

15
CUSHING



WELCOME TO



15 Cushing is an exceptional opportunity to attract, retain and engage a highly talented and progressive workforce in the heart of Irvine Spectrum®, one of the premier workplace communities in the U.S. This progressively designed 2 story building has a building top signage opportunity, in an unparalleled location with immediate access to multiple freeways and major arterials. The Los Olivios Marketplace and Apartment Village offers walkable residences, restaurants and shops. Come join this vibrant workplace community!





15
CUSHING

INTERSTATE
405

IRVINE CENTER DRIVE

RESEARCH DRIVE

BAKE PKWY

INTERSTATE
5

BUILDING FEATURES

HIGH
IMAGE &
VISABILITY

EXCEPTIONAL
REGIONAL
ACCESS

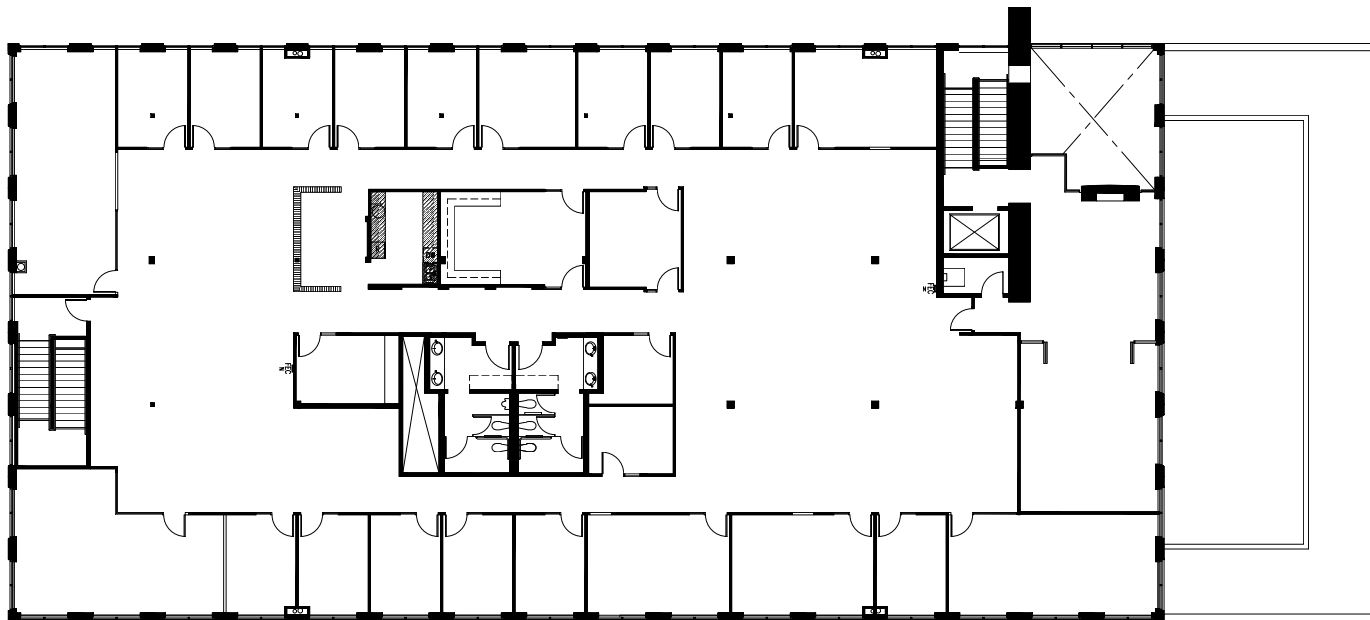
PREEMINENT
IRVINE
SPECTRUM
LOCATION

LIVE
WORK
PLAY

- 26,800 SF available for lease
- High image office building with prominent Bake Parkway building top signage
- High end interior finishes with striking atrium lobby with stone fireplace
- USGBC LEED® Certified for interior design and construction
- Immediate freeway access: Bake Parkway and Irvine Center Drive
- Free surface parking (4.3:1,000 SF)
- Large kitchen that opens directly to outdoor area, perfect for corporate entertainment and employee dining
- Elevator served
- Walk to Los Olivos retail amenities and Apartment Communities





