

4 Hutton

4 HUTTON CENTRE DRIVE | SOUTH COAST METRO | CALIFORNIA | 92707



**Voit**  
REAL ESTATE SERVICES



## HIGH IDENTITY & VISIBLE LOCATION

- Well located in the heart of the South Coast Metro Area
- Building Top Signage Available

## MOVE-IN READY CREATIVE SPEC SUITES

## IDEAL PROXIMITY TO AIRPORT, FREEWAYS AND HOUSING

- Direct access to the 5, 405, and 55 freeways and minutes to John Wayne Airport

## WALKING PATHS SURROUNDING A BEAUTIFUL LAKE

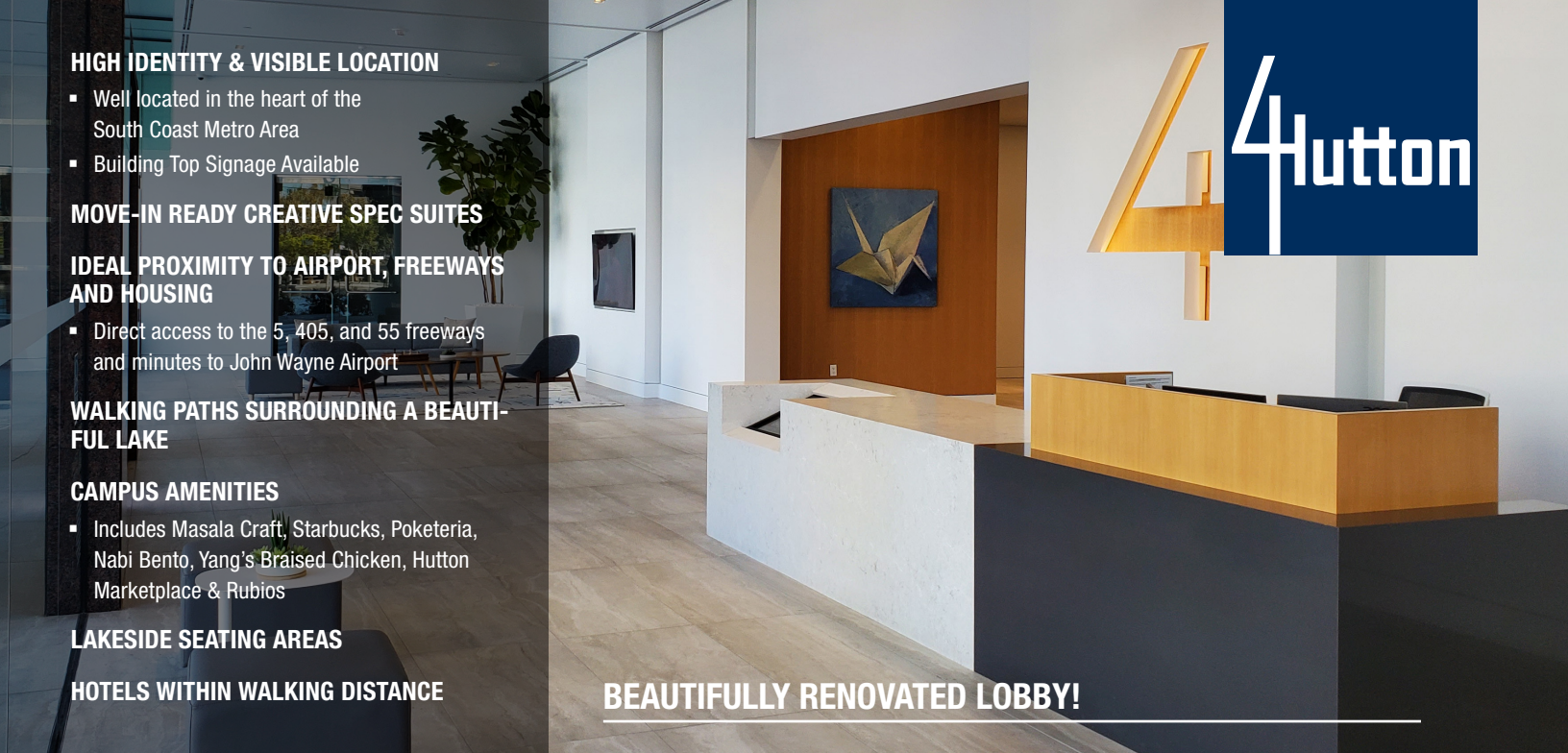
## CAMPUS AMENITIES

- Includes Masala Craft, Starbucks, Poketeria, Nabi Bento, Yang's Braised Chicken, Hutton Marketplace & Rubios

