

### CLICK FOR VIRTUAL TOUR





2023 BOMA TOBY Award International

2023 BOMA TOBY Award Pacific Southwest Region

2022 BOMA TOBY Award Orange County



State of the Art Fitness and Conference Center



Walking distance to John Wayne Airport



INGSLEY

A BALL

# CBRE

Located in the Heart of Orange County's Business District



Premier High-Identity Landmark Location



Numerous Amenities, including Restaurants, Support Services and Hotels Adjacent to the Property



Within Minutes of Restaurants, John Wayne Airport, South Coast Plaza, Fashion Island, Irvine Marketplace, The District, and The University of California, Irvine



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Fully Renovated inside and out with all the latest amenities

### On-site Cafe



Easy Access to the 405, 55 & 73 Freeways



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Ample 4:1,000 SF Structured & Surface Parking





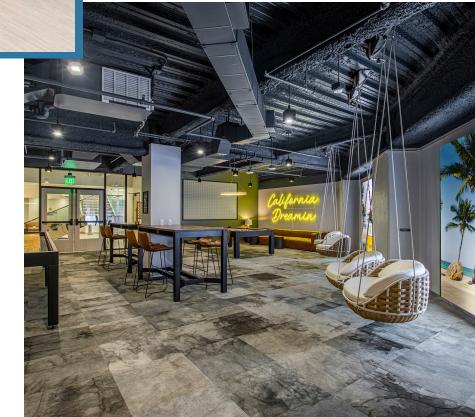


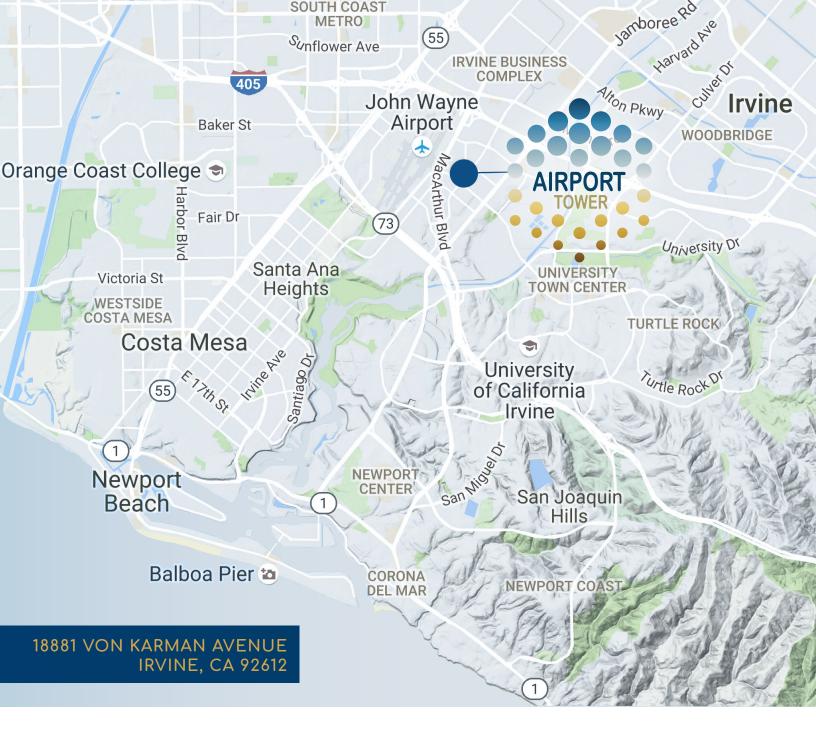
# Building Signage Available



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CARDIO FREE WEIGHTS YOGA STUDIO, WELLNES ROOM CONFERENCE CENTER TENANT LOUNGE RESTROOMS & SHOWERS





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