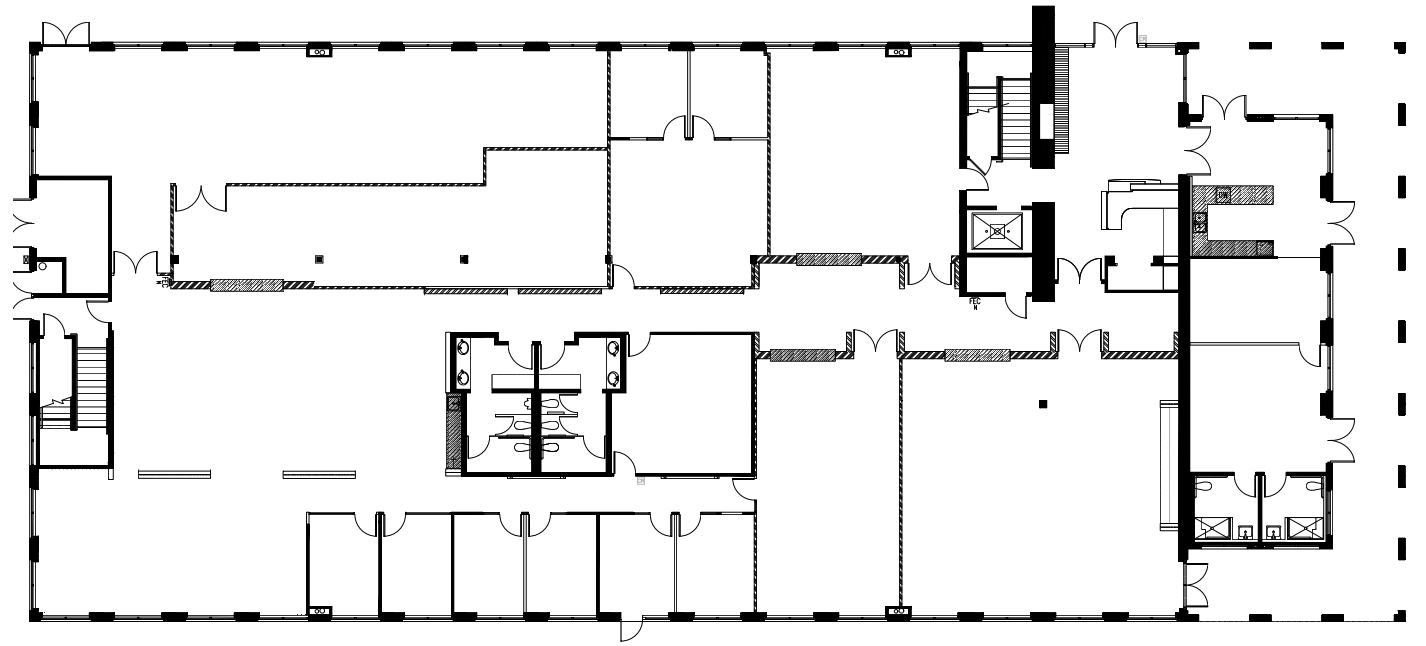


FLOOR 2:

12,400 SF

FLOOR 1:

14,400 SF



AMENITIES

First class Irvine Spectrum® Amenities: Retail shopping, entertainment, dining, quality apartment living, business and luxury hotels, commuter shuttles and the Irvine Station.

- 1** LOS OLIVOS VILLAGE | Phase II
1,200 Units
- 2** LOS OLIVOS VILLAGE | Phase I
1,750 Units
- 3** The Village & The Park
Apartment Homes
3,700 Units



- 4 Irvine Spectrum Center**
130 Restaurants & Shops
- 5 Los Olivos Marketplace**
Whole Foods · Starbucks · Rite Aid
- 6 7-11 Gas Station**
Convenience Store

- 7 Burger King**
- 8 Automotive Service Center**
Jiffy Lube · Big O Tire · Auto Repair
- 9 Montessori School**
(Day Care)

- 10 24 Hour Fitness**
- 11 Alton Marketplace**
Costco · Walmart · Living Spaces
- 12 Great Park Neighborhoods®**
9,500 Homes · New Schools · Sports & Recreation Park









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