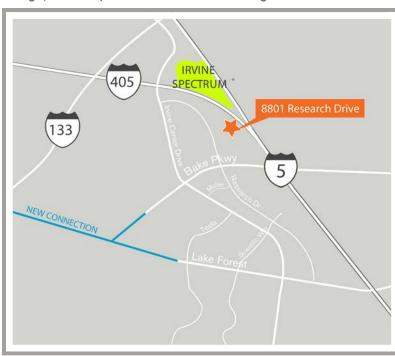


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PROPERTY OVERVIEW

Irvine Spectrum | Single-Story Office Building | 3.5 : 1,000 Free Surface Parking

- Lease Rate: \$1.85 NNN
- Fully Furnished Free-Standing Office w/Roll-Up Door
- Full Kitchen, Conference, Perimeter Offices and Large Open Area
- Signage Opportunity Available
- Polished Concrete Floor + Custom Track Lighting and High-Open-Ceilings Throughout
- Creative Open Office Opportunity
- Immediate Access to 5, 405 & 133 Freeways
- Close to Irvine Spectrum Center and an Abundance
 of Amenities



ORANGE COUNTY COMMERCIAL REAL ESTATE EXPERTS



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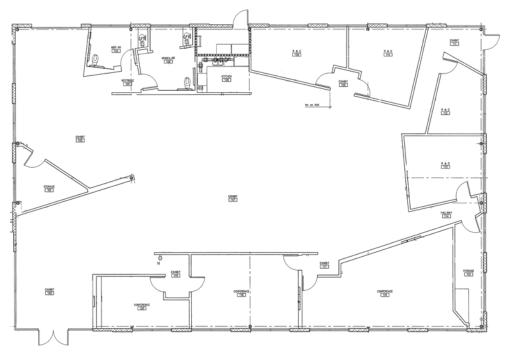
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INTERIOR PHOTOS





EXCLUSIVELY OFFERED BY:



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