



Rare Freeway Visible Signage Opportunity

LOCATED IN THE CENTER OF ORANGE COUNTY:
IRVINE SPECTRUM

JUST MINUTES TO IRVINE SPECTRUM CENTER® FEATURING
MORE THAN 30 RESTAURANTS AND 90 SHOPS

EASY ACCESS TO THE 405, 5 AND 133 FREEWAYS
AND THE 241 TOLL ROAD

ABUNDANT AND CONVENIENT SURFACE PARKING

BUILDING-TOP SIGNAGE OPPORTUNITY

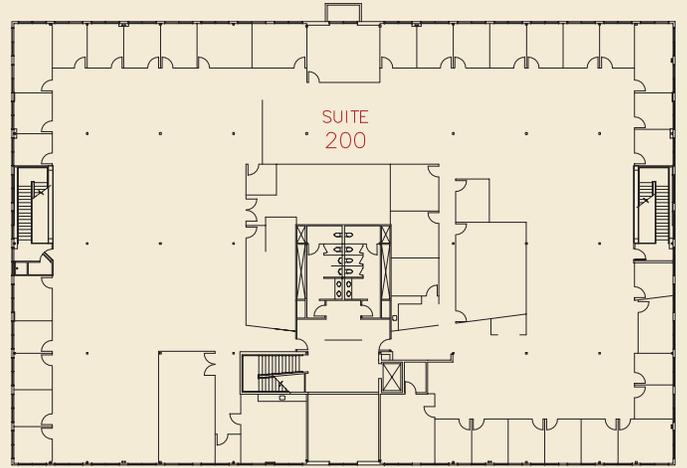


9 PASTEUR, SUITE 200
22,011 Square Feet Available

IRVINE SPECTRUM®

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22,011 Square Feet Available



FLOOR PLAN

FEATURES

- Extensive use of glass and natural daylighting promotes increased productivity, energy savings and a healthier workplace
- Extend productivity to the adjacent outdoor workspaces
- Parking: 4:1,000
- Electrical: 400 AMPS, 277/480 volts
- Fully Sprinklered



LOCATION MAP



FOR LEASING INFORMATION, CALL SUE LYLE
PHONE 949.720.2668 | FAX 949.721.1125
SLEYE@IRVINECOMPANY.COM | LICENSE 01057248
IRVINECOMPANYOFFICE.COM

PREMIER ENVIRONMENTS WHERE YOUR BUSINESS CAN PROSPER

A commitment to long-term ownership, the highest standards of service and the opportunity to move and expand within our diverse portfolio are just a few of the reasons to lease with Irvine Company Office Properties.