

# TRICENTRE

CUSHMAN &  
WAKEFIELD

333 S. ANITA DRIVE | ORANGE, CA



TRICENTRE

# SEE AND **BE SEEN** AT TRICENTRE



## **BUILDING DETAILS**

10 Stories, ±219,000 Total SF



## **SIGNAGE OPPORTUNITY**

Significant visibility with approximately 570,000 vehicles per day



## **STRATEGIC LOCATION**

Located at the intersection of I-5, SR-57, and SR-22

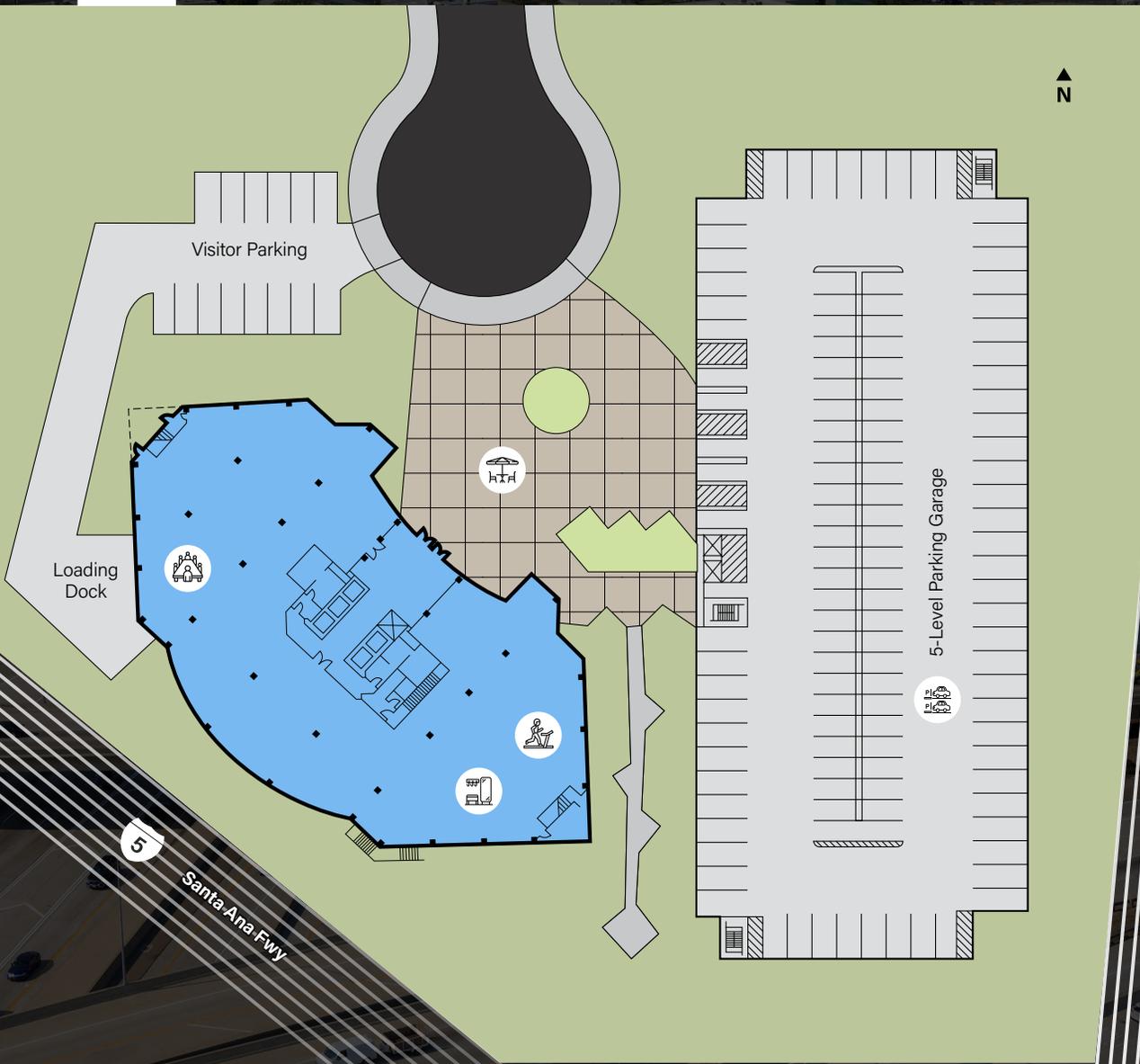
- **Prime OC Lifestyle** - Minutes to Angel Stadium, the Outlets at Orange, the future OCVIBE and Disneyland
- **Spec Suites** - A wide range of new Spec Suites available
- **Conference Center** - Host business meetings and events
- **Fitness Center** - Maintain wellness goals at the fully-equipped gym with lockers and showers



