



TWO-STORY, SINGLE-TENANT, MID-TECH BUILDING SUITABLE FOR COMBINATION OFFICE,  
R&D, LIGHT MANUFACTURING AND WAREHOUSE

HIGH VISIBILITY LOCATION AT CORNER OF ALTON PARKWAY AND MORGAN

BUILDING TOP SIGNAGE AVAILABLE

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

MINUTES TO IRVINE SPECTRUM CENTER® WITH RESTAURANTS, RETAIL AND ENTERTAINMENT

AMPLE AND CONVENIENT SURFACE-LEVEL PARKING

## **7 MORGAN**

41,964 Square Feet Available

IRVINE SPECTRUM®

# 7 MORGAN

41,964 Square Feet Available

## FEATURES

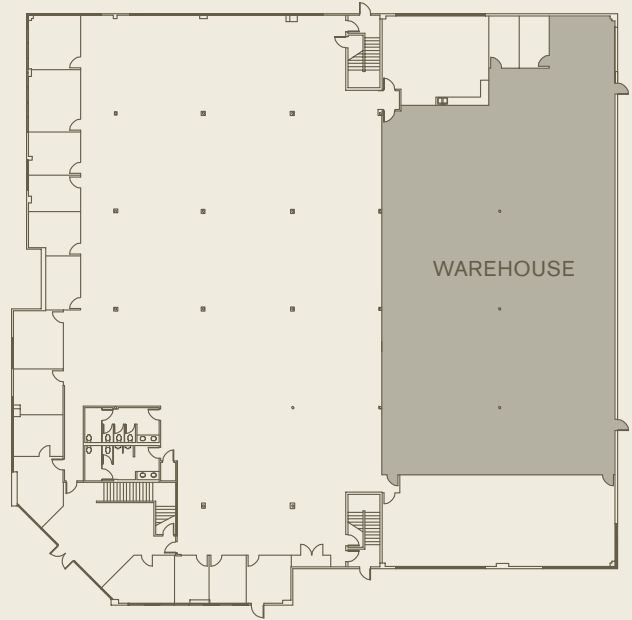
- Office/Warehouse
  - First Floor:
    - Office: 17,755 sq. ft.
    - Warehouse: 8,830 sq. ft.
  - Second Floor:
    - Office: 15,379 sq. ft.
- Parking: 3.65:1,000 sq. ft.
- Electrical: 1,200 AMPS, 277/480 volts
- Warehouse Clearance: 25'
- Truck Loading: One (1) ground-level door
- Fire Sprinklers: .33 GPM/2,000 sq. ft.

## EASY ACCESS

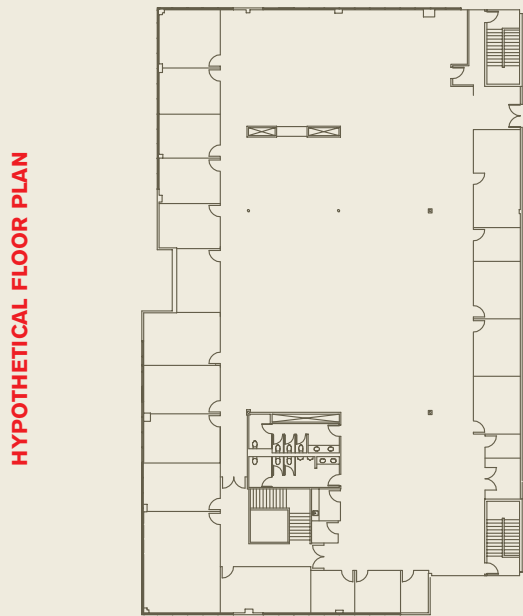
- Easy access to the 5, 405 and 133 Freeways and the 241 Toll Road
- Minutes to John Wayne Airport
- AMTRAK and Metrolink service at nearby Irvine Transportation Center



FIRST FLOOR



SECOND FLOOR



FLOOR PLAN



FOR LEASING INFORMATION, CALL SUE LYLE  
PHONE 949.720.2668 | FAX 949.721.1125  
SLYLE@IRVINECOMPANY.COM | LIC. #01057248  
IRVINEOFFICE.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.

