

SUITABLE FOR COMBINATION OFFICE, R & D, MANUFACTURING AND WAREHOUSE

PRIME BUSINESS LOCATION IN IRVINE SPECTRUM

MINUTES TO IRVINE SPECTRUM CENTER® WITH RESTAURANTS, SERVICES, RETAIL AND ENTERTAINMENT

> EASY ACCESS TO THE 5, 405 AND 133 FREEWAYS AND 241 TOLL ROAD

> > BUILDING TOP SIGNAGE AVAILABLE



6 CROMWELL, SUITE 102 12,596 Square Feet Available

IRVINE SPECTRUM®

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FEATURES

- Office: 6,416 sq. ft.
- Warehouse: 6,180 sq. ft.
- Truck Loading
 - One (1) 12' x 14' ground level door
- Parking: 38 stalls
- Electrical: 800 amps
- Warehouse Clearance: +/- 28'
- Fully Sprinklered

Since 1864 OFFICE

IRVINECOMPANYOFFICE.COM For leasing information, contact Sue Lyle 949.720.2668 | SLyle@IrvineCompany.com LIC. 01057248



A commitment to long-term ownership, the highest standards of service and the opportunity to move and expand within our diverse portfolio are just a few of the reasons to lease with Irvine Company Office Properties.

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