**CLASS A OFFICE IN PLATINUM TRIANGLE WITH UNMATCHED SIGNAGE AND VISIBILITY**

PREMIUM

# ON-SITE AMENITIES



22

Westbound Connector On-Ramp

57

Orange Fwy



FITNESS CENTER



LOCKER ROOM/  
SHOWERS



CONFERENCE  
CENTER



5-LEVEL PARKING  
STRUCTURE



OUTDOOR PLAZA



HIGH-SPEED  
FIBER OPTIC

# WORK BY DAY

# THRIVE BY NIGHT

S DISNEYLAND ST  
S HARBOR BLVD

DISNEYLAND

ANAHEIM CONVENTION CENTER

## RESTAURANTS

- Aloha Hawaiian BBQ
- Baja Fish
- Cali Tacos
- California Pita Grill
- Cha Thai Restaurant
- Chick-fil-A
- Crispy Fried Chicken Orange Halal
- Del Taco
- Dolly S Donut
- Domino's Pizza
- Dukes Charbroiled
- El Pollo Loco
- Fuji Grill
- Golden Road Brewing
- Hollingshead's Delicatessen
- Jack in the Box
- Kaffa Coffeehouse
- Karl Strauss Brewing Co.
- La Mia Pasta
- Lee's Sandwiches
- Lucille's Smokehouse Bar-B-Que
- McDonald's
- Mercado El Rey Chapman
- Mi Casa Authentic Mexican Food
- Mika Sushi
- Moe's Deli
- Orange Curry
- Panini Grill
- Philly's Best Cheesesteaks
- Pita Grill Express
- Poke Tiki
- Ramen Mura
- Simply Pho Noodle House
- Spoons Grill & Bar

- Subway
- Super Antojitos Orange
- The Flame Broiler
- The Peel Craftbar & Kitchen
- The Pizza Store
- The Taco Boss
- Togo's
- Victory Diner
- WaBa Grill
- Wendy's
- Wienerschnitzel
- Zito's Pizza

## OUTLETS AT ORANGE

- Auntie Anne's and Cinnabon
- BJ's Restaurant & Brewhouse
- Buffalo Wild Wings
- Carl's Jr.
- Charleys Philly Steaks
- Dave & Buster's
- Jamba Juice
- Johnny Rockets
- L.A. Italian Kitchen
- Lucky Strike
- Market Broiler
- Panda Express
- Rubio's Fresh Mexican Grill
- Saddle Ranch Chop House
- Starbucks
- T.G.I. Friday's
- Villa Dolce
- Wetzel's Pretzels

