

# FOR LEASE

## 6201 OAK CANYON ROAD

Irvine Spectrum, CA 92618



BUILDING ENTRANCE



BUILDING LOBBY

### AVAILABILITY

- **Suite 100:** ±7,005 SF (available March 2017)
  - » Large open area perfect for workstations and collaboration
  - » Conference room
  - » Break room
  - » Five (5) private offices
  - » Upgraded bamboo flooring throughout
- **Suite 150:** ±4,008 SF (Vacant)
  - » Open area kitchenette with sink
  - » Conference room
  - » Five (5) private offices
  - » Open area perfect for workstations and collaboration
- **Suite 100/150:** ±11,300 SF (available March 2017)

### PROPERTY HIGHLIGHTS

- High image office building
- Walk to Oak Creek Golf Club and Café
- 4:1 surface free parking with reserved visitor stalls
- Immediate access to major freeways via Sand Canyon
- Outside patio seating available
- Close to restaurants, hotels and retail amenities
- Call to show

## CONTACT

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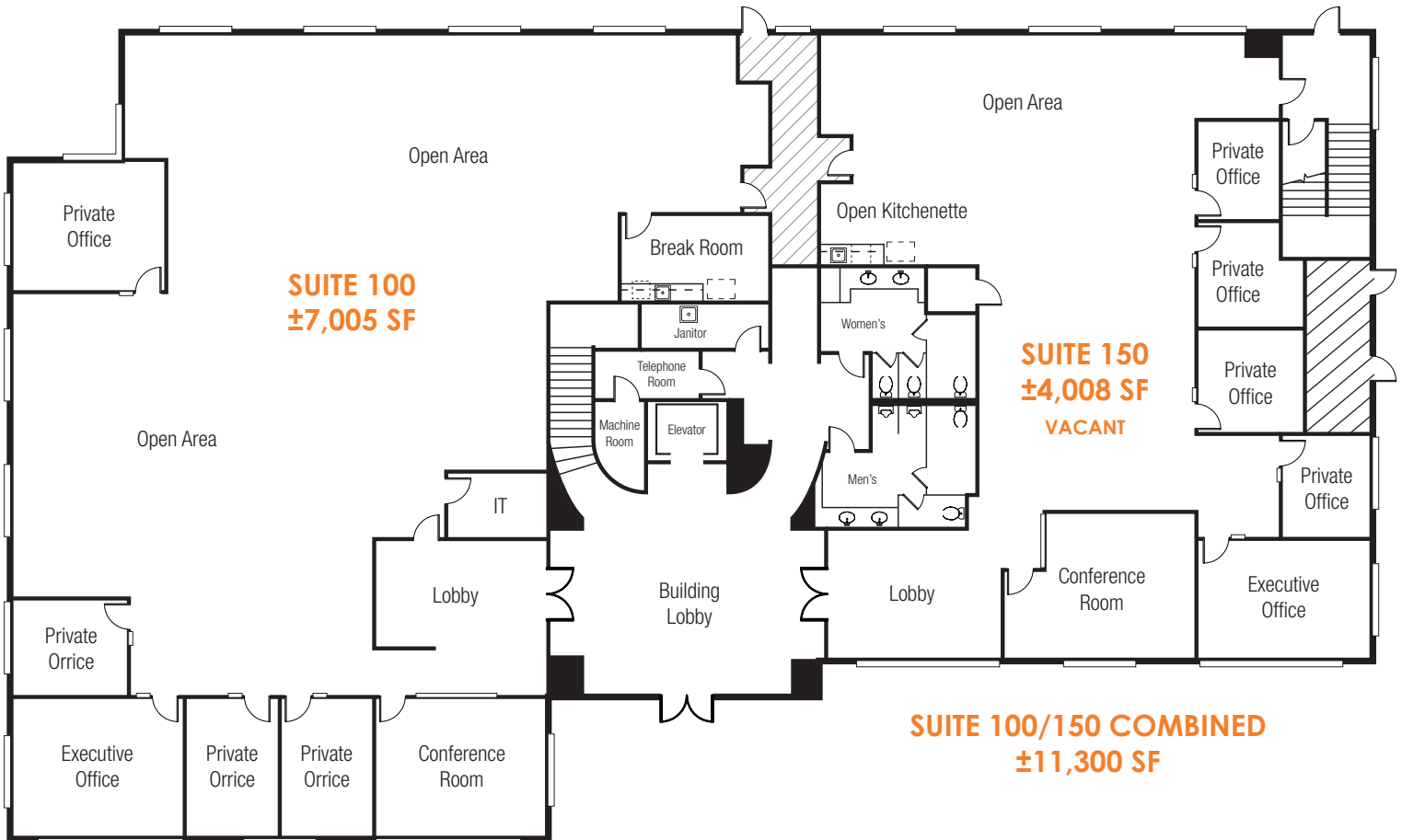
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### Floor Plan



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### Outside Patio



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### Aerial Map



COMMON RESTROOMS



SUITE 150 - LOBBY

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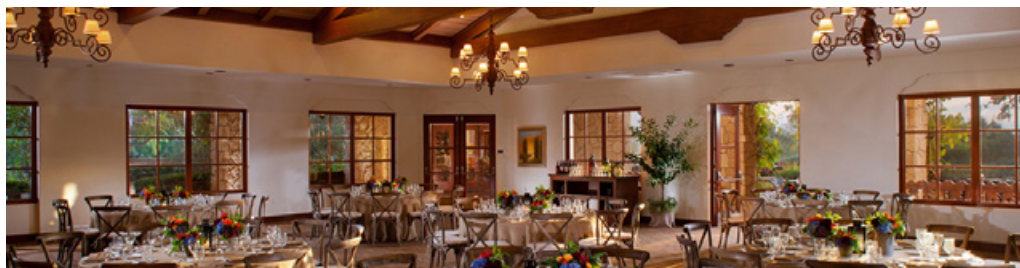
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**WALK TO OAK CREEK GOLF CLUB & CAFE**



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