

7 MORGAN

FACT SHEET

LOCATION:	Located off Alton Parkway near the 5, 405, and 133 interchange
ADDRESS:	7 Morgan, Irvine, California 92618
ACCESS:	Via Alton Parkway
SIZE:	2-story, approximately 40, 382 rentable square feet.
FLOOR PLATES:	Approximately 20,191 rentable square feet.
PARKING:	Surface parking lot with approximately 145 parking stalls
EXTERIOR:	Concrete tilt-up mid-tech/ manufacturing building
WINDOWS:	Tinted single-pane glazing in anodized aluminum frames
LOBBY:	Single-tenant lobby
SYSTEMS:	2-5 ton heat pump units Fire Life Safety – Fully sprinklered
AMENITIES:	Close to the Irvine Spectrum Center
OWNER/MANAGER:	Irvine Company Office Properties
ARCHITECT:	Ware Malcomb
COMPLETION DATE:	1995
LEASING INFORMATION:	Irvine Company Office Properties, (949) 720-2550 www.irvinecompanyoffice.com



IRVINE COMPANY
OFFICE PROPERTIES

IRVINECOMPANYOFFICE.COM
FOR LEASING INFORMATION, CALL 949.720.2550