OUTLETS AT ORANGE

TR||CENTRE

E CERRITOS AVE

E KATELLA AVE

E ORANGEWOOD AVE

E VETA AVE

THE FUTURE OC VIBE

HONDA CENTER

ANGEL STADIUM

STATE COLLEGE BLVD

LEWIS ST

N MAIN ST

N BATAVIA ST

57

5

22

22



# IN THE CENTRE



TR CENTRE

## DRIVE TIMES

OCVIBE 5 Mins | 2 Miles

JOHN WAYNE AIRPORT 14 Mins | 11 Miles

IRVINE 15 Mins | 12 Miles

NEWPORT BEACH 19 Mins | 16 Miles

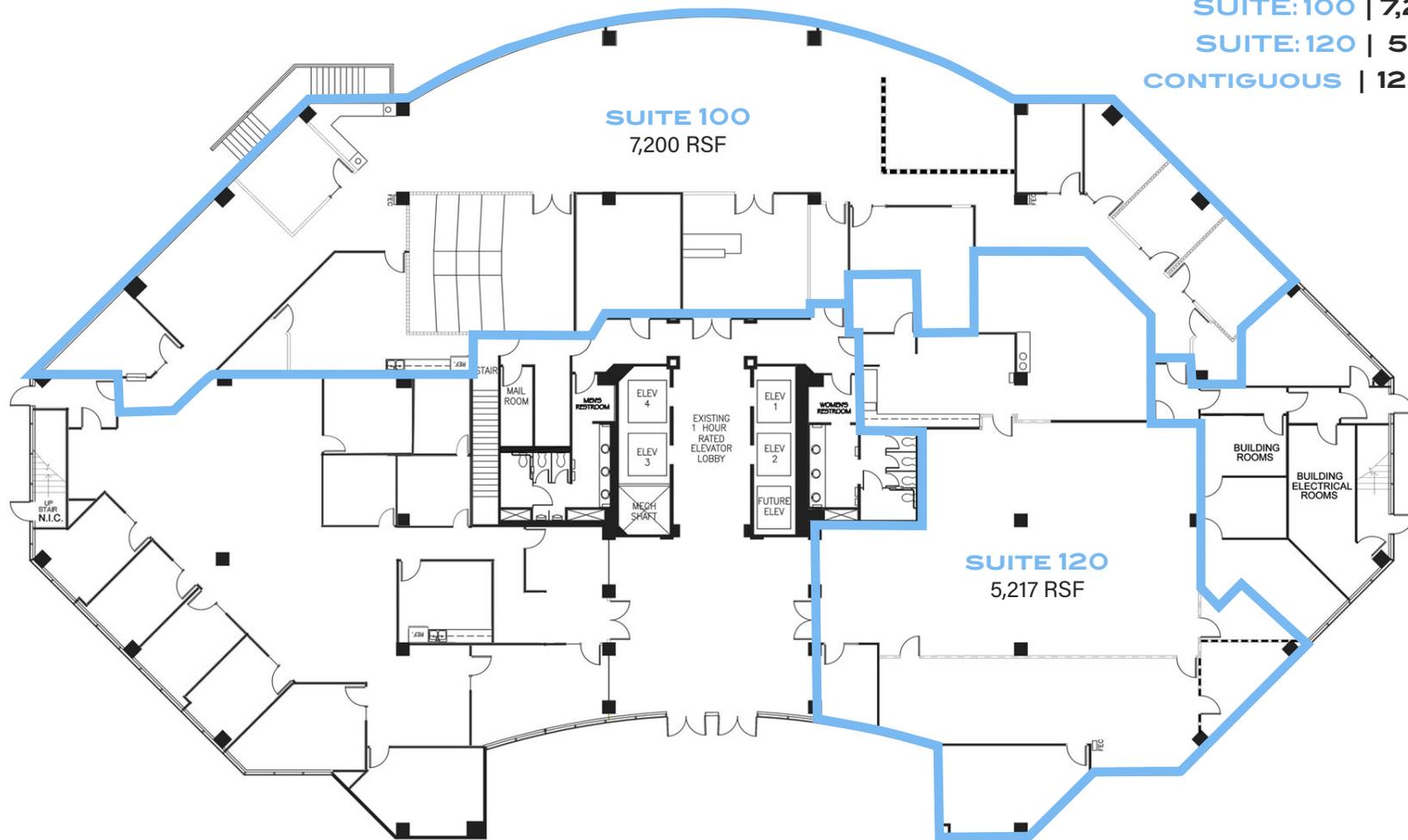
OF IT ALL

# SCALABLE

# OFFICE SPACE

	FLOOR	SUITE	SIZE (RSF)	NOTES	FLOOR PLAN
Contiguous 12,417 RSF	1	100	7,200		<a href="#">View Floor Plan</a>
	1	120	5,217		<a href="#">View Floor Plan</a>
	2	200	20,054	<a href="#">View 3D Plan</a>	<a href="#">View Floor Plan</a>
	3	300	5,590		<a href="#">View Floor Plan</a>
	5	500	21,797		<a href="#">View Floor Plan</a>
	7	725	5,376		<a href="#">View Floor Plan</a>
	7	750	3,064	SPEC SUITE	<a href="#">View Floor Plan</a>
Contiguous 7,789 RSF	8	850	3,636	SPEC SUITE	<a href="#">View Floor Plan</a>
	9	950	5,287	<a href="#">View 3D Plan</a>	<a href="#">View Floor Plan</a>
	9	980	2,502		<a href="#">View Floor Plan</a>
	10	1050	4,226		<a href="#">View Floor Plan</a>

