

# 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

ELEVATE  
HARBOR



  
3D TOUR  
TENANT  
LOUNGE



  
3D TOUR  
FITNESS  
CENTER



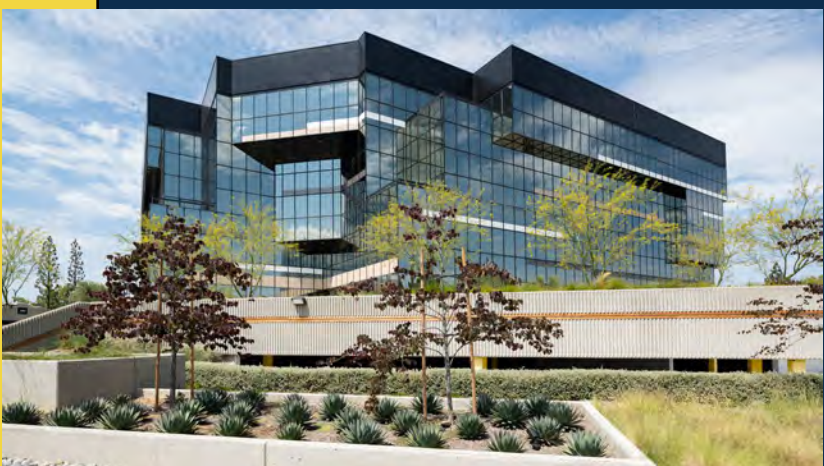
  
3D TOUR  
LOBBY

HARBOR

REVEA



3D TOUR  
OUTDOOR  
PLAZA



HARBOR @



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

- SOCO 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

**ELEVATE**  
@HARBOR

**Marriott**  
HOTELS • RESORTS • SUITES

**ORANGE COUNTY PERFORMING ARTS CENTER**  
**CENTER CLUB**  
Orange County  
*A Member of the ClubCorp Family*

**AAA**  
HEADQUARTERS

**FASHION ISLAND**  
NEWPORT CENTER — NEWPORT BEACH

**LOS ANGELES CHARGERS**

**The Press.**

**OPTUM**

**IBM**

**VANS**

**molex**

**PAYCHEX**

**The Turnip Rose**  
*Homemade in Southern California*

**CISCO**

**UnitedHealthcare**

**Robinson Pharma, Inc.**

**SOCO**

**WEST MACARTHUR BLVD**

**HARBOR BLVD**

**SOUTH COAST PLAZA**

**JOHN WAYNE AIRPORT**  
ORANGE COUNTY

**55**

**73**

**405**

**COSTA MESA**

**LAGUNA BEACH**

**NEWPORT BEACH**

**PACIFIC OCEAN**



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FOR MORE INFORMATION, PLEASE CONTACT:

[WWW.ELEVATEATHARBOR.COM](http://WWW.ELEVATEATHARBOR.COM)

**CAROL TRAPANI**

Lic. 01099644

+1 949 725 8603

[carol.trapani@cbre.com](mailto:carol.trapani@cbre.com)

**ALLISON KELLY**

Lic. 011417664

+1 949 725 8474

[allison.kelly@cbre.com](mailto:allison.kelly@cbre.com)

**HAYLEY HOCKINSON**

Lic. 02035460

+1 949 725 8581

[hayley.chandler@cbre.com](mailto:hayley.chandler@cbre.com)

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