

Welcome to Three Flags Center

The decision you are making to choose a location for your business is an important one and I am pleased you are considering Three Flags Center as one of your options. With over 60 suites on over 5 acres adjacent to the I5 and I73 freeways Three Flags Center is centrally located in South Orange County and is well suited to a variety of business needs.

Spaces range in size from under 400sf to over 2,500sf including retail, office and some small warehouse spaces. With 280 parking spaces there is ample parking space in a variety of locations throughout the business park.

Spaces 1000sf or larger have private restrooms, front and rear access with 10'x10' overhead doors and provide 3phase 120/208V 80-100amp power. All spaces have individual HVAC systems to adequately heat and cool the space. A variety of smaller office spaces ranging from 500 to 950sf with front door access only are also available. These spaces have single phase, 120/240v power with 50 to 70amp of service. Individual HVAC systems and easy parking access.

Our internet access is outstanding with AT&T Business Fiber wired directly into your suite you get reliable and fast internet connectivity with speeds up to 1000Mb/s Down and 1000Mb/s up. There are a variety of plans with various price points to meet any budget which are extremely competitive.

A 24/7 recorded surveillance system throughout the exterior parking area enhances security and access to both the live and recorded video is available from computer or smart device by tenants and/or employees.

If you need to get outside for a minute we have two picnic areas to eat or relax at and are adjacent to Oso Creek trail for a short walk or bike ride. A public park is a short walk away.

Competitive lease rates range from \$1.30/sf to \$1.60/sf modified gross leases with lower CAM charges and short term leases. Call and talk to Shane about your business space needs.

Thank you,

Shane Glass
Three Flags Center
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