

/ Inspire. Productivity. /



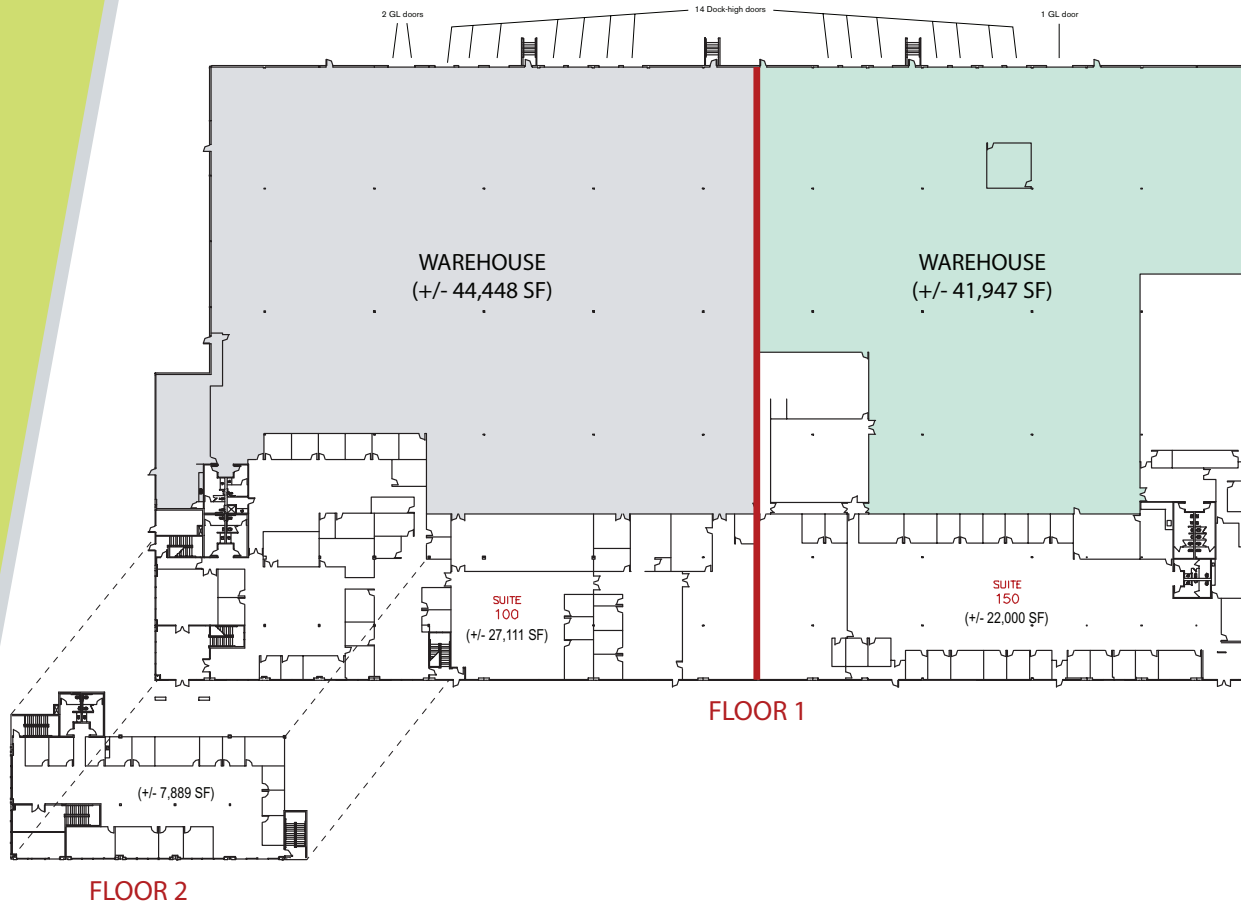
117-121
Waterworks Way
Manufacturing
Orange County - Irvine Spectrum