**JOHN HARTY** Executive Managing Director | +1 949 372 4910 | john.harty@cushwake.com | Lic #01121203  
**JASON WARD** Executive Managing Director | +1 949 955 7640 | jason.ward@cushwake.com | Lic # 01802243



**SUITE:100 | 7,200 RSF**  
**SUITE:120 | 5,217 RSF**  
**CONTIGUOUS | 12,417 RSF**

**SUITE 100**  
7,200 RSF

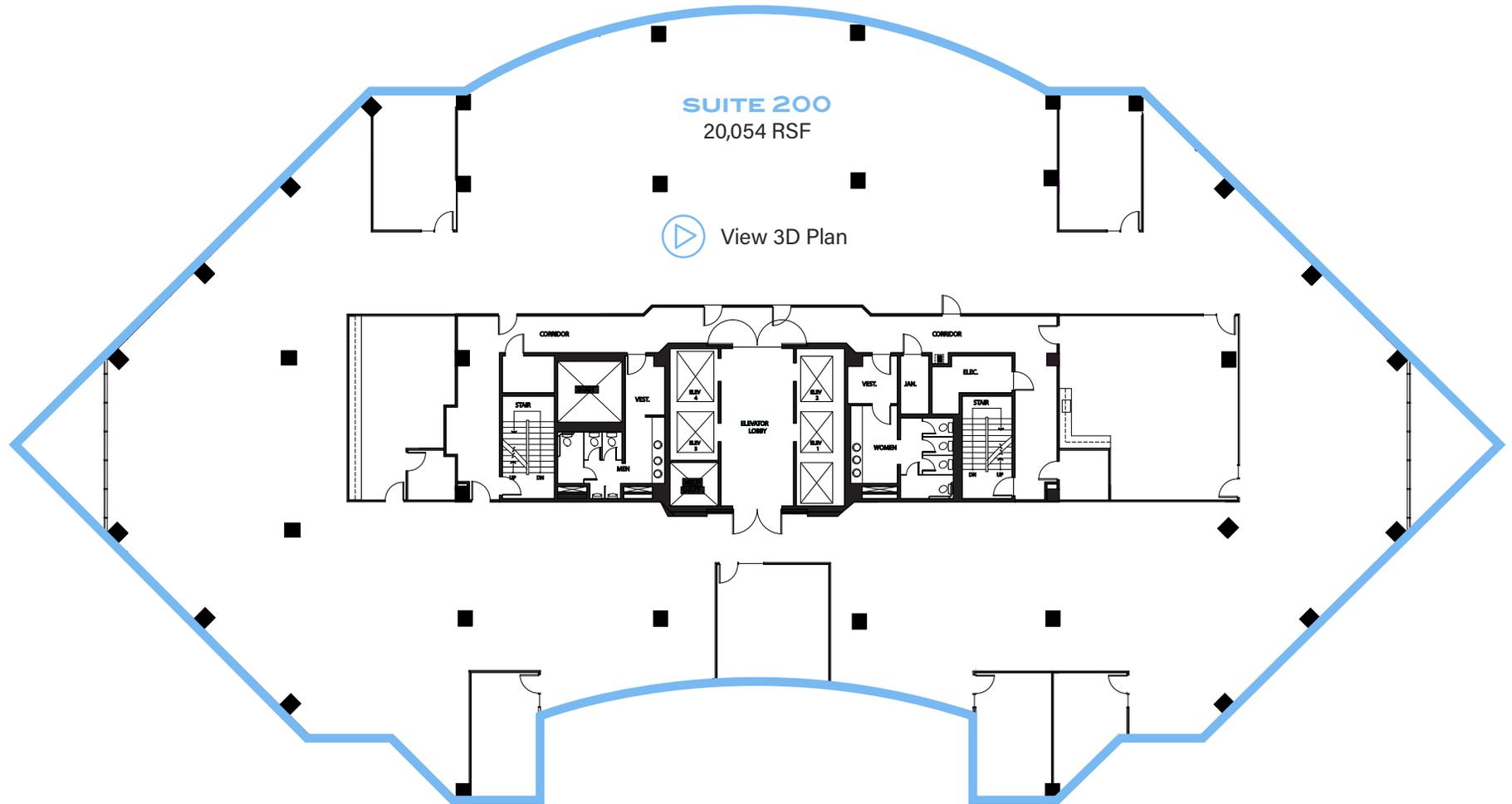
**SUITE 120**  
5,217 RSF

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