

A tour of Santa Ana's prestigious Hutton Centre business community.



Hutton Centre Complex

Beautiful Hutton Centre was originally 46 acres of bean fields in southeast Santa Ana. Hutton Development Company purchased the property from Sakioka Farms in 1978, and as they celebrate their tenth anniversary, they are making plans for the final touches at Hutton Centre.

Located adjacent to the 55 Freeway, at Main Street and MacArthur Boulevard in Santa Ana, the \$300 million project is built around a three-acre lake encompassing numerous greenbelts, extensive landscaping and convenient parking. Incorporated at the park are financial institutions, restaurants, a hotel and theater, as well as 1.5 million square feet of office space. Hutton Development Company oversees the master plan to assure the high-caliber design that is witnessed throughout.

Hutton Centre is well-known for its sophisticated environment and wide array of tenant features. As stated by Don Miller, an EDC Board Member and tenant of 3 Hutton Centre, "The central location and easy freeway access make Hutton Centre one of the most desirable business complexes in Orange County."

Welcome to our tour of this prestigious business community.

1 Hutton Centre Drive

Soon to be constructed at the MacArthur Boulevard entrance is the 12-story office tower which will be Hutton Centre's flagship facility. Hutton Development Company is working with an architect, Nadel Partnership of Costa Mesa, on plans for this 275,000 square foot building which includes a 9,500 square foot restaurant. Completion of this building and an adjacent seven-level parking structure is slated for fall, 1989.

2 Hutton Centre Drive

The *Courthouse* is one of Orange County's most interesting restaurants. Located within this beautifully designed and uniquely decorated restaurant are three separate dining areas with three

different menus. On the ground floor is the "Bar & Grille" which offers a New York California style deli, and "The Library" which offers a contemporary California cuisine. Upstairs, "The Supreme Court" dining room supplies a more formal atmosphere and a European/French menu. Banquet space is available for up to 40 people and a delightful brunch is available Sundays.

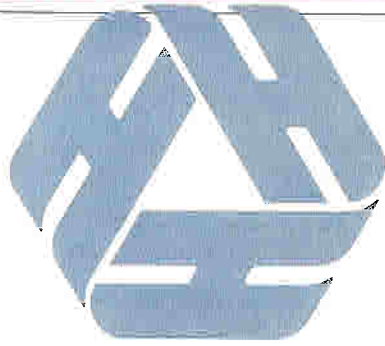


3 Hutton Centre Drive

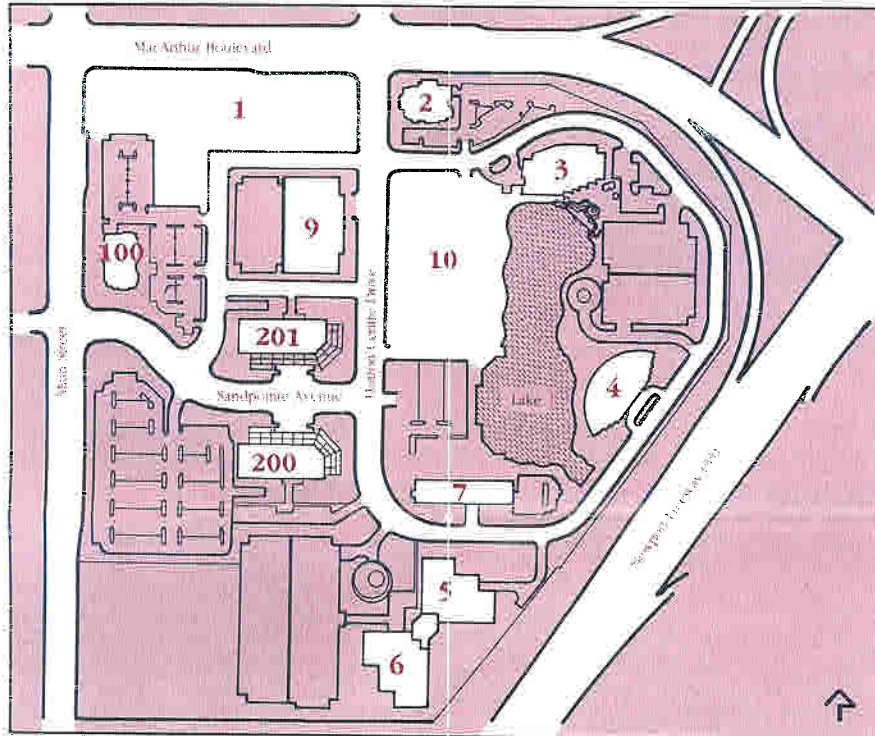
Situated at the north end of Hutton Centre, this lakefront tower includes 195,000 square feet of office space on nine floors plus a unique penthouse level. A sleek architectural design utilizes rose-grey nonreflective glass for a contemporary look, accented by an elegant granite base. The impressive lobby integrates flame textured granite floors with complementary walls of polished granite and glass panels.

