

# think bigger

▶ 17032 MURPHY, IRVINE  
21,528 SQ. FT.

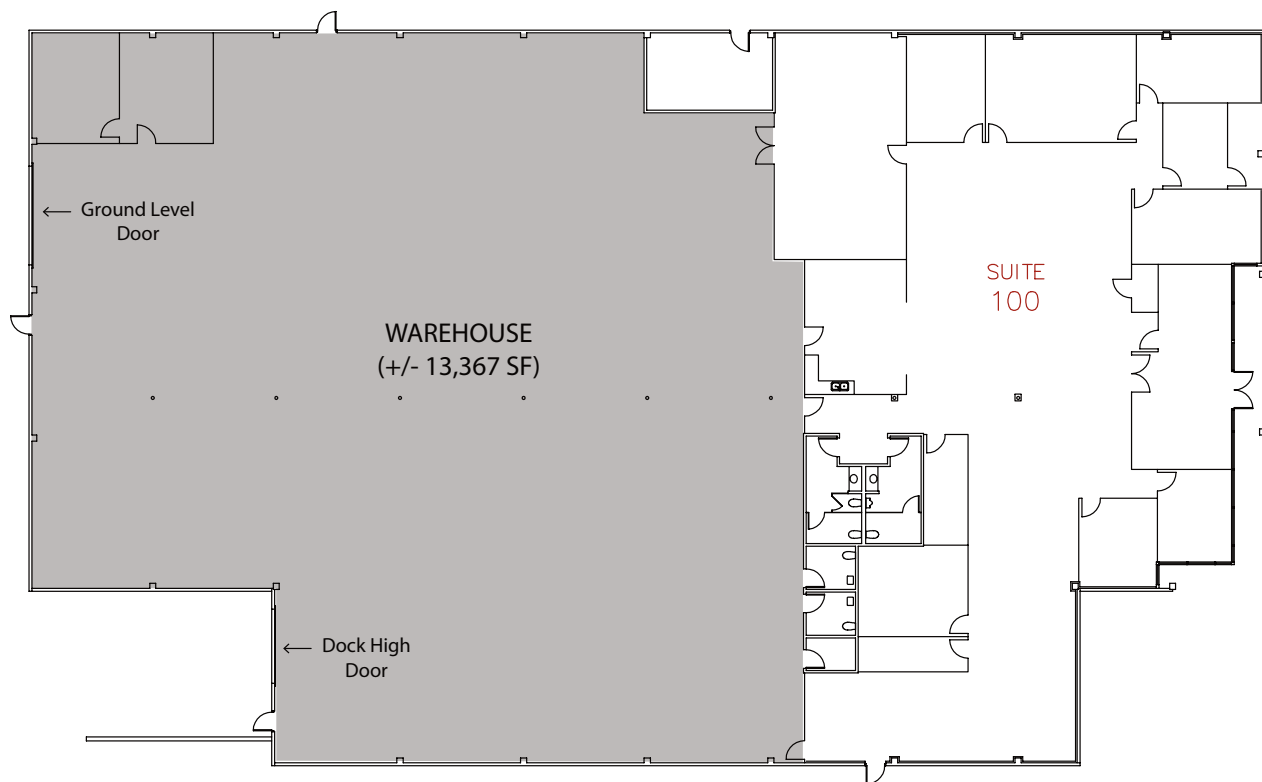


Experience **17032 Murphy Avenue**, a freestanding office and warehouse building with a great corner location in the heart of the Irvine business complex. Building top or monument signage available. Easy access to the 405 and 55 freeways and convenient surface parking just minutes from John Wayne Airport.

