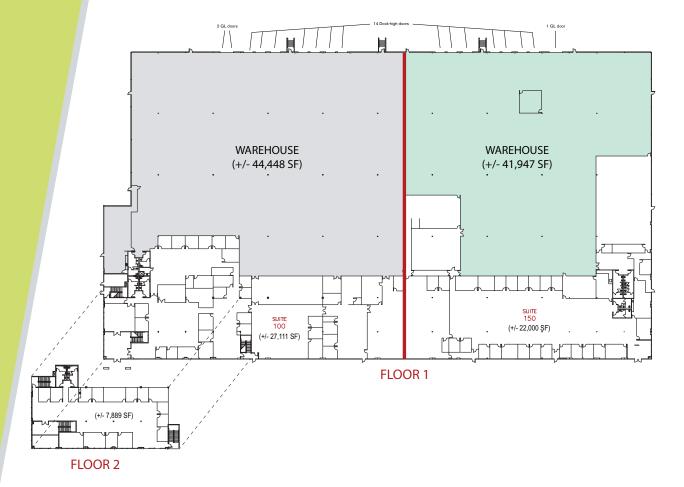


/ Floor Plan /

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

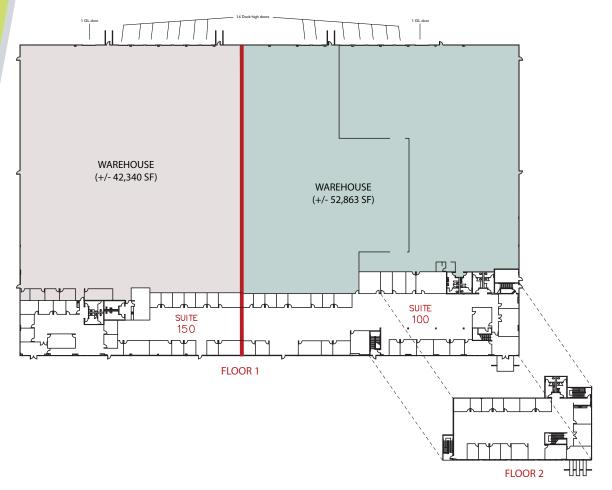
Parking:

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

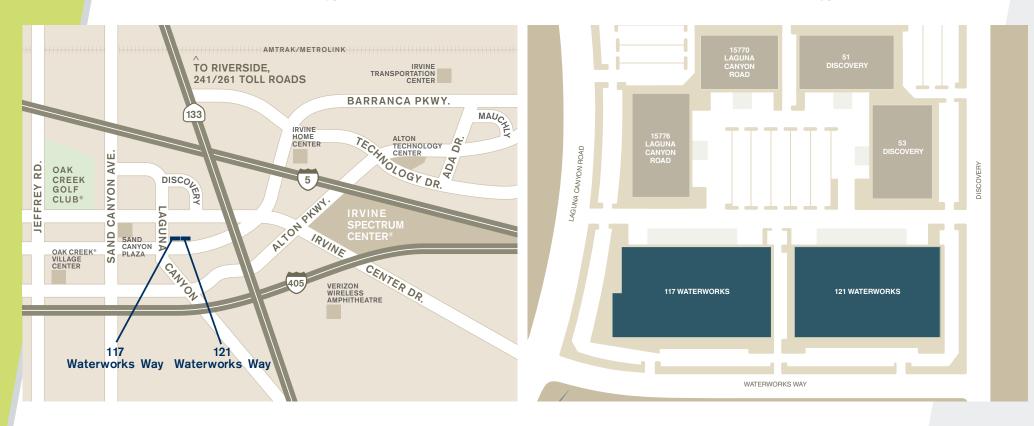
- ESFR Sprinklers
- Contiguous with adjacent suite for total of 143,395 Sq ft

117 Waterworks Way / 121 Waterworks Way

Irvine, California 92618

/ Area Map /

/ Site Map /





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