

A photograph of a modern university building entrance. Two tall, light-colored concrete pillars support a horizontal beam. The beam has a decorative, perforated metal ceiling. A paved walkway leads through the opening of the structure towards a long, multi-story building in the distance. The sky is clear blue, and there are some green plants in the foreground.

# UNIVERSITY RESEARCH PARK

IRVINE

# UNIVERSITY RESEARCH PARK

101-111 ACADEMY / 5141-5301 CALIFORNIA / 100-151 INNOVATION / 100-131 THEORY, IRVINE



185-ACRE CAMPUS OFFICE BUSINESS PARK FEATURING SUITES FROM 2,000 SQUARE FEET

ADJACENT TO UNIVERSITY OF CALIFORNIA IRVINE,  
ONE OF THE NATION'S LEADING RESEARCH INSTITUTIONS

LUSH GREENBELTS AND LANDSCAPED COMMON AREAS WITH QUIET PEOPLE SPACES

CENTRAL LOCATION PROVIDING OPTIMUM CONVENIENCE AND ACCESSIBILITY

COMPLIMENTARY WIFI, IDEAL FOR MOBILE OFFICING, BETWEEN 101 & 111 ACADEMY,  
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AMPLE SURFACE PARKING

FLEXIBLE FLOOR PLANS FOR EXPANSION OPPORTUNITIES

EXCELLENT VISIBILITY FROM THE 73 TOLL ROAD AND MACARTHUR BOULEVARD



SITE MAP



LOCATION MAP





SPECTACULAR BACK BAY VIEWS

### AMENITIES

- Close to University Center, Newport North Center and The Bluffs with a wide variety of shops and restaurants
- Minutes to upscale shopping and fine restaurants at Fashion Island® and Corona del Mar Plaza, including Gulfstream, Canaletto Ristorante Veneto, Tommy Bahamas Island Grille & Emporium, Fleming's Prime Steak House & Wine Bar, California Pizza Kitchen, The Cheesecake Factory and P.F. Chang's China Bistro
- Short drive to the 5-Diamond Island Hotel Newport Beach®, featuring award-winning fine dining, executive suites and guest rooms, meeting accommodations and premier spa
- Leisure activities include bike trails, Upper Newport Bay, Newport Harbor and The Resort at Pelican Hill®
- Exclusive customer rate for Anteater Recreation Center membership (a state-of-the-art sports and fitness facility) at neighboring University of California, Irvine

### EASY ACCESS

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- Accessible via University Drive, MacArthur Boulevard, California and Bison Avenues
- Minutes to John Wayne Airport

### PREMIUM IRVINE LIVING

- Ranked fourth best city in America to live\* and safest city in America\*\*
- Renowned master-planned mix of residential, office, top-quality schools, medical facilities and retail
- High architectural design standards
- Mature landscaping, community parks, extensive greenbelts throughout with permanently preserved open spaces assure an unparalleled quality of life

\*2007. Designated by Money Magazine for cities between 50,000-300,000.

\*\*2004-2009. Designated by the Federal Bureau of Investigation, FBI, for cities more than 100,000.

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