

# 5 Pasteur

164,000 SQ. FT.

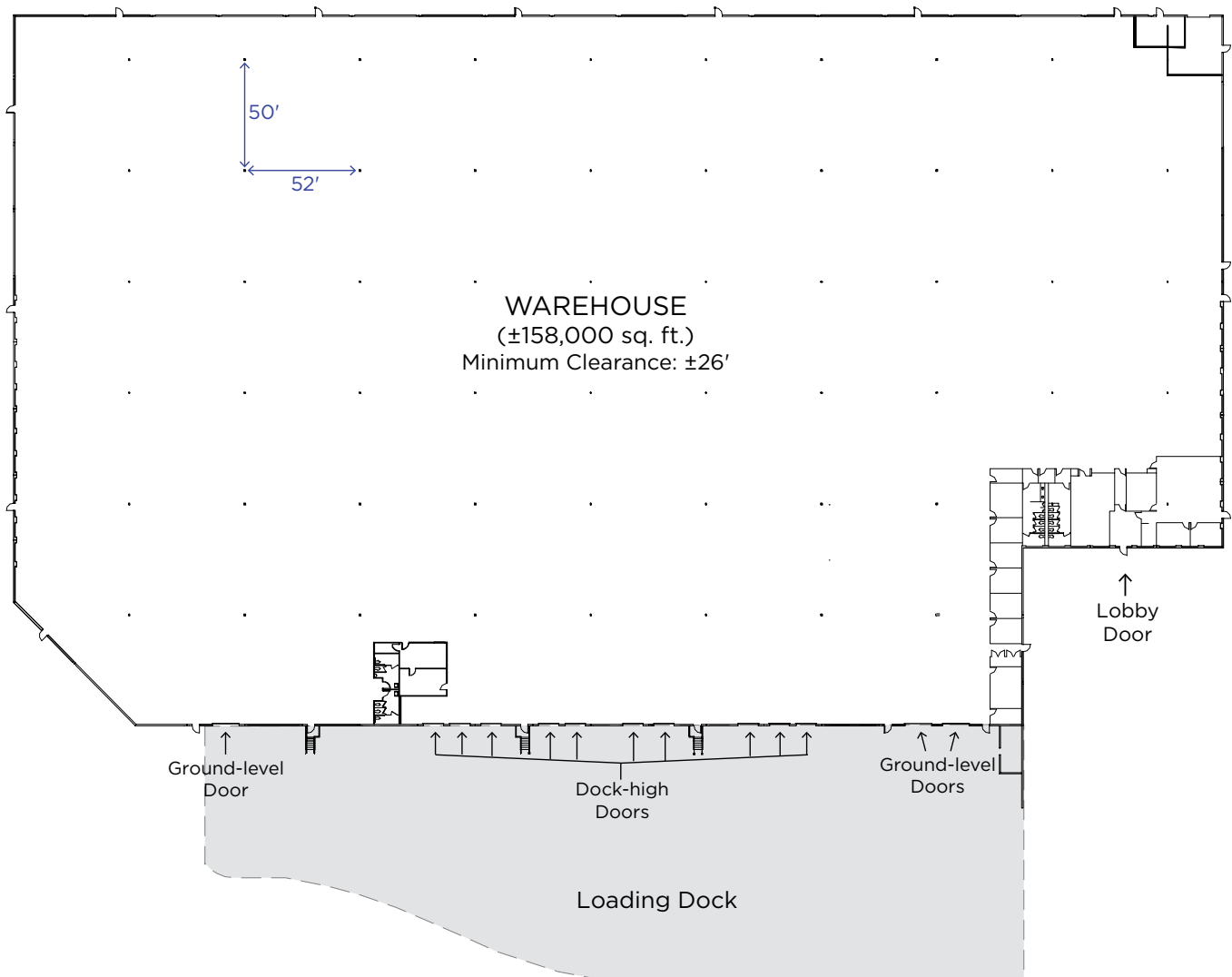


Experience **5 Pasteur**, an impressive ESFR distribution building offering a mix of office and warehouse space. This workplace features a white roof, providing energy-efficient cooling benefits, a shared outdoor workspace, and abundant surface parking, all within minutes of nearby dining and retail amenities in the heart of Irvine Spectrum®.

