

FOR LEASE

120 VANTIS DRIVE | ALISO VIEJO | CA

V
120
VANTIS
IT'S ALL HERE



5-STORY | 180,774 SF | CLASS A OFFICE BUILDING

CBRE



IT'S ALL HERE

Strategically located in the emerging urban center of South Orange County, 120 Vantis offers Class A office space with structured parking and efficient floor plates that work well for single or multi-tenant users. Lobby and interior finishes, construction and materials are all of the highest standards.

The ownership has an extensive capital improvement program planned that will further enhance a best in class project and offer tenants an unparalleled work experience.





HIGHLIGHTS

- Large, efficient floor plates for single or multi-tenant users at approximately 36,000 RSF
- Prominent building signage available
- Free structured parking at 4 cars per 1,000 SF
- Richly landscaped grounds with newly upgraded outdoor seating areas
- New on-site gym with high-end equipment, lockers & showers
- Hi-tech, connected environment with wireless access points
- Spectacular views of the mountains and Saddleback Valley
- Easy and convenient access from the 73 Toll Road or the 5 and 405 freeways



Watch Property Video

SAFETY & WELLNESS BENEFITS

- Low rise building offering multiple accessible stairways & building exterior access points, reducing contact within building common areas and eliminating the need for elevator use
- Close proximity to parking provides for safe and “touch-less” access from your car to your office space
- Highest standards in HVAC filtration, cleaning, and sanitation services are implemented through the project to maintain the latest government recommended guidelines
- Automatic lobby entry doors provide for “touch-less” entry into the building
- Activated ground floor service corridor allows for alternative ingress/egress
- Large outdoor patio provides a fresh-air-option to work and hold meetings





120 Vantis offers an environment where tenants can live and play just steps from where they work. The live/work units at City Walk, the condominiums at Latitudes, the new Vantis Apartments and City Lights Apartments are just down the street. In addition, a brand new Homewood Suites by Hilton sits on-site.

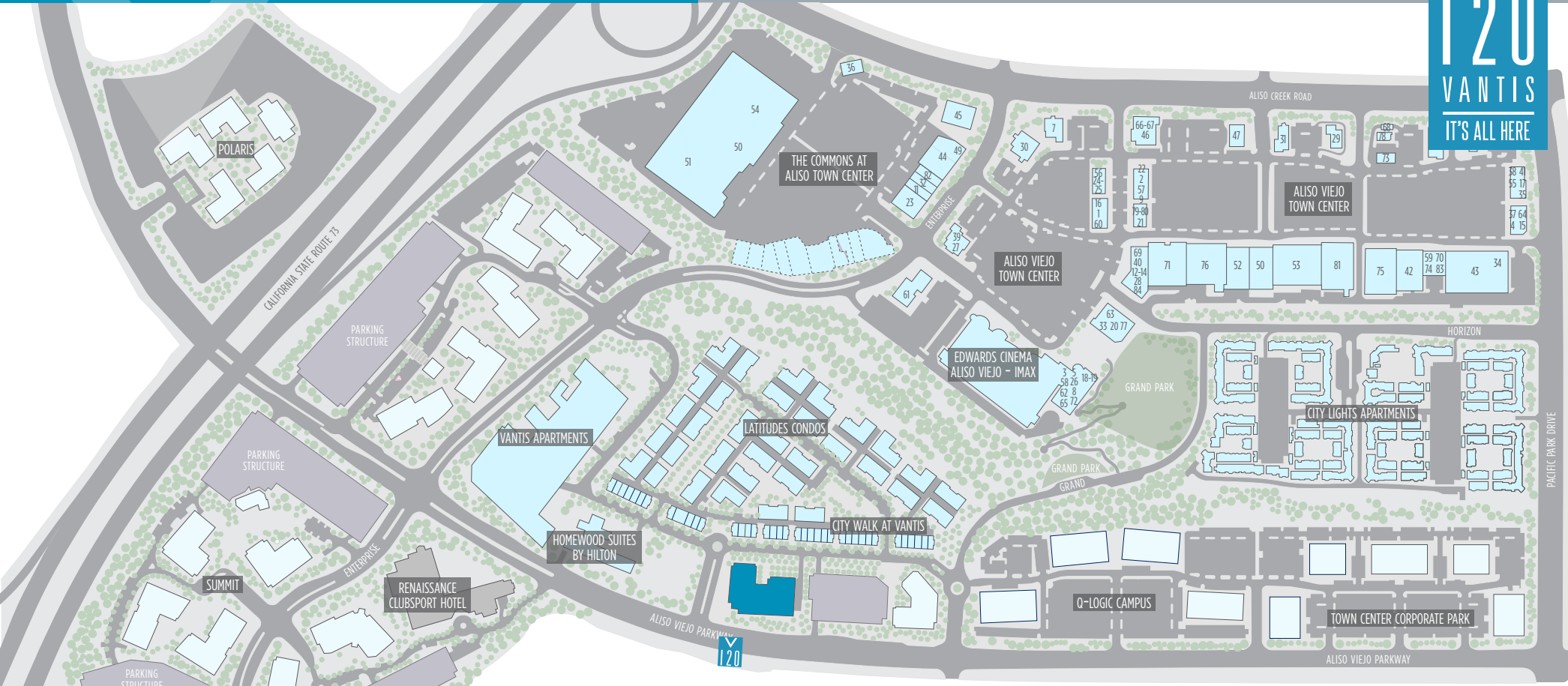
The tranquil ambiance of Vantis is heightened by lush gardens and walking paths that extend along the community's perimeter and offer quiet places to escape.