## LAKESIDE SEATING AREAS

## HOTELS WITHIN WALKING DISTANCE

## BEAUTIFULLY RENOVATED LOBBY!



AVAILABILITY	SUITE	SQ. FT.	DESCRIPTION
	150	6,749 SF	10 Offices, Conference Room, Break Room and Storage Area
	200*	7,864 SF	8 Offices, Conference Room, Break Room and Open Area
	220*	5,754 SF	9 Offices, Conference Room, Kitchenette and Large Open Area
	260*	4,043 SF	2 Offices, Conference Room, Kitchenette and Large Open Area
	300**	9,340 SF	5 Offices, Conference Room, Break Room and Open Area
	330**	3,310 SF	4 Offices, Conference Room, Kitchenette and Open Area
	350**	5,658 SF	9 Offices, Conference Room, Break Room and Open Area
	370**	4,045 SF	14 Offices, Large Conference Room, File/Server Room and Break Room
	400 ***	12,059 SF	13 Offices, Conference Room, Break Room and Production Room and Large Open Area
	450 ***	10,134 SF	6 Offices, Conference Room, Break Room and Open Area
	570	2,947 SF	Creative Suite - 3 Offices, Conference Room, Break Room and Open Area
	580	3,023 SF	Creative Buildout - 2 Offices, Conference Room, Kitchenette and Open Area
	590	3,502 SF	Creative Suite - 3 Offices, Large Conference Room, Break Room and Open Area
	600	2,570 SF	Creative Suite - 2 Offices, Conference Room, Open Break Room and Open Area
	635	2,345 SF	Creative Suite - 2 Offices, Open Break Room and Open Area
	670	2,992 SF	6 Offices, Conference Room and Open Break Area
	720	3,064 SF	1 Office, Conference Room and Break Room
	760	5,012 SF	6 Offices, Conference Room and Break Room
	800	22,353 SF	Warm Shell

\* Suites 200, 220 & 260: Contiguous Total = 17,661 SF | \*\* Suites 300, 330, 350 & 370: Contiguous Total = 22,353 SF

\*\*\* Suite 400 & 450: Contiguous Total = 22,193 SF | Suites 200, 220, 260, 300, 330, 350, 370, 400 & 450: Contiguous Total = 62,207 SF



COSTA MESA



Main St

Sunflower Ave

MacArthur Blvd

Hutton Center Dr

55

405

405

55





# Voit

REAL ESTATE SERVICES

Voit Real Estate Services  
2020 Main Street, Suite 100  
Irvine, California 92614  
[www.voitco.com](http://www.voitco.com)

Property Touring Guidelines



Licensed as Real Estate Salespersons by the DRE.  
The information contained herein has been obtained  
from sources we deem reliable. While we have no  
reason to doubt its accuracy, we do not guarantee it.  
© 2022 Voit Real Estate Services, Inc.  
All Rights Reserved. Lic #01991785.

**LIZ HURLEY**  
**Senior Vice President**

Lic. #00931852  
949.263.5325  
[lhurley@voitco.com](mailto:lhurley@voitco.com)

**CHRIS DEASON**  
**Senior Vice President**

Lic. #01031828  
949.263.5347  
[cdeason@voitco.com](mailto:cdeason@voitco.com)

**PATRICK MCCREDIE**  
**Senior Associate**

Lic. #02014408  
949.263.5321  
[pmccredie@voitco.com](mailto:pmccredie@voitco.com)



[WWW.4HUTTONCENTRE.COM](http://WWW.4HUTTONCENTRE.COM)