A graceful fountain immediately outside provides the focus for the entry plaza. Tenant amenities include a 2,400 square foot exercise facility complete with locker rooms and showers. The building's open curvilinear design offers optimum flexibility in space planning and provides more corner window offices, with window widths allowing an expanded view orientation. Key tenants of 3 Hutton Centre are Hewitt Associates; National Bank of Long Beach; Siemens; and Bayley, Martin and Faye.





HUTTON CENTRE



4 Hutton Centre Drive

This dramatic 10-story building displays a gently curving front elevation accented with rose-grey laminated glass and red granite detailing. The red polished gran-



ite is carried inside to highlight the attractive lobby area. Leason Pomeroy designed the building with specially created setbacks allowing an optimum number of corner offices. Suites of 1,000 square feet are available for the smaller user as well as full-floor occupancy for larger tenants.

Major tenants are A.C. Nielsen Company and California Interstate Mortgage.

5 & 6 Hutton Centre Drive

Griffin Towers and its adjacent six-level parking structure occupies seven acres of Hutton Centre. Construction has begun on the second of twin 12-story towers which, when completed, will form Orange County's largest single office project. These impressive towers of red Swedish granite and grey solar glass will be joined by a three-story atrium lobby highlighted by black granite columns and buried hardwood surfaces. A red granite



pedestrian bridge spans a waterscape leading visitors from a palm-lined circular auto court to the atrium lobby. Griffin Towers offers its tenants a wealth of services such as messenger, limousine, airport shuttle and personal corporate gift selection. Key tenants include Unisys Corporation, Griffin Financial Services and M.C.I. Telecommunications.

7 Hutton Centre Drive

The six-story, 170-room Compri Hotel occupies over two acres of Hutton Centre. Guests enjoy private exercise facilities with pool, sauna and whirlpool as well as the four-star quality rooms. Guests may take advantage of a cocktail reception held nightly in the expansive clubroom where current periodicals and a large-screen TV are also available. At the Compri Hotel, the reasonable room rates include a complimentary cooked-to-order breakfast, late night snacks, and 24-hour coffee service.



9 Hutton Centre Drive

Edwards 8 Cinemas is the largest and most prestigious Edwards theatre center among its 152 screens throughout Southern California. This \$6 million two-story theater complex is designed in the style of the grand movie theaters of yesteryear, complete with an old-fashioned marquee. Architectural design, colors and textures were chosen to complement the prevailing ambience of Hutton Centre. The Edwards Cinemas complex offers state-of-the-art projection and sound and seats 2,482 moviegoers.

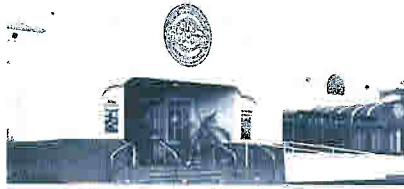
10 Hutton Centre Drive

This is the final site at Hutton Centre available for development. It is three acres of prime property adjacent to the three-acre lake. Proposed is a mid-rise 100,000 square foot office building or a 225-room hotel with an 8,000 square foot restaurant and related parking. Hutton Development Company has entered negotiations with several interested parties.

100 E. Sandpointe Avenue

The *Red Onion* restaurant, with its exciting architecture and decor, leads the way in light and lively Mexican cuisine. The menu offers a full range of appetizers, soups, salads, desserts and a variety of American as well as Mexican entrees and

combination plates. Sunday Brunch is a fabulous champagne buffet and Happy Hour is celebrated Monday through Friday with a 20-foot food buffet and drink specials. The Red Onion provides a total entertainment package seven days a week.



200 & 201 E. Sandpointe Ave.

The first structures erected at Hutton Centre were these distinctively shaped twin eight-story buildings featuring patio balconies on the first three floors.

200 E. Sandpointe - Located in this building is a complete health spa with regularly scheduled exercise and aerobics classes. The facility includes a spa, sauna, whirlpool and completely equipped Nautilus workout room, all tastefully decorated. Major tenants are Urland, Morello, Dunn and Maynard; Space Applications; First Western Mortgage; and Butterfield Savings & Loan.



PacTel Properties, owner of the building, is considering plans to develop a low-rise building on a portion of the adjacent property, currently surface parking, abutting Main Street.

201 E. Sandpointe - Hutton Development Company recently announced the remodel of this building incorporating a contemporary design which compares in quality and decor to Hutton Centre's recently completed office towers. The renovation included new elevator finishes of polished marble and redesigned lighting that accentuates the distinctive marble floors and new wall coverings. Major tenants include AT&T, Schneider Commercial Real Estate and Pioneer Bank.

A newly constructed adjacent parking structure provides daytime parking for this building and nighttime parking for the Edwards Cinemas.