

9601 JERONIMO

FACT SHEET

LOCATION:	Located on Jeronimo off of Alton Parkway
ADDRESS:	9601 Jeronimo, Irvine, California 92618
ACCESS:	Convenient access to the Santa Ana (I-5) freeway at Alton and Technology, San Diego (I-405) and Laguna (133) freeways and the 241 toll road. Ingress / egress via Alton Parkway.
SIZE:	Approximately 40,513 rentable square feet
BUILDING HEIGHT:	(1) 2-story building
FLOOR PLATES:	Approximately 41,000 rentable square feet
PARKING:	On-site surface parking lot
ELEVATORS:	N/A
EXTERIOR:	Concrete tilt up
WINDOWS:	Tinted single-pane glazing in anodized aluminum frames with pliable gaskets
TYPICAL BAY DEPTH:	N/A
SYSTEMS:	HVAC – Individual heat pump package HVAC units, Energy Management System Fire/Life Safety – Fully sprinkled
AMENITIES:	<ul style="list-style-type: none">• Minutes to Irvine Spectrum Center• Close proximity to iShuttle Stop and Irvine Station• Security Patrol• Building Signage Opportunities
ARCHITECT:	N/A
YEAR CONSTRUCTED:	1997
SUSTAINABILITY:	Energy Management System Close to Irvine Station and serviced by iShuttle



IRVINE COMPANY
OFFICE PROPERTIES

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FOR LEASING INFORMATION, CALL 949.720.2550