

# think bigger

**3 MORGAN, IRVINE**  
41,402 SQ. FT.

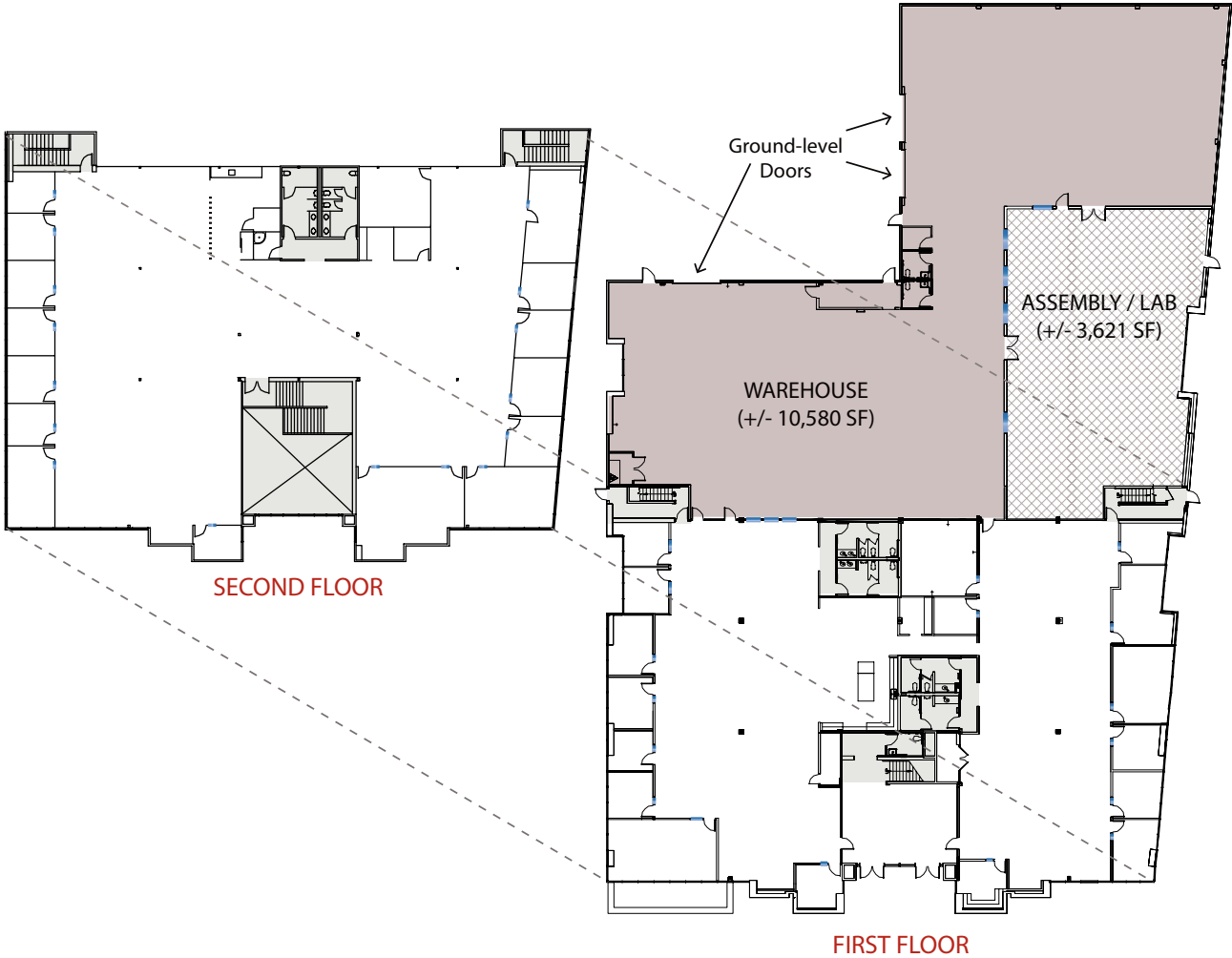


Located off Alton Parkway, **3 Morgan** offers 41K+ sq. ft. of office and warehouse space minutes from Irvine Spectrum Center®. Suitable for combination office, R & D, light manufacturing and warehouse. Easy access to the 5, 405 and 133 freeways and 241 Toll Road.

# specifications

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- Office/Warehouse
  - First Floor:
    - Office: 13,575 sq. ft.
    - Warehouse: 10,580 sq. ft.
    - Assembly / Lab: 3,621 sq. ft.
    - Optional: Convert Assembly / Lab to Warehouse (14,201 sq. ft. total)
  - Second Floor:
    - Office: 13,626 sq. ft.
- Parking: 138 Stalls
- Clearance:  $\pm$  28'
- Three (3) Ground-Level Doors (12' x 14')
- Fire Sprinklers:
  - .30 GPM/2,000 sq. ft.



# site plan

3 MORGAN, IRVINE  
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Give your team all the benefits of a prime Irvine Spectrum® location — popular dining, shopping, and luxury living — plus simplified commutes with easy access to the 5, 405 and 133 freeways and 241 Toll Road.

Make every day easier with direct building access from convenient surface parking to indoor and outdoor workspace.



# discover Irvine Spectrum®

3 MORGAN, IRVINE  
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1. Oak Creek Golf Club®
2. Arbor Village Shopping Center
3. Orange Tree Square Shopping Center
4. Market Place Center Retail
5. Sand Canyon Plaza Retail Center
6. Old Town Irvine Shops & La Quinta Inn
7. Cypress Village Shopping Center
8. Alton Square Retail Center
9. Oak Creek Shopping Center
10. Orange County Great Park
11. Irvine Station
12. Double Tree by Hilton
13. Marriot Irvine Spectrum
14. Courtyard Marriott
15. Centerpointe Apartment Homes
16. The Village Apartment Homes
17. The Park Apartment Homes
18. Irvine Spectrum Center®
19. Los Olivos® Marketplace
20. Los Olivos Apartment Village
21. Promenade Apartments
22. Laguna Beach
23. Quail Hill® Apartment Homes
24. Quail Hill Shopping Center
25. Shady Canyon Golf Course
26. John Wayne Airport
27. Alton Marketplace

## For Leasing Information

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