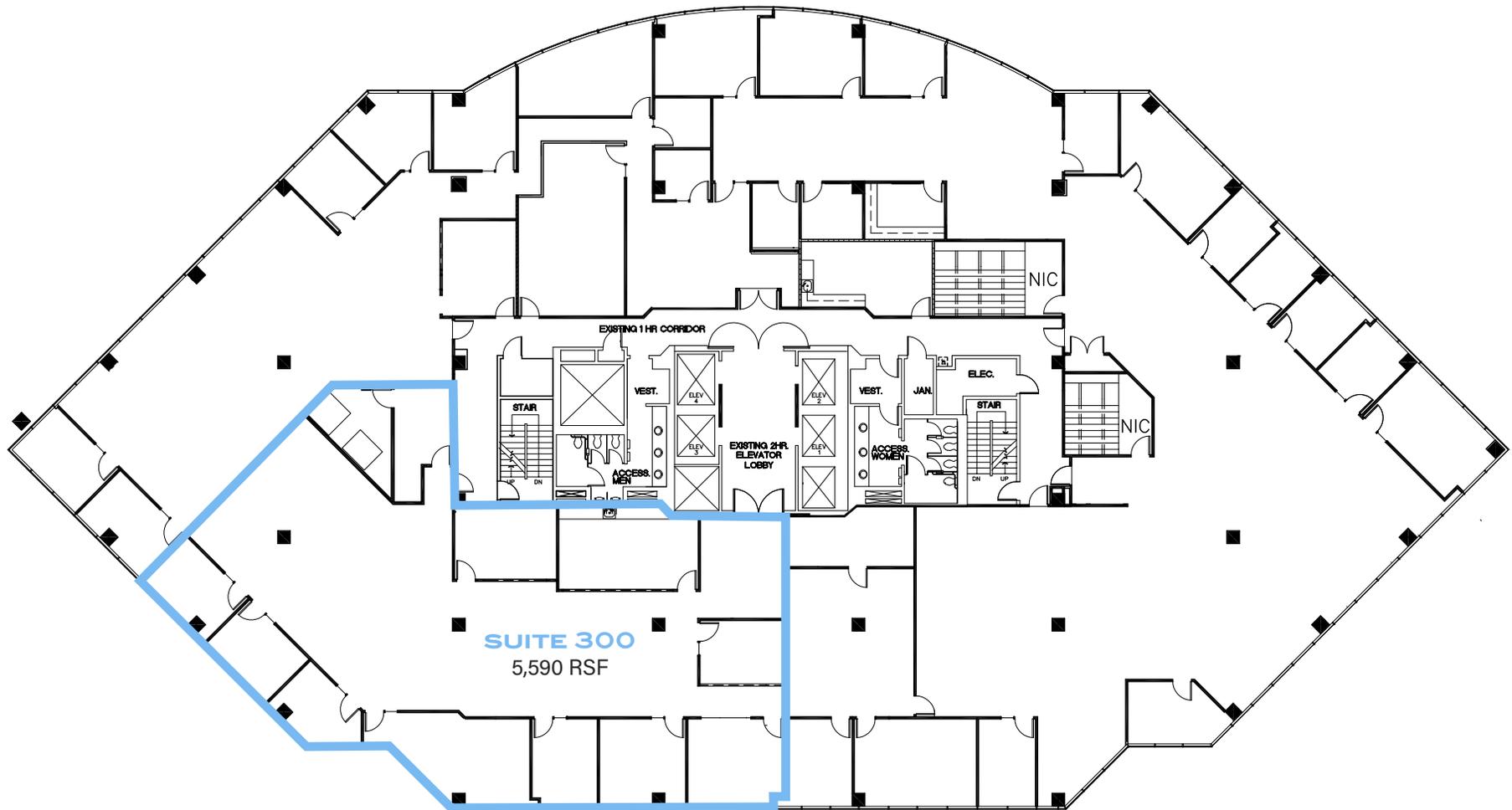
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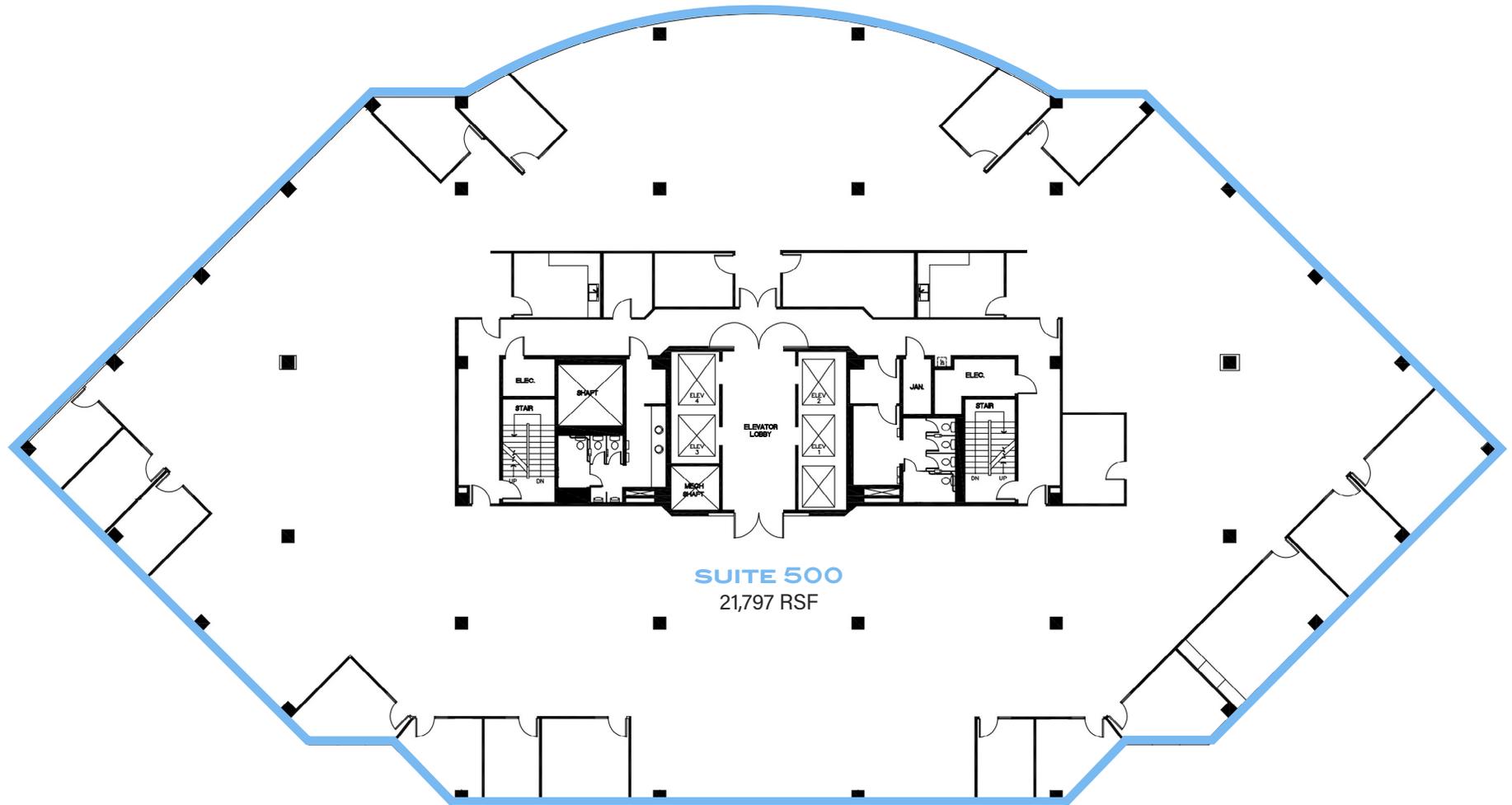
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SUITE: 725 | 5,376 RSF

