

ELEVATE

@HARBOR

3130 S HARBOR BLVD, SOUTH COAST METRO

CLASS A OFFICE FOR LEASE GREATER AIRPORT AREA



PROPERTY VIDEO



VIRTUAL TOUR



PROPERTY HIGHLIGHTS



Two Class A office buildings totaling 197,370 SF



Structured subterranean and surface level parking with EV charging stations



40,000 SF outdoor amenity space



New creative spec suites



New tenant lounge, conference center, and 3,000 SF event lawn



Indoor/outdoor fitness facility with showers/locker rooms



On-site cafe with indoor and outdoor seating areas



Building signage and visibility on Harbor Blvd



Outdoor games and electric bike service



Adjacent to significant retail and restaurants at SOCO, Metro Pointe and South Coast Plaza



Convenient access to the I-405 nearby SR-55 and 73 toll road



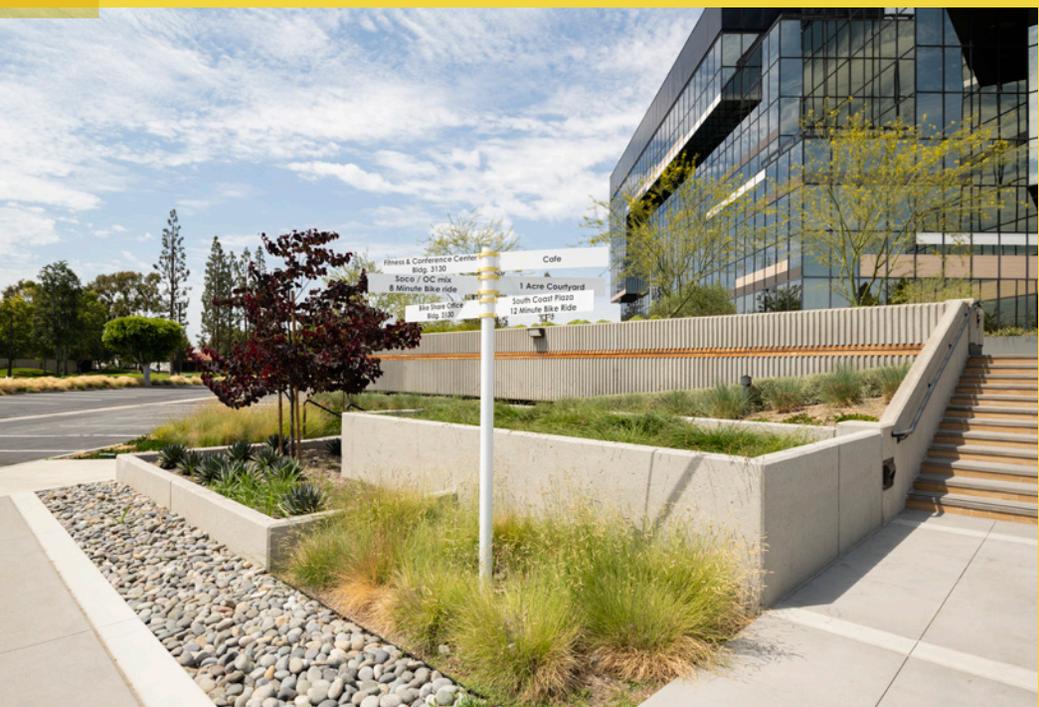
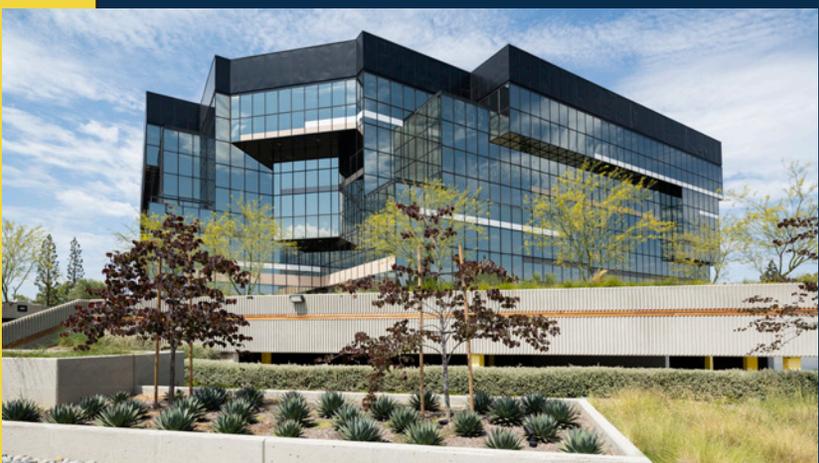
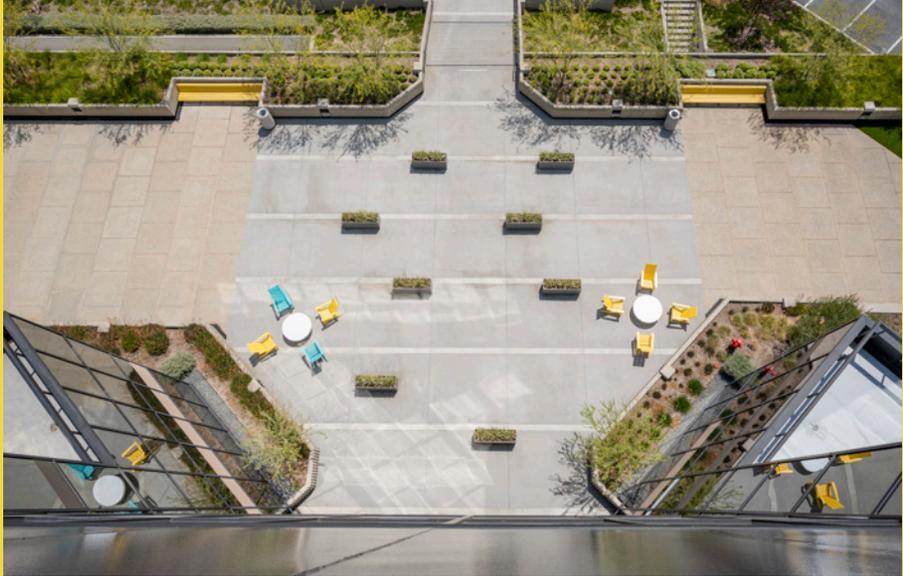
Minutes to John Wayne Airport

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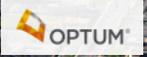
WATERWAYS



WATERWAYS



DESTINATION	DISTANCE
55/73 Freeway	3.5 miles
405 Freeway	1.9 miles
John Wayne-Orange County Airport	6 miles
Long Beach Airport	17 miles
Fashion Island	8 miles
SoCo Collection	1.2 miles
South Coast Plaza	2.6 miles
Irvine Spectrum	12.5 miles
Irvine	5 miles
Newport Beach	6 miles
Tustin	7 miles
Anaheim	8 miles
Orange	8 miles
Long Beach	14.5 miles
Laguna Beach	16 miles



WEST MACARTHUR BLVD



RESTAURANTS

- ARC Food & Libations
- Birdie Bowl & Juicery
- Bistro Papillote
- Greenleaf Gourmet Chopshop
- Portola Coffee
- Pueblo
- Restaurant Marin
- Savory Spice Shop
- Shuck Oyster Bar

- SoCo Farmers Market
- ST Chocolat
- SusieCakes
- Taco Maria
- Temakira
- The Cheese Shop
- The Iron Press
- The Mixing Glass
- We Olive & Wine Bar



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