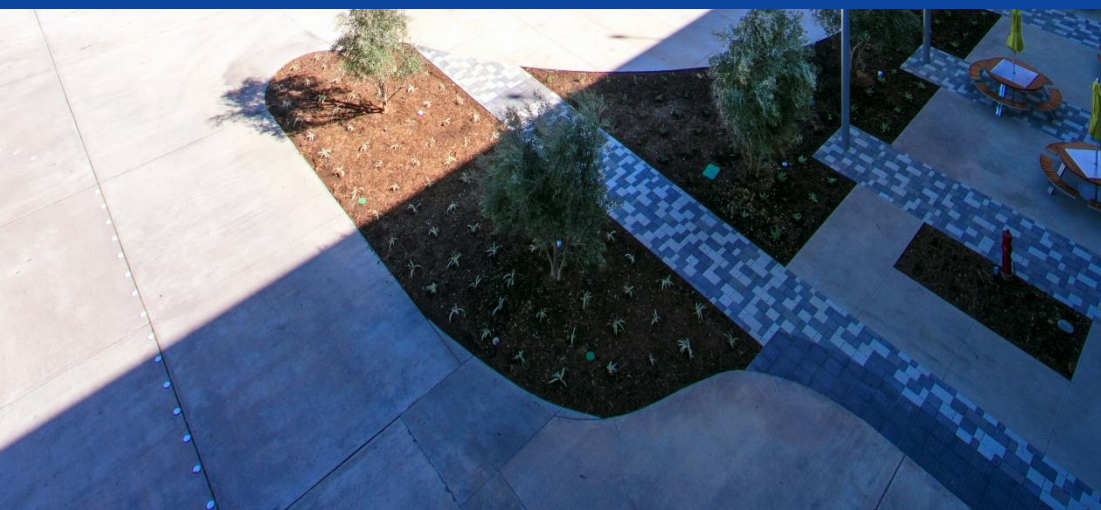




5 & 6
HUTTON
CENTRE
DRIVE


GRIFFIN TOWERS

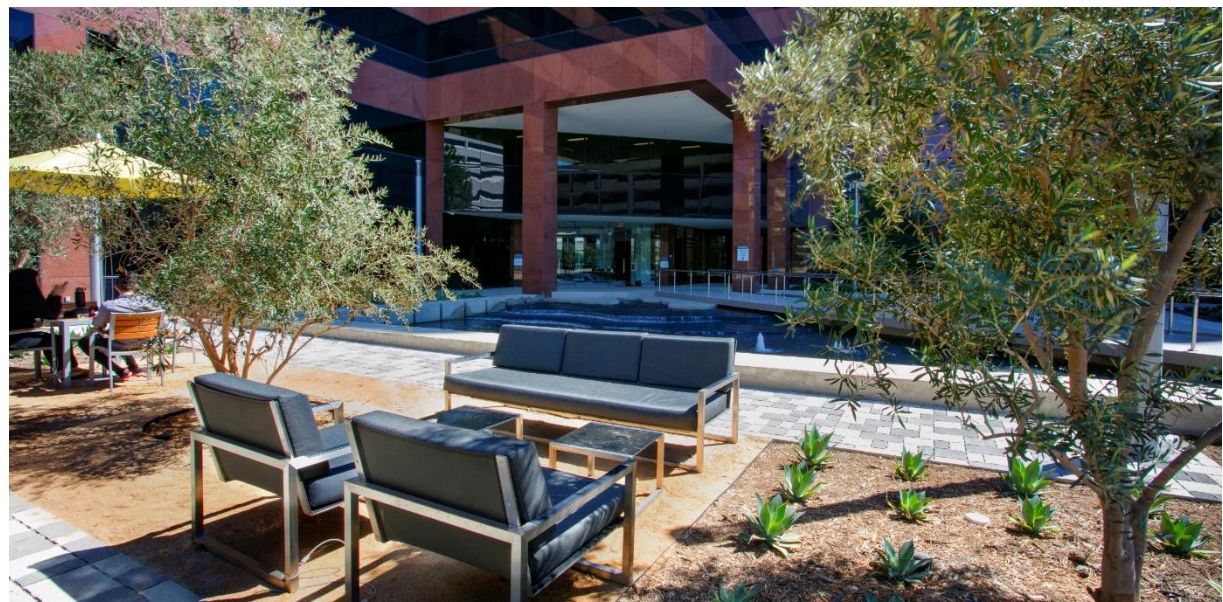


South Coast Metro



EQ Office

CBRE



PROPERTY FEATURES

Class “A”, landmark twin-office towers totaling 555,993 rentable square feet

Strong, well capitalized
ownership

OC’s 1st **Wired Certified**
project

Freeway signage and
visibility

Immediate access
to the **55 & 405**
freeways with a
dedicated lane to the
airport

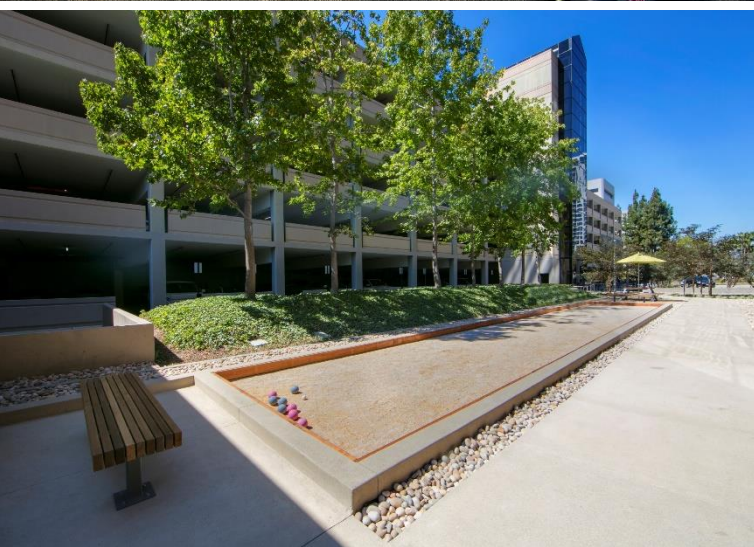
Abundant **on-site**
amenities as well as three
hotels and numerous
walkable retail
amenities

Six-story parking
structure with
4/1,000 parking



INTERIOR UPGRADES

- + Lobby modernization
- + Full renovation of corridors, elevator lobbies & restrooms in progress
- + Numerous progressive spec suites



ON-SITE AMENITY UPGRADES

- + Fitness center with high-end equipment
- + Shower and locker rooms
- + Customer concierge
- + Conference center with full catering kitchenette
- + On-site retail revitalization

EXTERIOR UPGRADES

- + Decomposed granite bocce court
- + Abundant outdoor soft seating areas
- + Exterior is Wi-Fi enabled
- + Expansive water feature
- + New project signage
- + Parking structure beautification and EV charging stations



CONNECTIVITY UPGRADES

- + 6 fiber providers can provide dedicated, business grade internet access with guaranteed upload and download speeds
- + Public Wi-Fi is provided for free by building management in common areas
- + Back-up generator is present to provide tenants with reliable back-up power



NEARBY AMENITIES

- A. Fashion Island
- B. Performing Arts Center
- C. Starbucks
- Wasabi Japanese Grill
- Juice It Up
- Togo's Eatery
- Thai Spice
- D. Griffin Café
- Lakeside Bistro
- E. Courtyard Marriott
- F. Nate's Korner
- Havana Coffee
- G. Mexican Restaurant
- H. Double Tree Hotel
- I. MacArthur Place Café

**FOR MORE
INFORMATION,
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