# BUILDING FEATURES

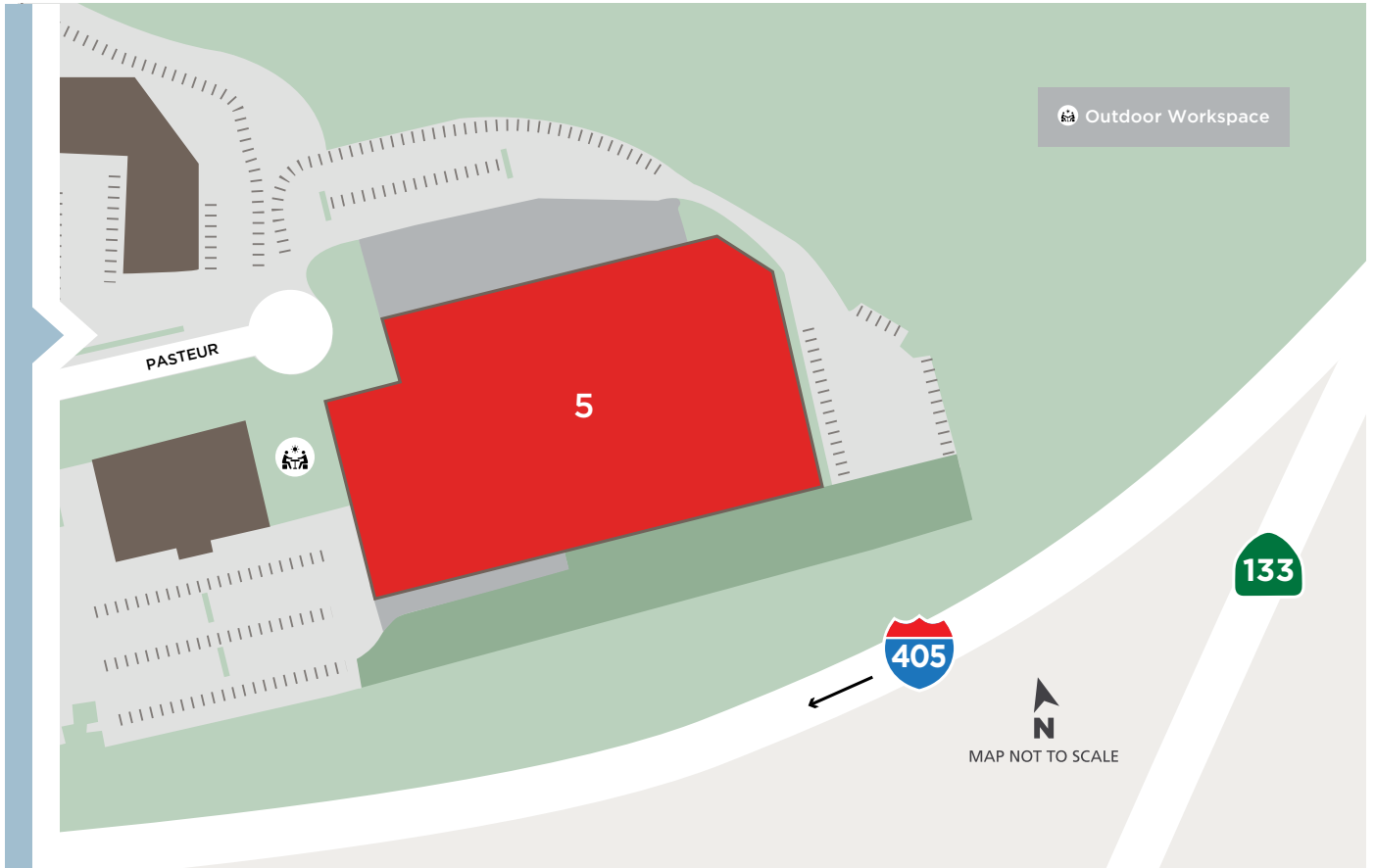
5 PASTEUR | 164,000 SQ. FT.

- **Fire Sprinklers:** ESFR
- **Total Building:** 164,000 sq. ft.
  - **Office:** ±6,000 sq. ft.
  - **Warehouse:** ±158,000 sq. ft.
- **Truck Loading:**
  - Twelve (12) Dock-high Doors (10' x 10')
  - Three (3) Ground-level Doors (12' x 14')
- **Minimum Warehouse Clearance:** ±26'
- **Electrical:** Expandable to 1,600 Amps, 277/480 Volts
- **Column Spacing:** 52' x 50'
- **Parking:** 164 Spaces