SUITE: 750 | 3,064 RSF

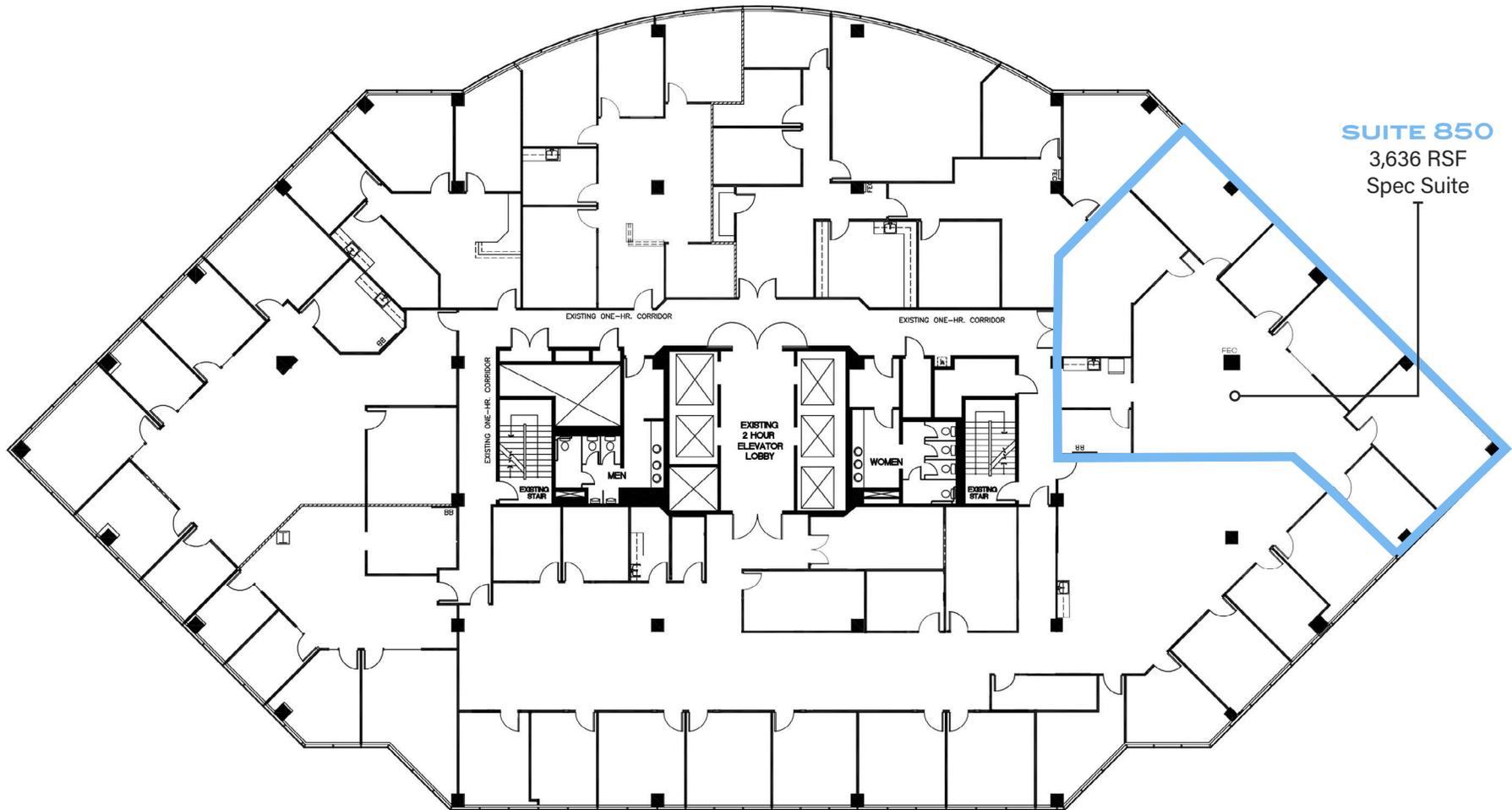


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**SUITE 850**  
3,636 RSF  
Spec Suite