# BUILDING SPECIFICATIONS

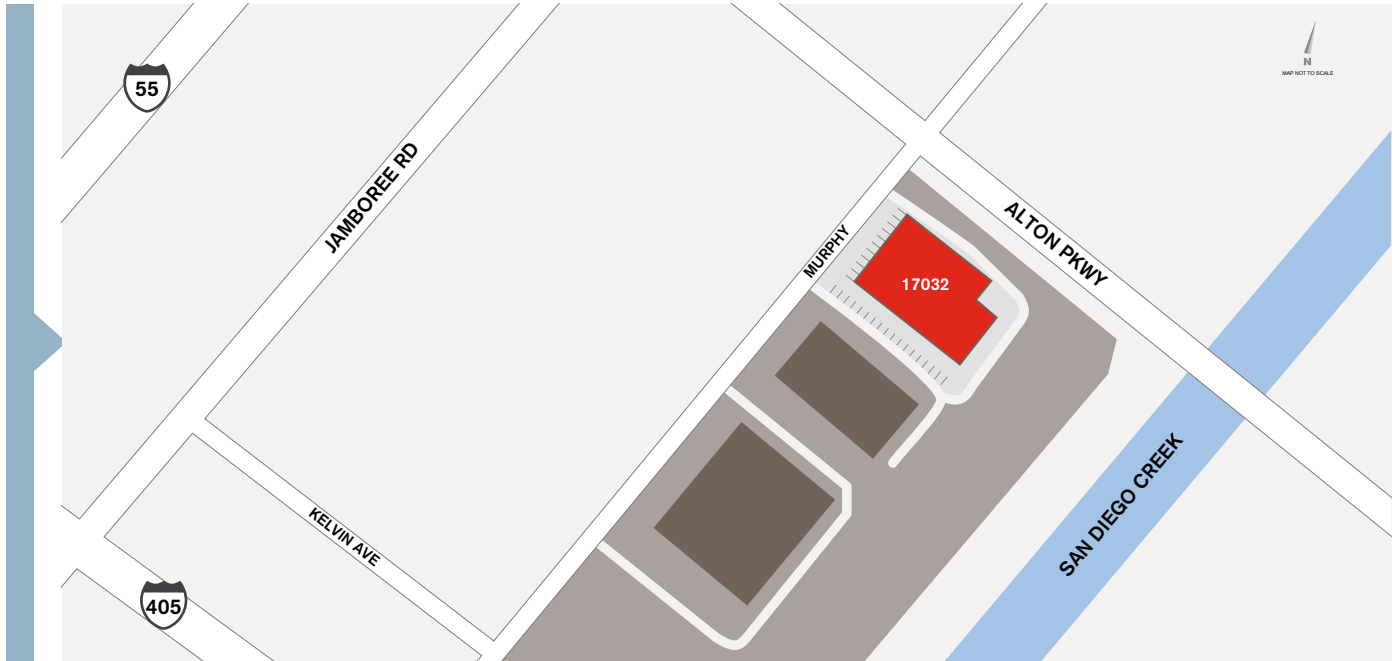
17032 MURPHY  
21,528 SQ. FT.

- Office: 8,161 sq. ft.
- Warehouse: 13,367 sq. ft.
- Parking: 1.81:1,000 sq. ft.
- Warehouse Clearance:  $\pm 22'$
- Truck Loading:
  - One (1) dock-high door
  - One (1) ground-level door



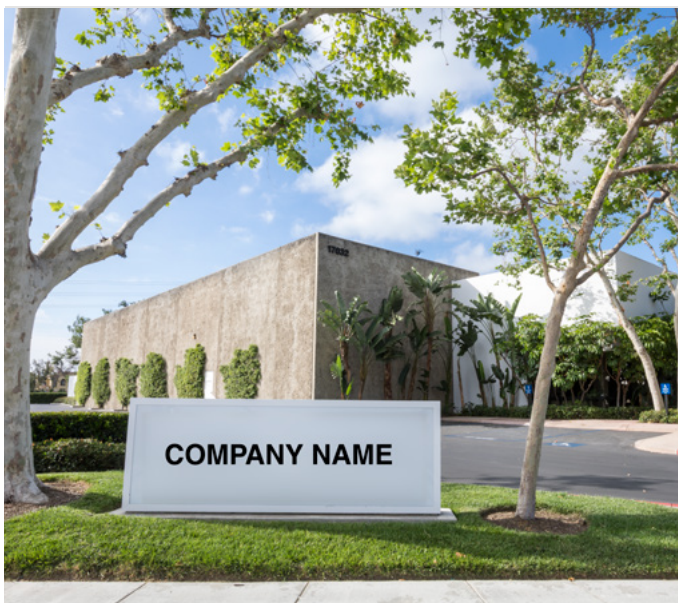
# SITE PLAN

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21,528 SQ. FT.



