



THE OFFICES
@
VILLAGE BUSINESS PARK
7000 & 7001 VILLAGE DRIVE
BUENA PARK, CALIFORNIA

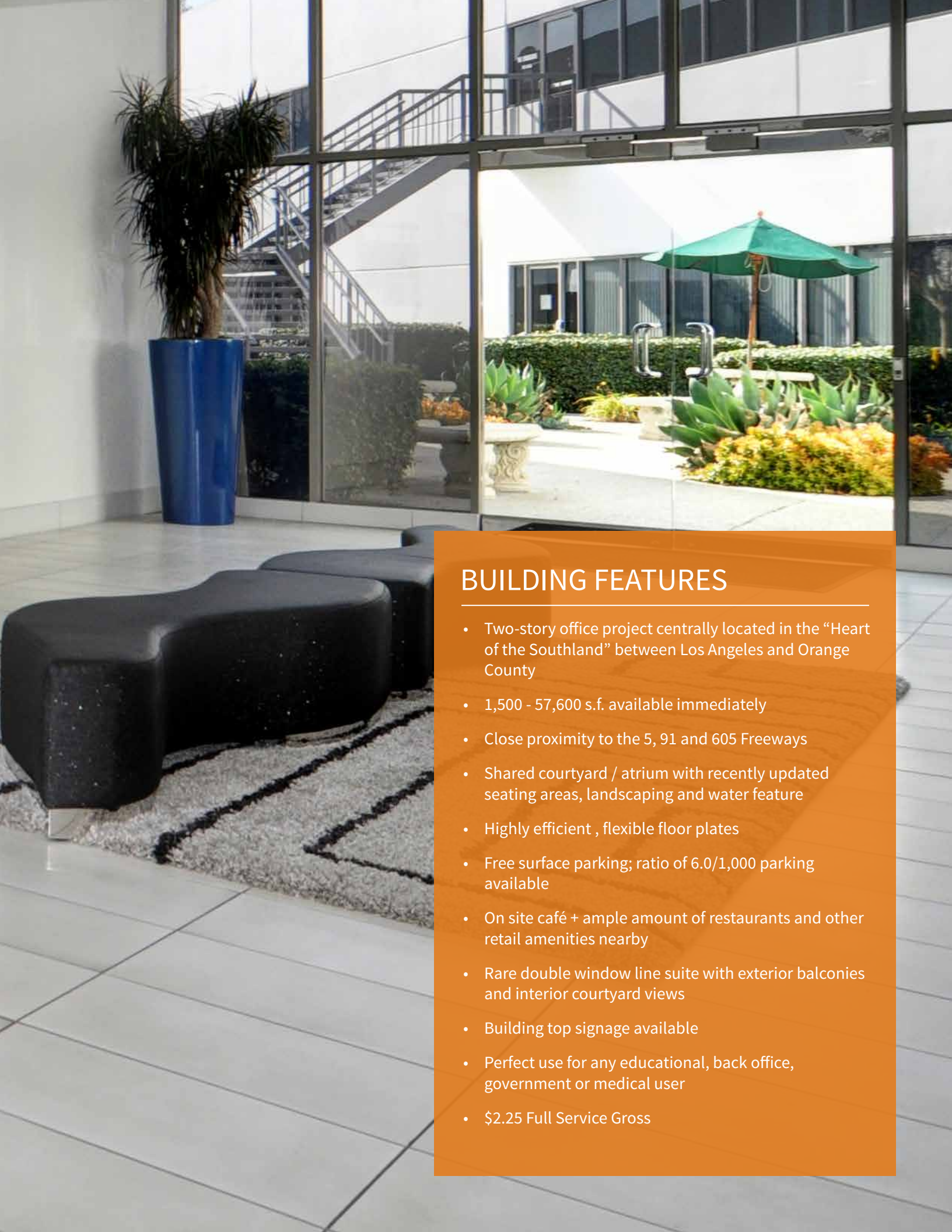


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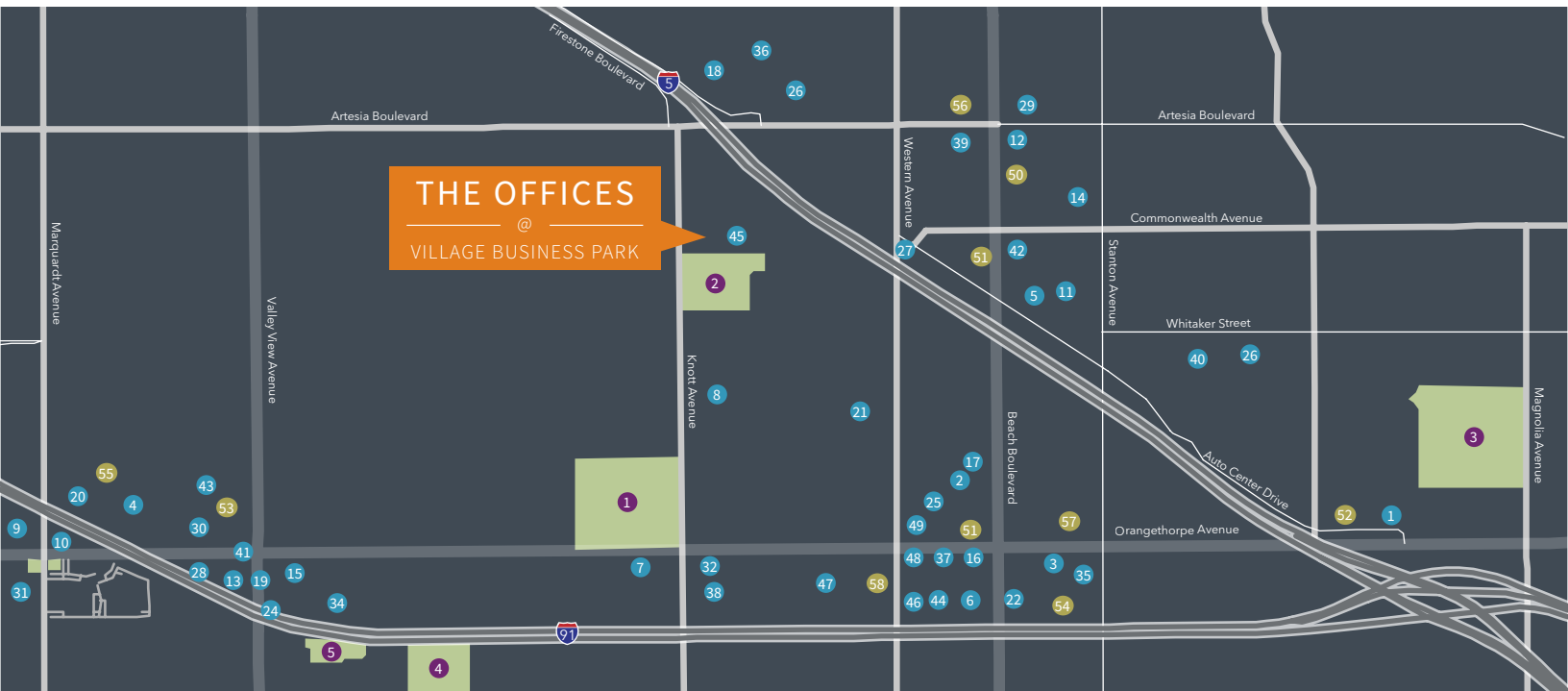
BUILDING FEATURES

- Two-story office project centrally located in the “Heart of the Southland” between Los Angeles and Orange County
- 1,500 - 57,600 s.f. available immediately
- Close proximity to the 5, 91 and 605 Freeways
- Shared courtyard / atrium with recently updated seating areas, landscaping and water feature
- Highly efficient , flexible floor plates
- Free surface parking; ratio of 6.0/1,000 parking available
- On site café + ample amount of restaurants and other retail amenities nearby
- Rare double window line suite with exterior balconies and interior courtyard views
- Building top signage available
- Perfect use for any educational, back office, government or medical user
- \$2.25 Full Service Gross

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LOCAL DINING

- | | | |
|------------------------|--------------------------------|--------------------------|
| 1. Antojitos Mexicanos | 18. Elephant Bar | 35. Sizzler |
| 2. Arby's | 19. EL Torito | 36. Sporting News Grill |
| 3. Aria Restaurant | 20. Flame Broiler | 37. Starbucks |
