

# 3 MORGAN

## FACT SHEET

<b>LOCATION:</b>	Located off Alton Parkway near the 5, 405, and 133 interchange
<b>ADDRESS:</b>	3 Morgan, Irvine, California 92618
<b>ACCESS:</b>	Via Alton Parkway
<b>SIZE:</b>	2-story, approximately 41,402 rentable square feet
<b>FLOOR PLATES:</b>	Approximately 20,701 rentable square feet
<b>PARKING:</b>	Surface parking lot with approximately 138 parking stalls
<b>EXTERIOR:</b>	Concrete tilt-up mid-tech/ manufacturing building
<b>WINDOWS:</b>	Tinted single-pane glazing in anodized aluminum frames
<b>AMENITIES:</b>	Close to the Irvine Spectrum Center
<b>OWNER/MANAGER:</b>	Irvine Company Office Properties
<b>COMPLETION DATE:</b>	1995
<b>LEASING INFORMATION:</b>	Irvine Company Office Properties, (949) 720-2550 <a href="http://www.irvinecompanyoffice.com">www.irvinecompanyoffice.com</a>



**IRVINE COMPANY**  
**OFFICE PROPERTIES**

**IRVINECOMPANYOFFICE.COM**  
FOR LEASING INFORMATION, CALL 949.720.2550