



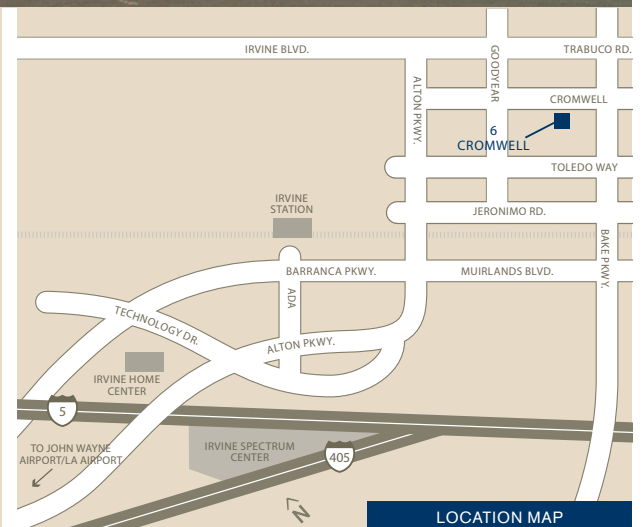
SUITABLE FOR COMBINATION OFFICE, R & D,
MANUFACTURING AND WAREHOUSE

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

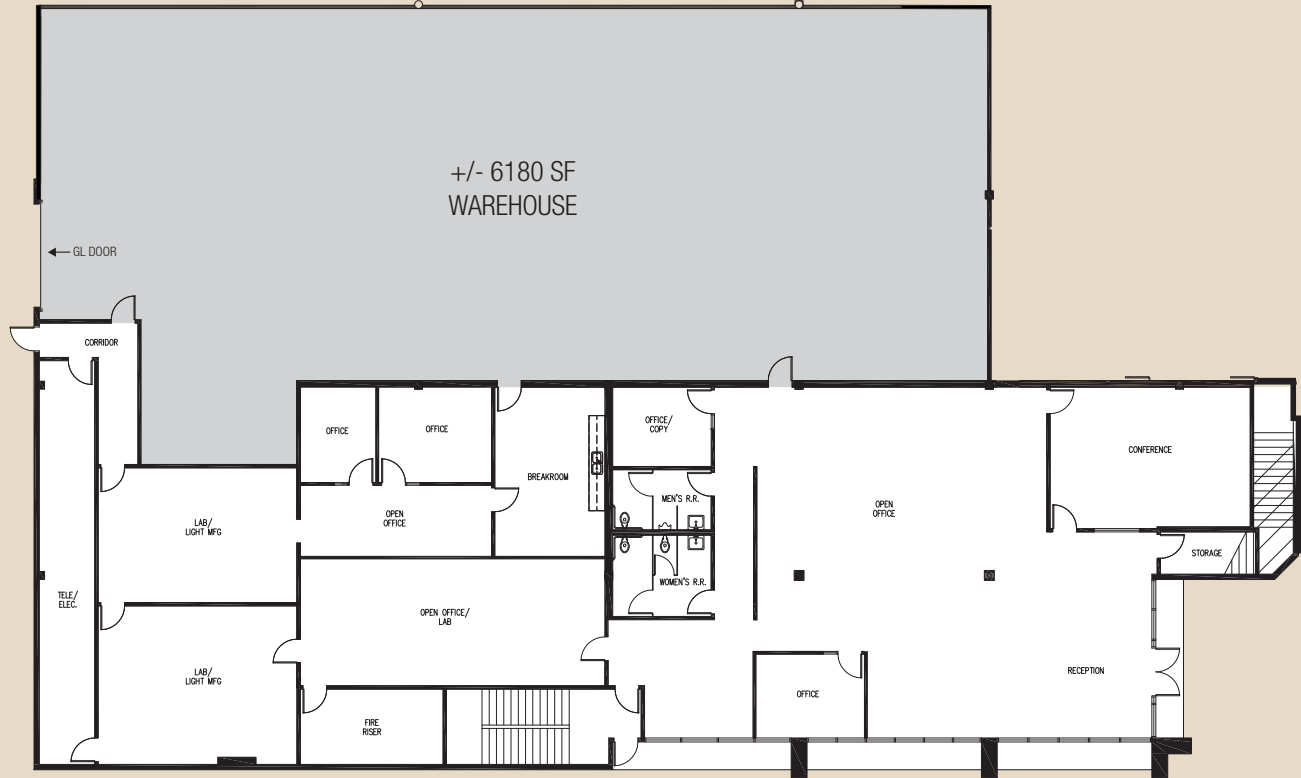


6 CROMWELL, SUITE 102

12,596 Square Feet Available

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12,596 Square Feet Available



FLOOR PLAN

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



SITE MAP



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.