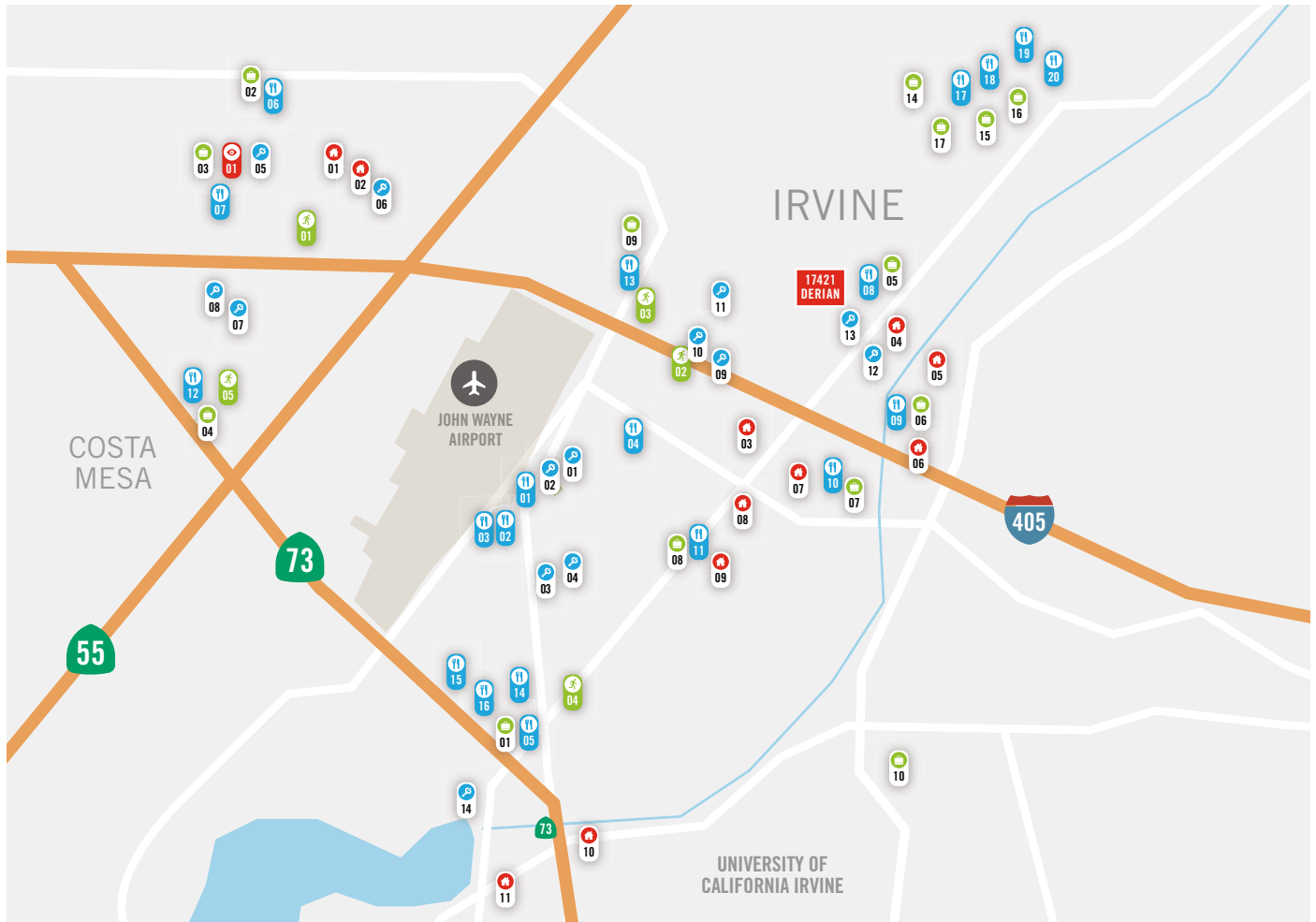
Every square-foot offers more value for your investment in an exceptional workplace worthy of your brand.

Attract and engage top talent with easier communities, plus direct access to John Wayne Airport.



# AIRPORT AREA

17032 MURPHY  
21,528 SQ. FT.



## POPULAR IN THE AREA

### DINE

- 01 Bistango
- 02 Bosscat Kitchen & Libations
- 03 Ten Asian Bistro
- 04 Trade Food Hall
- 05 Back Bay Court
- 06 Bristol Center
- 07 South Coast Plaza
- 08 Diamond Jamboree
- 09 Harvard Place
- 10 Park Place
- 11 Jamboree Promenade
- 12 The LAB Anti-Mall
- 13 The Square
- 14 Il Barone Ristorante
- 15 Juliette Kitchen & Bar
- 16 MOULIN
- 17 Portola Coffee Roasters
- 18 The Winery Restaurant & Wine Bar
- 19 Lucille's Smokehouse
- 20 Whole Foods Market

### SHOP

- 01 Back Bay Court
- 02 Bristol Center
- 03 South Coast Plaza
- 04 The LAB Anti-Mall
- 05 Diamond Jamboree
- 06 Harvard Place
- 07 Park Place
- 08 Jamboree Promenade
- 09 The Square
- 10 University Town Center
- 11 Fashion Island
- 12 Whole Foods Market
- 13 Bristol Farms
- 14 Von Karman Plaza
- 15 Target
- 16 Costco
- 17 The District

### STAY

- 01 Atrium Hotel
- 02 Hilton Irvine
- 03 Renaissance Hotel
- 04 Extended Stay America
- 05 The Westin South Coast Plaza
- 06 Costa Mesa Marriott
- 07 Hilton Costa Mesa
- 08 Crowne Plaza Costa Mesa
- 09 Hilton Garden Inn
- 10 Sonesta
- 11 Embassy Suites by Hilton
- 12 Residence Inn by Marriott
- 13 Courtyard by Marriott
- 14 Marriott Bayview

### SEE

- 01 Segerstrom Center for the Arts

### LIVE

- 01 3400 Avenue of the Arts
- 02 The Enclave at South Coast
- 03 Central Park West Apartments
- 04 Camden Main & Jamboree Apartments
- 05 San Marco Apartment Homes
- 06 Villa Coronado Apartment Homes
- 07 Park Place Apartment Homes
- 08 Villa Siena Apartment Homes
- 09 Toscana Apartments
- 10 Baypointe Apartment Homes
- 11 Newport North Apartment Homes

### WORKOUT

- 01 24 Hour Fitness
- 02 24 Hour Fitness
- 03 Equinox Orange County
- 04 Equinox Newport Beach
- 05 The Camp

## For Leasing Information

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 **IRVINE COMPANY**