

SKYPARK BUSINESS CENTER

FACT SHEET

LOCATION:	Ideally located in the commercial core of the airport area, at the intersection of Skypark Circle & Skypark East off MacArthur Boulevard.
ADDRESS:	17744,17748,17752 Skypark Circle, Irvine, California 92614
ACCESS:	Immediate access to the San Diego (I-405) & Newport-Costa Mesa (55) Freeways. Ingress/egress via Skypark Circle.
SIZE:	Approximately 21,554 - 29,999 rentable square feet
BUILDING HEIGHT:	Two stories
FLOOR PLATES:	Approximately 10,777 - 15,000 rentable square feet , with flexible office sizes from 376 square feet up.
PARKING:	4 / 1,000 unreserved surface parking
ELEVATORS:	N/A
EXTERIOR:	Wood framed, garden-style office building
TYPICAL BAY DEPTH:	28'
SYSTEMS:	HVAC: 22-24 Carrier combination gas heating / electric cooling package units per building, 3 - 5 tons each, single duct constant volume system. Equipment was last replaced between 1999 - 2001
AMENITIES:	<ul style="list-style-type: none">• Conference rooms located across Main Street at 36 & 38 Executive Park, available on a first come first serve basis• Walking distance to nearby retail services and restaurants• Within 5 minutes of John Wayne Airport• Free parking• Adjacent to quiet greenbelt
ARCHITECT:	Richard Kenneth Brooks Jr .& Associates.
YEAR CONSTRUCTED:	1974
SUSTAINABILITY:	Energy Star labeled at 17744 & 17748 Skypark Circle