| 4. A-Rama Ristorante | 21. Fosters Freeze | 38. Subway |
| 5. Big Ragu's Pizza | 22. Fuddruckers | 39. Taco Bell |
| 6. Black Angus | 23. In-N-Out | 40. Taqueria El Ranchito |
| 7. Black Bear Diner | 24. Jack In The Box | 41. The Habit |
| 8. BP Grill | 25. KFC | 42. The Sandwich Bar |
| 9. Bulgogi House | 26. KoKo Chicken & BBQ | 43. Tokyo Grill |
| 10. Burger King | 27. Lee's Burgers & Sandwiches | 44. Urban Grill |
| 11. Café Seventh Home | 28. Marie Callender's | 45. Village Kitchen |
| 12. Carl's Jr. | 29. McDonalds | 46. Waikiki BBQ |
| 13. Chipotle | 30. Panda Inn | 47. Wako Honey Pig |
| 14. Delicious Table | 31. Paesano's New York Pizza | 48. Wendy's |
| 15. Del Taco | 32. Paul's Place | 49. Wienerschnitzel |
| 16. Denny's | 33. Pizza Hut | |
| 17. Eight Korean BBQ | 34. Shakey's Pizza Parlor | |

LODGING, BANKING & SERVICES

50. Bank of America
51. Chevron
52. Citibank
53. City National Bank
54. Fairfield Inn & Suites
55. La Quinta Inns & Suites
56. Mobil
57. Portola Inn & Suites
58. Wells Fargo Bank

PARKS & SCHOOLS

1. William Peak Park
2. George Bills Park
3. Buena Park High School
4. Arthur F. Corey Elementary School
5. Brenner Park

EXCLUSIVELY LEASED BY:

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OWNED AND MANAGED BY:

