

# TOWER 1851

EAST FIRST STREET

1851 E. FIRST STREET, SANTA ANA, CALIFORNIA



VIRTUAL TOUR

15-STORY CLASS-A HIGH RISE OFFICE BUILDING



CBRE

# WELCOME TO THE CENTER OF ORANGE COUNTY



## ACCESS

Located off the I-5 freeway, the building features high visibility and immediate access to the 55 and 22 freeways putting you blocks from Downtown Santa Ana's Civic Center and minutes from major shopping and dining and John Wayne Airport.



## EFFICIENCY

Tower 1851 achieved the prestigious LEED Gold certification from the U.S. Green Building Council in 2011. The property has received several building awards for its efficiency including 2009 BOMA Regional Winner of "The Office Building of the Year" and the BOMA 360 Performance Building Designation. The benefit is a building that provides:



Competitive rents  
due to lower  
operating expenses

Healthy and productive  
interior work  
environment

Proactive e-waste  
collection and  
cleaning programs



## EXCELLENCE



On-site building management team and 24/7 security provides a higher level of service excellence and commitment to tenants. On-site amenities include a newly-renovated café, conference center and storage.

**Tower 1851**  
East First Street





# FEATURES

15-STORY BUILDING // ± 321,836 RSF

Landmark location with immediate access to the Santa Ana (5) freeway Garden Grove (22) freeway and Newport (55) freeway

Strong financially-stable ownership

On-site property management team, day porters, engineers and security

Six high-speed micro-processor controlled elevators, plus dedicated freight elevator

High tech climate, life safety, energy and access control

Structured 4:1 parking

24-hour on-site security

Quality on-site café providing breakfast, lunch and catering options

Activated courtyard with soft seating serviced by MetroBean Cafe

Brand new Tenant Amenity Center with Conference facility, Lounge area, Yoga studio, Kitchen/break area, Showers and Lockers



## DRIVE TIMES FROM TOWER 1851

To Santa Ana Civic Center	5 min
To John Wayne Airport	15 min
To LAX	40 min
To The District	10 min
To Tustin Market Place	15 min
To Downtown Tustin	5 min
To Main Place Mall	5 min
To San Diego	80 min





Home to major companies such as:  
Geico, Judicate West, Kaiser Permanente, Green & Hall, WKE, Inc., CorVel Healthcare Corporation, Continental Casualty Company

### CLOSE TO MAJOR AMENITIES

- › Santa Ana Civic Center
- › Superior Court of California
- › Bowers Museum
- › Main Place Mall
- › Tustin Market Place
- › The District at Tustin
- › LA Fitness
- › Discovery Science Center
- › Numerous banks
- › Numerous fast food choices: Carl's Jr., Starbucks, Subway, Burger King, Pizza Hut, Togo's, Baja Fresh, and others
- › 4th Street Market/creative food hall concept

MAIN PLACE MALL

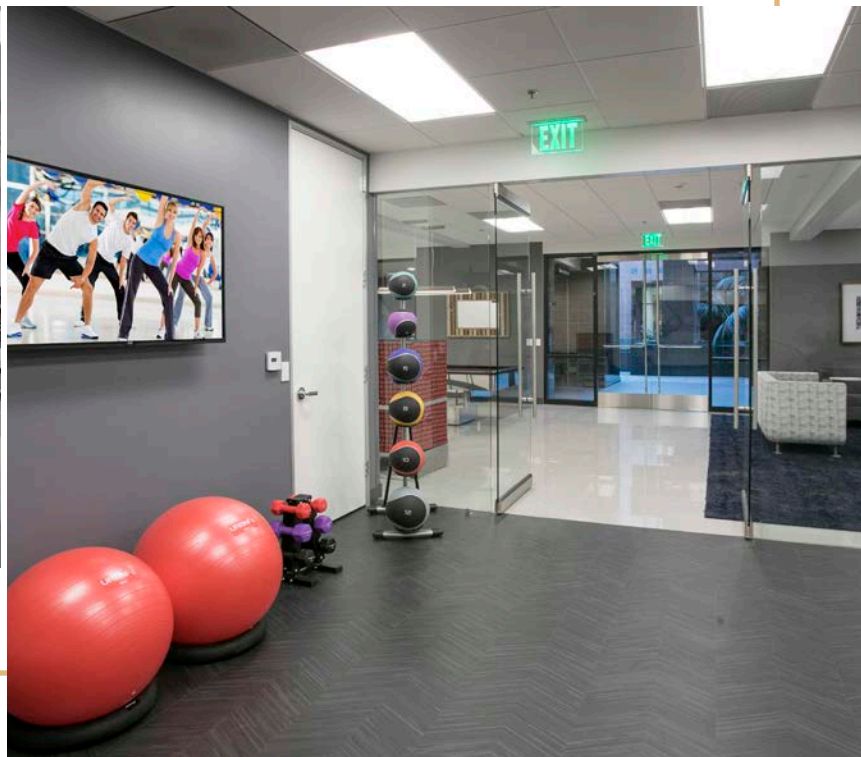
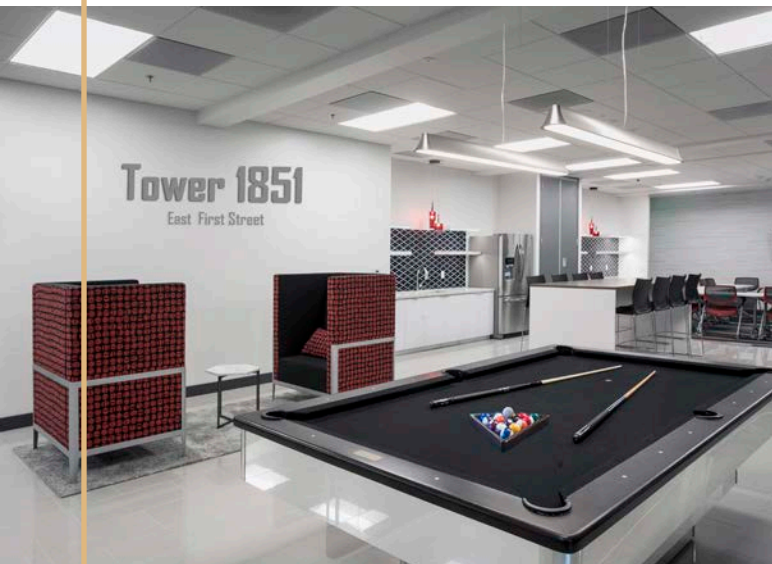


THE DISTRICT AT TUSTIN



TUSTIN MARKET PLACE

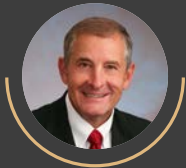






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