IT'S ALL HERE

A Vantis address also puts tenants within walking distance of a wide array of shops, restaurants and entertainment at Aliso Viejo Town Center and rewards them with a host of leisure-time amenities, including scenic walking trails and inviting parks.

In addition, nearby freeways make it easy to reach other recreation destinations throughout South Orange County, and the beaches of Dana Point and Laguna are just minutes away.





ALISO VIEJO TOWN CENTER/THE COMMONS AMENITIES

DINING

- 1 Bagels & Brew
- 2 Beyond Thai Cuisine
- 3 Big Fish Little Fish
- 4 Bruegger's Bagels
- 5 Buffalo Wild Wings
- 6 Chick-Fil-A
- 7 Chili's Grill & Bar
- 8 Cold Stone
- 9 CREAM
- 10 Del Taco
- 11 Fish District
- 12 Fatburger
- 13 Golden Spoon
- 14 Inka Mamas
- 15 Juice It Up!
- 16 Kanpai Sushi
- 17 Luna Grill
- 18 Mobtown Pizza
- 19 Native Foods
- 20 Nektar Juice Bar
- 21 Opah
- 22 Panda Express
- 23 Panera Bread
- 24 Paris Baguette
- 25 Panini Kabob Grill
- 26 Philly's Best
- 27 Pieology Pizzeria
- 28 Pita Pita
- 29 Raising Cane's
- 30 Ramano's Macaroni Grill
- 31 Sharkey's
- 32 Smashburger
- 33 Stadium Brewing Co.
- 34 Starbucks
- 35 Subway
- 36 Taco Bell
- 37 Thai Bite Cuisine

- 38 The Habit
- 39 Urban Plates
- 40 Wahoo's Fish Taco
- 41 Z Pizza

MARKETS

- 42 CVS
- 43 Ralphs
- 44 Trader Joe's
- 45 Walgreen's

BANKING

- 46 Bank of America
- 47 Chase Bank

HOME & FURNISHINGS

- 48 Aaron Brother's
- 49 Grower's Direct
- 50 Lowe's
- 51 Michael's
- 52 Pier 1 Imports
- 53 TJ Maxx/Home Goods

HEALTH & BEAUTY

- 54 Tuesday Morning
- 55 Aliso Viejo Dentist
- 56 AV Eyes Optometry
- 57 Blowout
- 58 Corepower
- 59 Hair & Nails
- 60 Happy Nails & Spa
- 61 Hoag Health Center
- 62 Nutrishop
- 63 South Coast Ortho
- 64 Supercuts
- 65 The Knotstop
- 66 The Vitamin Shoppe
- 67 Town Center Dentistry
- 68 76 Gas Station
- 69 Active Ride Shop

OTHER SERVICES

- 70 Alterations
- 71 Barnes & Noble
- 72 Car Mady Boutique
- 73 Circle K
- 74 Cleaners
- 75 Pep Boys
- 76 Petsmart
- 77 Pinot's Palette
- 78 Prowash Car Wash
- 79 Season's Florist
- 80 South Bay Jewelry
- 81 Staples
- 82 T-Mobile
- 83 UPS Store
- 84 Verizon

CITY WALK AT VANTIS

- AV Treasures
- B2G Global Strategies
- Beauty Block
- Cityperk Bakery and Cafe
- Duggins Financial
- Infinite
- Logan Bro's Shaving Co./Barber Shop
- Ooh La La Nail Studio
- Psychic of Aliso Viejo
- Peak Property Solutions
- Project XO Salon
- Salon Regaua
- Studio 53 Hair Lounge
- The Eyebrow Parlour

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CITY LIGHTS APARTMENTS

10 MIN. WALK TO
ALISO VIEJO TOWN CENTER

GRAND PARK

ALISO VIEJO
TOWN CENTER

CITY WALK AT VANTIS

LATITUDES CONDOS

HOMEWOOD SUITES
BY HILTON



RENAISSANCE
CLUBSPORT HOTEL

VANTIS APARTMENTS

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AVAILABLE SPACE

| SUITE | RSF | AVAILABLE | DESCRIPTION |
|---|-------|-----------|--|
| 145  | 2,541 | Vacant | Market-ready spec suite featuring 2 window offices, conference room, break room, server closet and large open work area. Special terms now available: 12 month term + \$3.30/RSF/FSG Rent + As-Is. |
| 180 | 1,638 | Vacant | Ground floor opportunity, call to show. |
| 210 | 9,180 | Vacant | Built to suit opportunity, open layout with double door entry, and 14' floor to ceiling glass line. |
| 280 | 3,935 | Vacant | Spec suite coming soon. |
| 408 | 2,360 | 9/15/22 | Conference room, 2 window offices, and open work area - call to show. |
| 440 | 2,951 | 8/1/22 | 6 private offices, conference room, kitchen/break room, IT closet, open work area, and furniture available - call to show. |
| 570  | 6,074 | Vacant | Top floor space with mostly open layout, high ceilings, extensive floor to window line with double door lobby identity. |



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