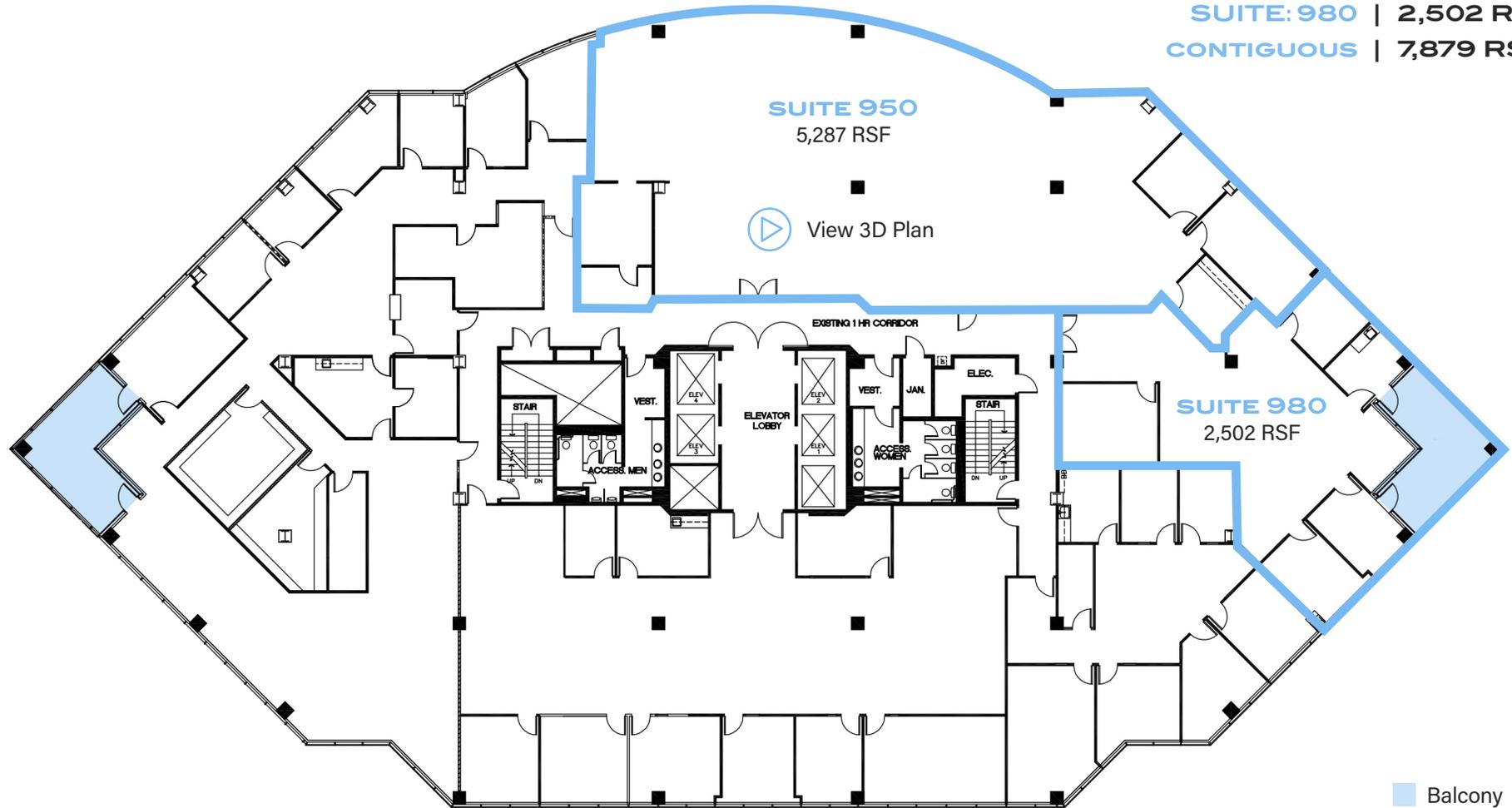
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**SUITE: 950** | 5,287 RSF  
**SUITE: 980** | 2,502 RSF  
**CONTIGUOUS** | 7,879 RSF



Balcony

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