*Contiguous Opportunity up to
277,041 SF*

 IRVINE COMPANY

/ Floor Plan /

117 Waterworks Way



Building Features

Suite 100

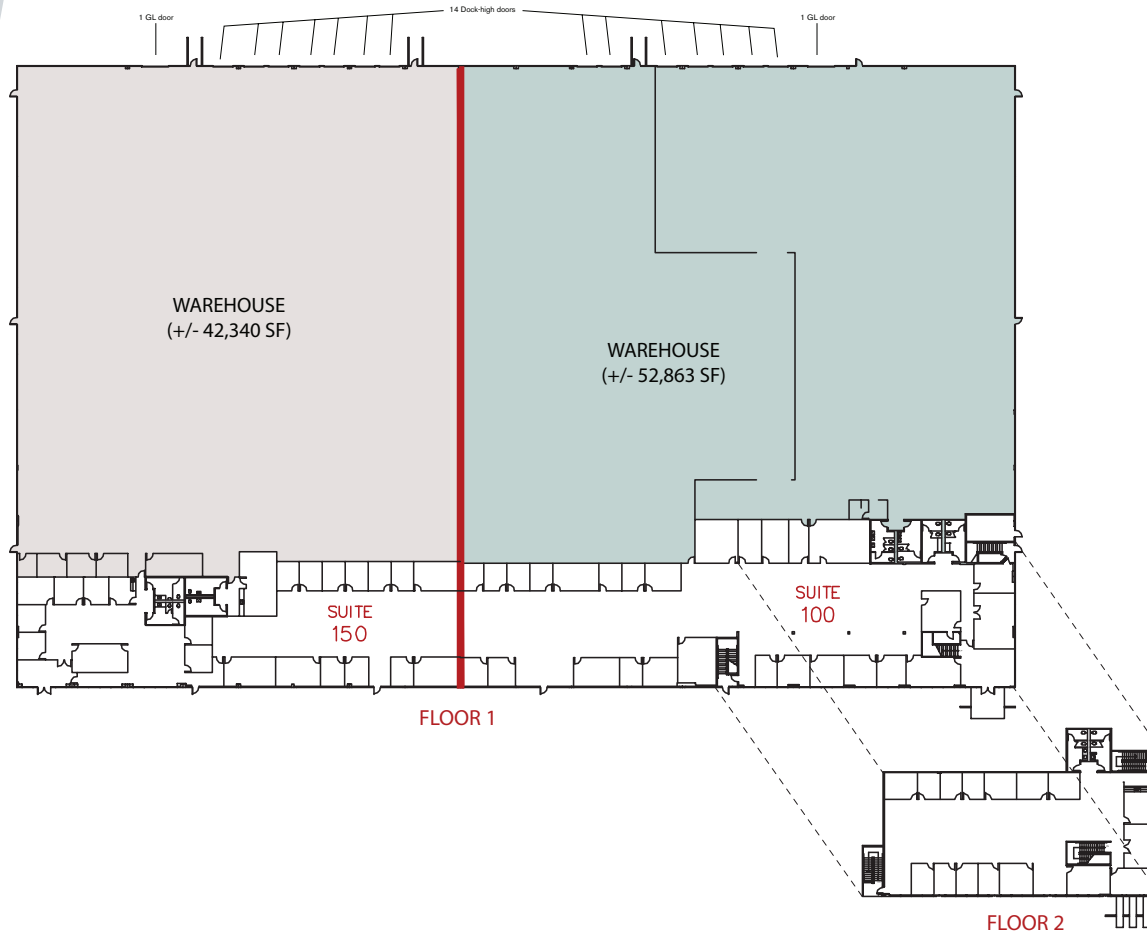
- 79,448 sq. ft
Office: 35,000 sq. ft
Warehouse: 44,448 sq. ft
- **Truck Loading:**
2 Ground-level doors
7 Dock high doors
- **Parking:**
1.9: 1,000
- **ESFR Sprinklers**
- **Contiguous with adjacent suite for total of 133,646 Sq ft**

Suite 150

- 63,947 sq. ft
Office: 22,000 sq. ft
Warehouse: 41,947 sq. ft
- **Truck Loading:**
1 Ground-level doors
7 Dock high doors
- **Parking:**
1.9: 1,000
- **ESFR Sprinklers**
- **Contiguous with adjacent suite for total of 133,646 Sq ft**

/ Floor Plan /

121 Waterworks Way



Building Features

Suite 100

- 76,863 sq. ft
Office: 24,000 sq. ft
Warehouse: 52,863 sq. ft
- **Truck Loading:**
1 Ground-level doors
7 Dock high doors
- **Warehouse Clearance:**
28'
- **Parking:**
1.9: 1,000
- **ESFR Sprinklers**
- **Contiguous with adjacent suite for total of 143,395 Sq ft**

