

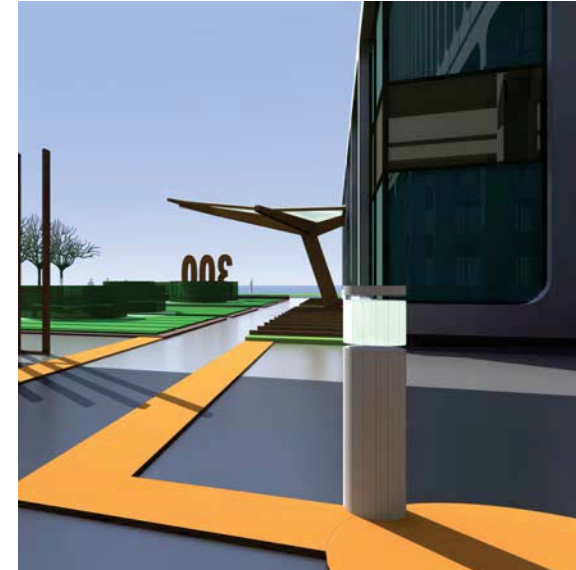
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the 300

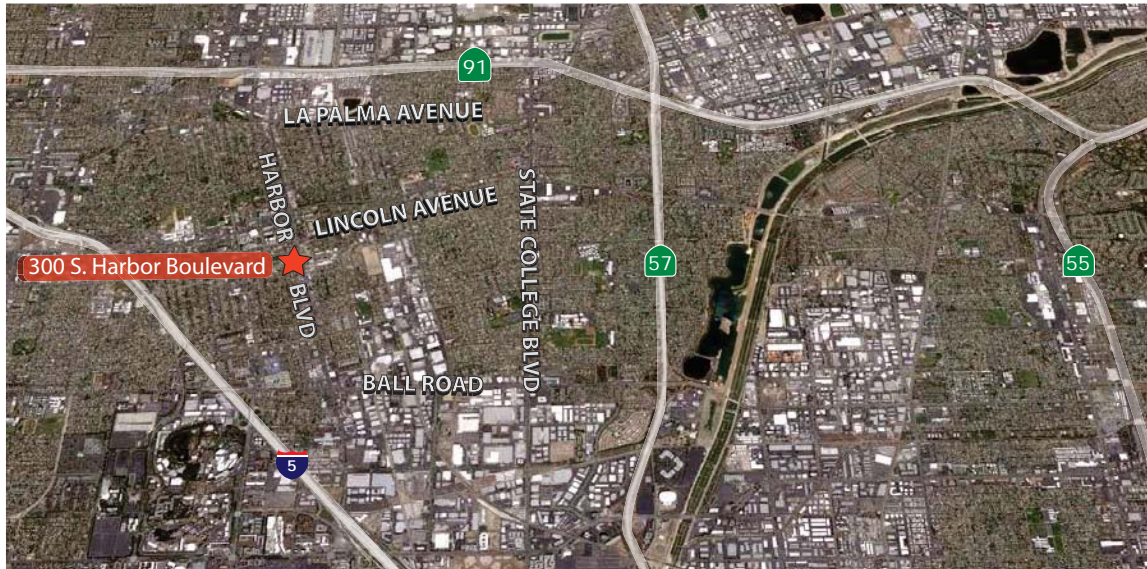


THE 300 - BANK OF AMERICA TOWER OF ANAHEIM

The 300 - BANK OF AMERICA TOWER of Anaheim is a 10-story corporate office building which offers excellent views of the historic downtown Anaheim area. With immediate access to the 5, 91, and 57 Freeways, The 300 is surrounded by numerous amenities including Disneyland, Downtown Anaheim, Anaheim Marketplace, and the Anaheim Plaza.

RENOVATIONS COMING SOON! The NEW proactive ownership is finalizing plans for significant renovations including lobby modernization, exterior landscaping improvements, improved egress/ingress and more. Additionally, The 300 offers a once in a lifetime Build to Suit 11th story with 360° views and an extensive glass line.

300 South Harbor Blvd., Anaheim



HIGHLIGHTS

- Currently a 10-story, 121,825 office building with a rare opportunity for a build to suit 11th floor
- Above standard parking available at a ratio of 5/1,000sf
- On-site management and 24/7 security
- Features high speed internet connections over fiber networks
- Located in the center of downtown Anaheim with convenient access to the Santa Ana (5), Riverside (91) and Orange (57) Freeways.
- Numerous walkable amenities including restaurants, banking and hotels

RENOVATIONS

- New progressive ownership and many building renovations in the works
- Modernization of elevators
- Complete lobby renovation
- Outdoor courtyard seating/collaboration area and free wi-fi access
- Exterior painting and new windows
- New common areas and bathroom renovations

the **300**

300 South Harbor Blvd., Anaheim



AMENITIES:

● RETAIL

- ① Downtown Disney
- ② The Shops At The Anaheim Garden Walk
- ③ Anaheim Plaza
- ④ FedEx Office Print & Ship Center
- ⑤ The UPS Store

● BANKING

- ⑥ Bank of America
- ⑦ Wells Fargo
- ⑧ Chase Bank
- ⑨ Citibank
- ⑩ US Bank

● ENTERTAINMENT

- ⑪ Disneyland
- ⑫ House of Blues
- ⑬ The Rinks–Anaheim ICE
- ⑭ Muzeo
- ⑮ Disneyland Hotel

● DINING/TAKE OUT

- ⑯ Anaheim Packing House
- ⑰ Gypsy Den
- ⑱ The Ranch Saloon
- ⑲ 118 Degrees
- ⑳ Anaheim Brewery
- ㉑ Starbucks
- ㉒ Subway
- ㉓ Carl's Jr.

TRANSPORTATION

(Drive Time)

Los Angeles Airport
40 Minutes

John Wayne Airport
20 Minutes

Long Beach Airport
30 Minutes

Ontario Airport
40 Minutes



Lee & Associates(r) All information contained herein has been provided by the Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Lessee and interested parties should independently verify all information communicated by these sources.

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