

# RED HILL CORPORATE CENTRE



## MAJOR PRICE REDUCTION OFFICE CONDOS FOR SALE

- One Story Condo's For Sale Ranging from 2,557 Square Feet to 17,465 Square Feet
- Single Story Units
- Professional & Creative Space Design
- TI's in place - \$50 psf Saving over Shell Space
- Numerous Units have Exclusive Entrances with Prominent Identity
- High Identity Corner Location with Red Hill & MacArthur Frontage
- Red Hill Signage Available
- Close to Retail Amenities and New High Rise Residential
- Five (5) Minutes to the John Wayne Airport
- 4:1000 USF Surface Parking Ratio
- New Roof, New HVAC (95%), Upgraded Common Areas, New Exterior Windows, New Landscaping.

# ALL OFFERS WILL BE CONSIDERED

Building Address	Square Feet	Parking/USF	Old Price/PSF	New Sale Price/PSF	Comments	Status
<b>Building 100</b>						
100	4,387	4:0	\$2,597,000/\$350 \$1.95 NNN		Double door exterior entrance with over standard in place TI's. Perimeter offices, restroom and kitchen.	Leased
110	3,033	4:0	\$1,061,550/\$350 \$1.95 NNN	<b>\$818,910/\$270 \$1.95 NNN</b>	Double door exterior entrance, large conference/training room, kitchen, private restroom possible.	Vacant Lockbox JX206
120	3,490	4:0	\$1,221,500/\$350 \$1.95 NNN	\$ 942,300/\$270 \$1.95 NNN	Perimeter offices/open area, atrium views, large glass conference room and kitchen.	Leased - Unit can be made available for lease or sale - Show Card
140	3,672	4:0	\$1,285,200/\$350 \$1.95 NNN	<b>\$ 991,440/\$270 \$1.95 NNN</b>	Double door exterior entrance, dual entry with atrium & two skylights in suite. 12 offices and conference room.	Vacant Combo Lockbox bkm
160	3,538	4:0	\$1,291,370/\$365 \$1.95 NNN		Perimeter offices with kitchen & open areas. Red Hill signage.	Sold
180	3,017	4:0	\$1,101,205/\$365 \$1.95 NNN	<b>\$ 890,015/\$295 \$1.95 NNN</b>	Functional layout with excellent window line, skylight and kitchen. Private restroom and shower. Red Hill signage.	Vacant Combo Lockbox bkm
<b>Building 200</b>						
200	2,828	4:0	\$1,032,220/\$365 \$1.95 NNN		Functional office layout includes skylight, conference room and kitchen. Red Hill signage.	Leased
210	3,753	4:0	\$1,369,845/\$365 \$1.95 NNN		Exterior entrance - six private offices, open bull pen and a conference room. Red Hill signage.	Leased
220	6,495	4:0	\$2,273,250/\$350 \$1.95 NNN	<b>\$1,753,650/\$270 \$1.95 NNN</b>	Exterior entrance, private atrium in suite, perimeter offices, open bullpen, large conference room and a kitchen.	Vacant Combo Lockbox bkm
230	3,154	4:0	\$1,103,900/\$350 \$1.95 NNN		Double door exterior entrance, atrium view, private restroom and kitchen.	Leased
240	2,557	4:0	\$ 894,950/\$350 \$1.95 NNN	<b>\$ 690,390/\$270 \$1.95 NNN</b>	Warm shell condition.	Vacant Lockbox JX206
250	3,210	4:0	\$1,123,500/\$350 \$1.95 NNN		Double door exterior entrance with atrium view. Open bull pen space and perimeter offices.	Sold

For further information, please contact:

**SEAN AHERN**  
sahern@lee-associates.com  
949.724.4733

**BRIAN GARBUTT**  
bgarbutt@lee-associates.com  
949.790.3166

[www.redhillcorporatecentre.com](http://www.redhillcorporatecentre.com)



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