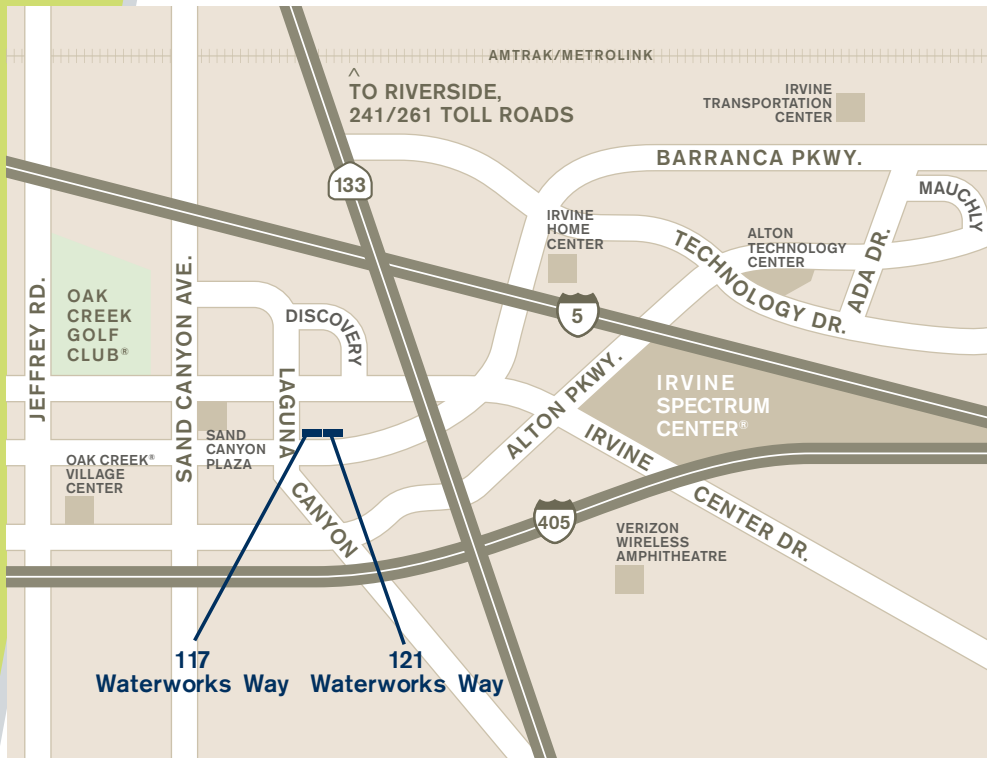
Suite 150

- 56,783 sq. ft
Office: 14,443 sq. ft
Warehouse: 42,340
- **Truck Loading:**
1 Ground-level doors
7 Dock high doors
- **Warehouse Clearance:**
28'
- **Parking:**
1.9: 1,000
- **ESFR Sprinklers**
- **Contiguous with adjacent suite for total of 143,395 Sq ft**

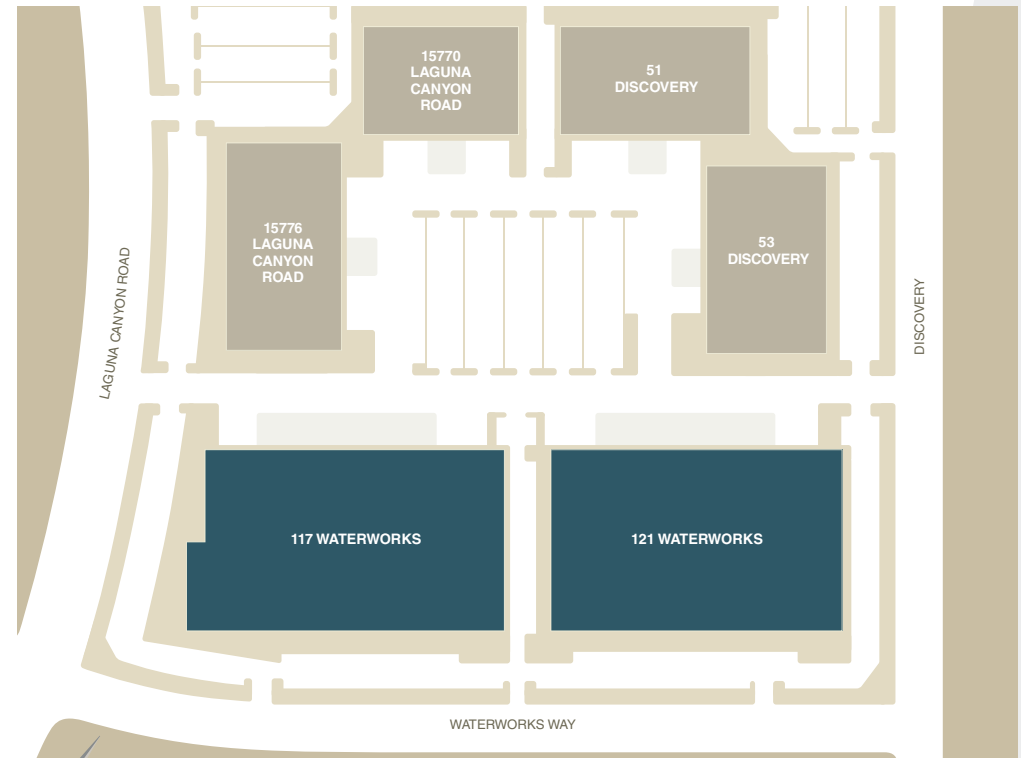
117 Waterworks Way / 121 Waterworks Way

Irvine, California 92618

/ Area Map /



/ Site Map /



IrvineCompanyOffice.com

For leasing information,
call Sue Lyle 949.720.2668

111 Innovation, Irvine, CA 92618