

3 Morgan

IRVINE SPECTRUM
41,402 SQ. FT.



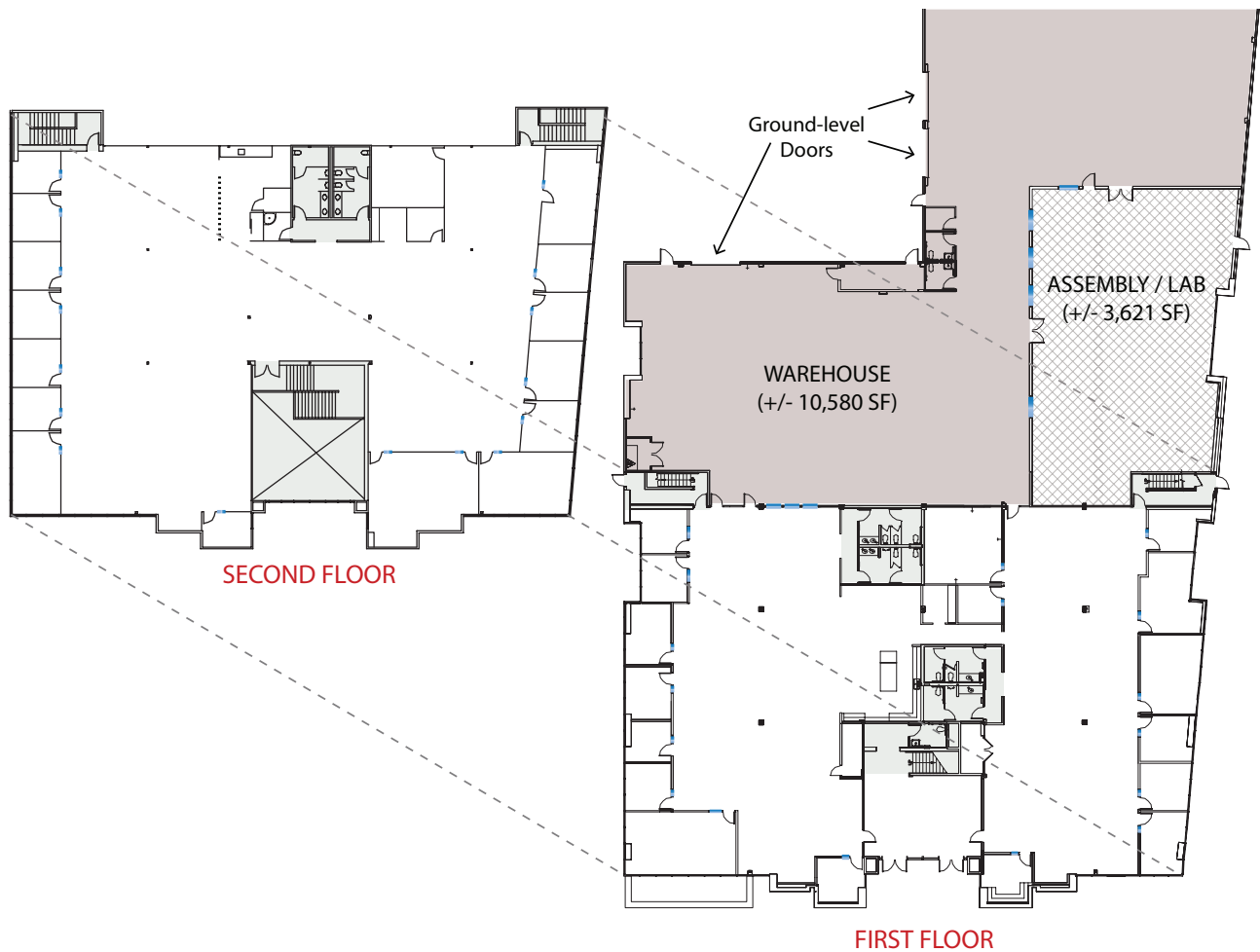
ARTIST RENDERINGS SUBJECT TO CHANGE

Experience **3 Morgan**, an ideal choice for office, R&D, production and warehouse. Offers abundant surface parking, building top signage, and convenient access to dining and retail amenities. Arriving Late 2024: enhanced outdoor workspace with shaded seating and new evergreen landscaping adjacent to the building entry.

BUILDING SPECIFICATIONS

3 MORGAN, IRVINE
41,402 SF

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



SITE PLAN

3 MORGAN, IRVINE
41,402 SF



FLEXIBLE WORKSPACE

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.

IRVINE SPECTRUM

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





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

For Leasing Information

Sue Lyle 949.720.2668
slyle@irvinecompany.com

Anthony Bahde 949.720.2762
abahde@irvinecompany.com

IrvineCompanyOffice.com