# SITE PLAN

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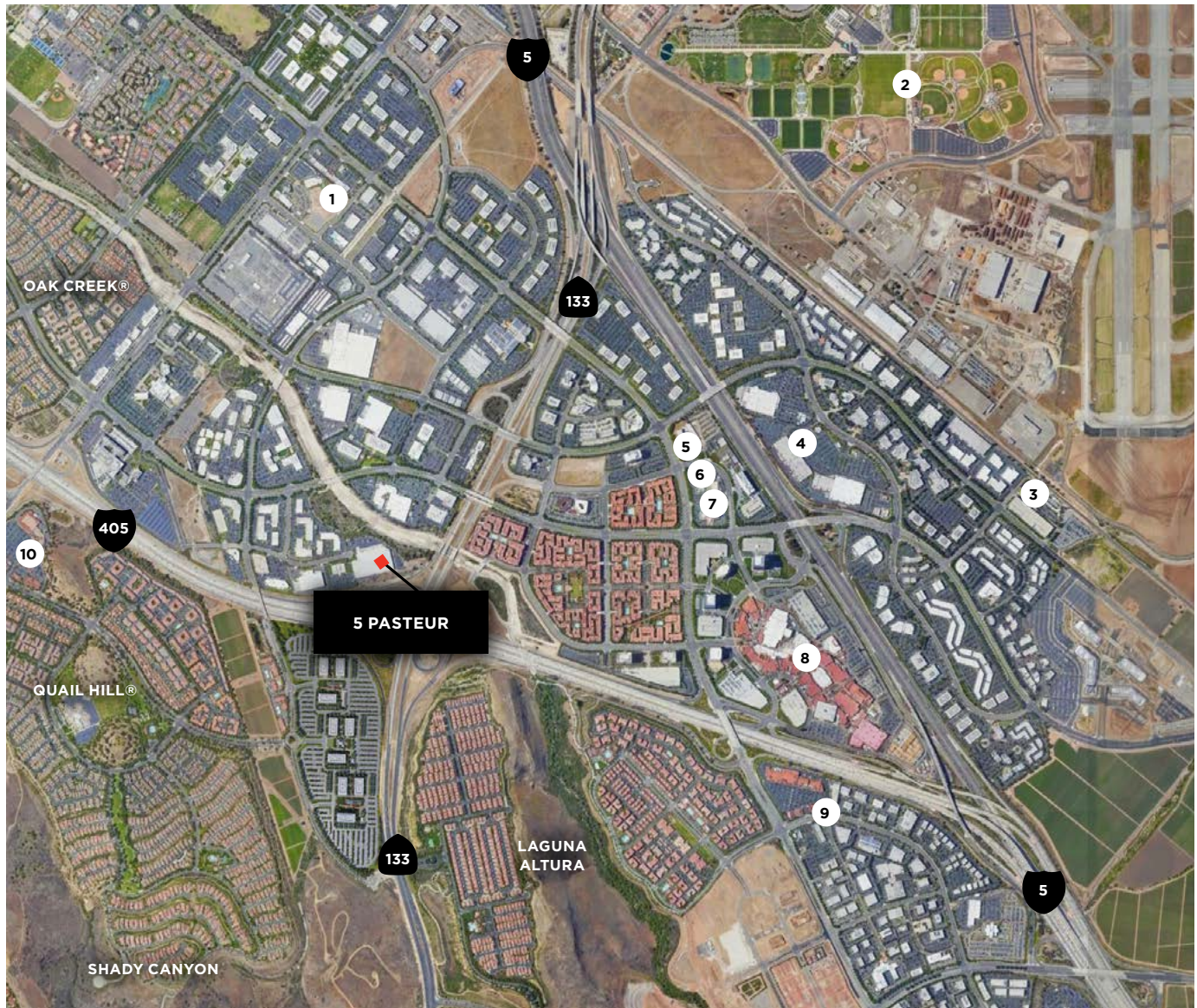
## COMPETITIVE EXPENSES

Property offers our customers the most competitively priced operating expenses, estimated at \$0.28/SF/month.

## IRVINE SPECTRUM®

Recruit and retain top talent in the heart of Orange County's most walkable, bikeable and sustainably planned community.





- |                             |                             |                                 |
|-----------------------------|-----------------------------|---------------------------------|
| 1. Sand Canyon Plaza        | 5. Double Tree by Hilton    | 9. Los Olivos® Marketplace      |
| 2. Orange County Great Park | 6. Marriott Irvine Spectrum | 10. Quail Hill® Shopping Center |
| 3. Irvine Station           | 7. Courtyard Marriott       |                                 |
| 4. Alton Marketplace        | 8. Irvine Spectrum Center®  |                                 |

**For Leasing Information**  
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