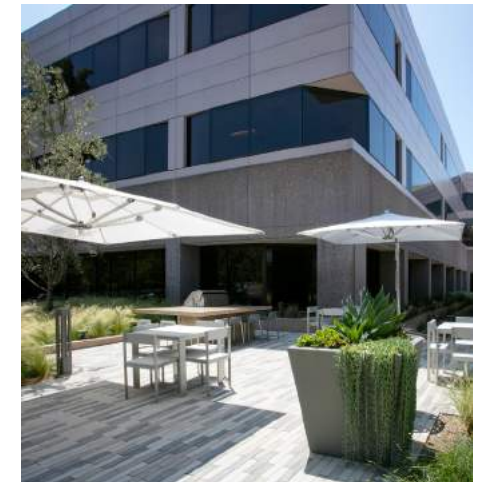
Outdoor Seating Area with Shading



Bocce Ball Court



130 - 140 Building Looking North



Modern Outdoor Seating Areas

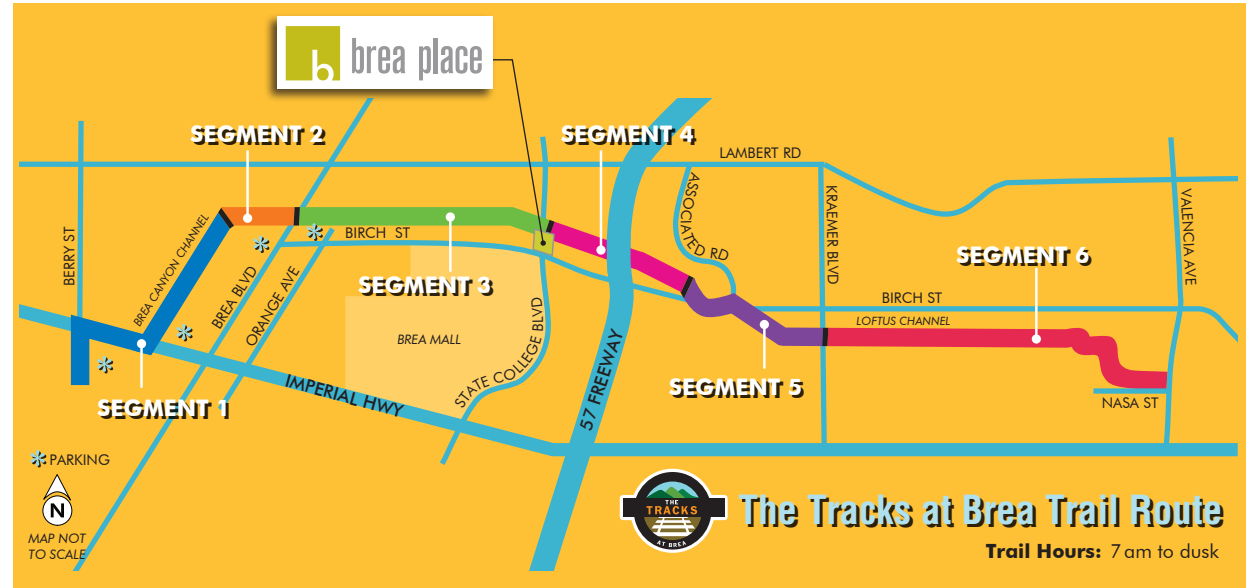
THE TRACKS AT BREA



WHAT IS THE TRACKS AT BREA?

The Tracks at Brea is a four-mile trail and linear park that includes a two-way paved bike trail and a separate pedestrian path providing alternate transportation as well as offer fitness and recreational opportunities.

Go to www.cityofbrea.net under Our Community, select The Tracks at Brea Trail for more information.



- A** NORTH SIDE PARK IMPROVEMENTS (FUTURE PHASE BY OTHERS)
- B** BIOSWALE
- C** BRIDGE
- D** "THE TRACK" BIKE + PEDESTRIAN PATH
- E** HANGOUT/REST AREA
- F** DOG PARK
- G** MOUNTAIN BIKE/BMX TRACK

The Tracks at Brea Trail Route

Brea Place has direct access to Segments 3 and 4.

SEGMENT 3:

Travels east from Brea Blvd. to State College. Now open and additional amenities anticipated to be added early 2017.

SEGMENT 4:

Travels from State College under the 57 Freeway to Birch Street. Use Associated Rd. signal to cross. Construction anticipated to begin 2017.



Trail Hours: 7 am to dusk



www.brea-place.com

LEASING TEAM:



RICKEY WARNER

Lic. 00645389
T +1 714 371 9250
rick.warner@cbre.com

CHIP WARNER

Lic. 01888851
T +1 714 371 9251
chip.warner@cbre.com

JANET GRIGAS

Lic. 01246270
T +1 714 371 9330
janet.grigas@cbre.com

LILY LEGASPI

Lic. 01485526
T +1 714 371 9331
lily.legaspi@cbre.com

CBRE

1100 W Town & Country Rd.
Suite 1200
Orange, CA 92868

ON SITE PROPERTY

MANAGER:
T +1 714 256 4655

PROFESSIONALLY OWNED & MANAGED BY:

