

1 PACIFIC PLAZA



7755 Center Ave | 7711 Center Ave | 7777 Center Ave
Huntington Beach, CA



CBRE

Property Features



Three class A office towers, one 12-story and two 6-story buildings comprised of 400, 598 total square feet



Unique, freeway-visible billboard signage available 380,000+ cars per day



Exception identity and access to San Diego (405) freeway and Beach Blvd



Newly renovated lobbies and common areas



Beautiful outdoor plaza with soft seating and WIFI



On-site hotel, 24 hour fitness and Buca di Beppo Restaurant



On-site Smart Market provides ready and readily available "grab & go" food options, including salads, sandwiches, snacks, and Starbucks Coffee



On-site conference/training center



On-site management



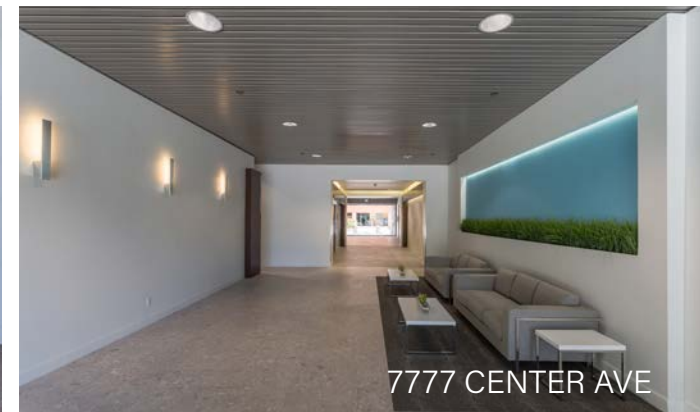
**BEST WALKABLE
AMENITIES IN
ORANGE COUNTY**



7711 CENTER AVE



7755 CENTER AVE

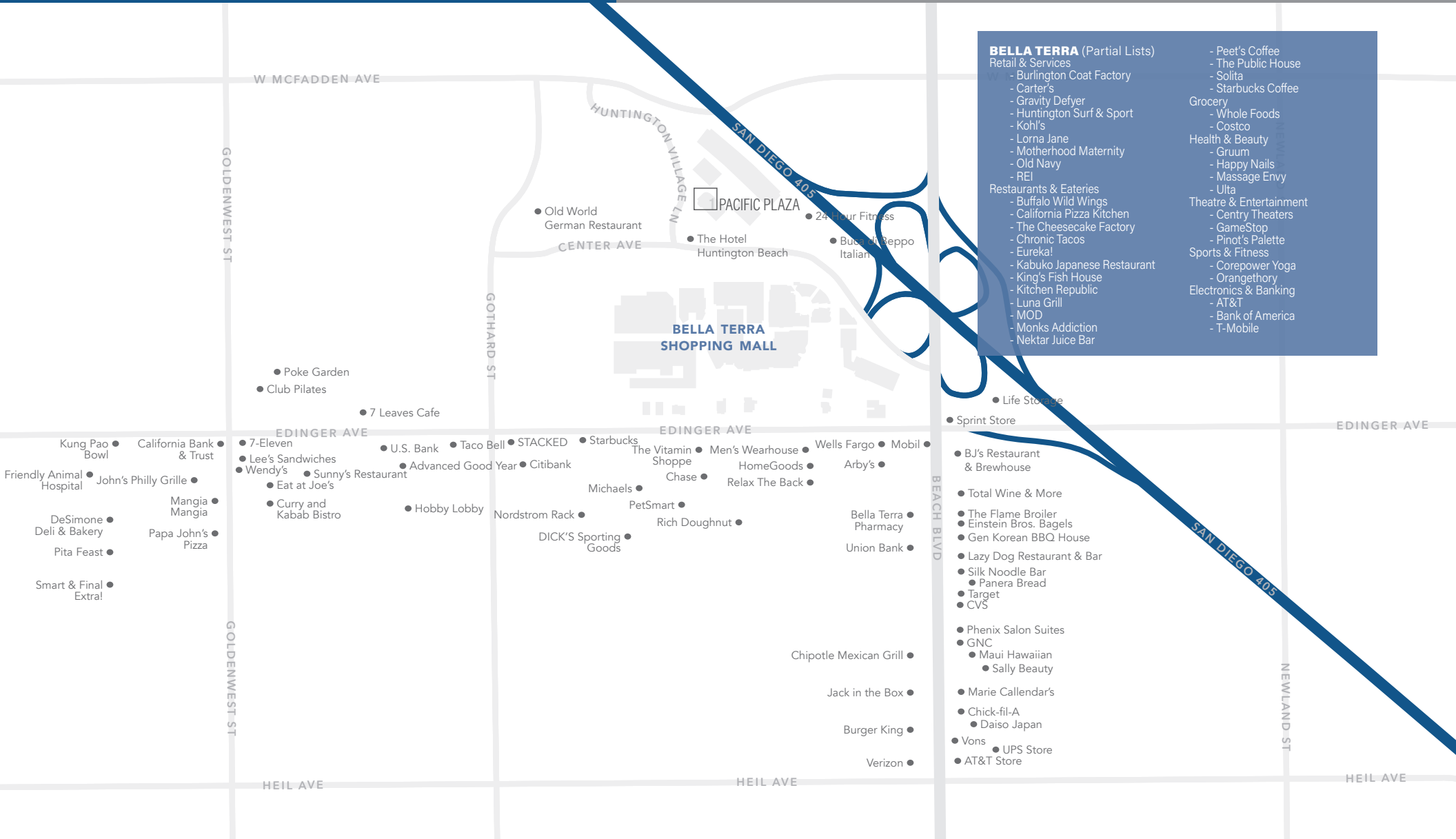


7777 CENTER AVE



Availabilities

BUILDING	SUITE	SIZE	AVAILABLE	DESCRIPTION
7711 Center Ave	100	6,646	6/1/19	Ground floor, double door entry with lobby visibility and grand reception area. 3 conference rooms (or large executive offices), 2 interior offices, large interior training/work room, as well as break room, IT, storage & large open area for workstations - Call to show.
	300	7,581	5/1/19	8 window offices, large conference room, small conference room, reception area, storage, IT, copy/mail room, break room, large training room and open area for workstations - Call to show.
7755 Center Ave	700	17,578	7/1/19	Full floor available. Reception area with large conference room. Multiple interior private offices, with work rooms/kitchen/storage and large open area for workstations.
	900	17,560	Immediate	9 window offices, additional small conference rooms, storage, large work-room, privacy rooms, server, storage and large break room - Call to show.
	1070	4,850	5/1/19	1 window offices, 2 conference rooms, large open area with spectacular views - Call to show.
	900/1070	22,410	5/1/19	Contiguous space.
	1050	5,192	With Notice	Corner space with double door lobby exposure offering spectacular ocean views. Conference room, 4 private offices, storage, work room, open kitchen/break room & open area for workstations.
	1200	7,835	6/30/19	Double door entry with lobby visibility and partial ocean views. Reception area, large conference room, break room, 16 window offices, storage, IT and large open area for workstations - Call to show.
	1225	2,121	8/1/19	Top floor space with spectacular ocean views. Reception area, conference room, 3 window offices, 2 interior offices, kitchen/work room and open area for workstations - Call to show.
	1200/1225	9,956	8/1/19	Contiguous space.
7777 Center Ave	100	4,662	With Notice	Highly visible ground floor space, with glass double-door entry immediately off the lobby. High ceilings & ample glass line. Open reception, glass conference room, 3 window offices, open break room/kitchen, copy/storage/work room, and large open work area.
	150	4,965	Immediate	Ground floor double door entry off lobby featuring dedicated reception, large conference room, perimeter offices, break room, file room and large open area.
	180	4,529	11/30/19	Double door entry with lobby visibility. High ceilings with multiple private offices, kitchen and open work area.
	150/180	9,494	11/30/19	Contiguous space.
	220	1,222	Immediate	Three private offices, work room and open area.
	260	1,857	Immediate	Corner space with ample window line, 3 perimeter offices and open area for cubicles.
	350	5,246	8/1/19	Double door lobby exposure w/ reception area. Conference room, (10) window offices, small conference room, IT, work/storage room, break room and open area for workstations.
	430	2,531	Immediate	Corner space with ample window line, 3 perimeter offices, conference room, kitchen, storage and open area for workstations.
	450	1,155	Immediate	2 window offices, 2 interior offices, reception and small kitchen.
	495	2,230	Immediate	Corner suite featuring dedicated reception, large conference room, break room and five perimeter offices.
	450/495	3,385	Immediate	Contiguous space. Divisible 3,309 - 7,094 RSF.
	650	1,886	6/1/19	Corner space, open area with private balcony.
	660	1,582	6/1/19	2 private offices, open area and storage.
	650/660	3,468	6/1/19	Contiguous space.



BELLA TERRA (Partial Lists)

Retail & Services

- Burlington Coat Factory
- Carter's
- Gravity Defyer
- Huntington Surf & Sport
- Kohl's
- Lorna Jane
- Motherhood Maternity
- Old Navy
- REI

Restaurants & Eateries

- Buffalo Wild Wings
- California Pizza Kitchen
- The Cheesecake Factory
- Chronic Tacos
- Eureka!
- Kabuko Japanese Restaurant
- King's Fish House
- Kitchen Republic
- Luna Grill
- MOD
- Monks Addiction
- Nektar Juice Bar

- Peet's Coffee
- The Public House
- Solita
- Starbucks Coffee

Grocery

- Whole Foods
- Costco

Health & Beauty

- Groom
- Happy Nails
- Massage Envy
- Ulta

Theatre & Entertainment

- Centry Theaters
- GameStop
- Pinot's Palette

Sports & Fitness

- Corepower Yoga
- Orangethory

Electronics & Banking

- AT&T
- Bank of America
- T-Mobile



**Leasing
Contacts:**

DAVID DOWD

+1 949 725 8410
david.dowd@cbre.com
Lic. 00896764

JENNIFER WHITTINGTON

+1 949 725 8444
jennifer.whittington@cbre.com
Lic. 01839221

MATT DIDIER

+1 949 725 8431
matt.didier@cbre.com
Lic. 01345447

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

