

9351 JERONIMO

FACT SHEET

LOCATION:	Centrally located in Irvine Spectrum, on Alton Parkway and Jeronimo Road
ADDRESS:	9351 Jeronimo Road, Irvine, California 92618
ACCESS:	Convenient access to the San Diego (I405), Santa Ana (I-5) and Laguna (133) freeways. Cross Streets are Alton Parkway and Jeronimo Road.
SIZE:	Approximately 105,108 rentable square feet
BUILDING HEIGHT:	Two-stories
FLOOR PLATES:	First Floor - approximately 52,554 rentable square feet Second Floor - approximately 52,554 rentable square feet
PARKING:	3.02:1,000 ample surface parking
ELEVATORS:	None
EXTERIOR:	Concrete tilt-up, single-tenant
WINDOWS:	Tinted single-pane glazing in anodized aluminum frames
SYSTEMS:	HVAC: 5-15 ton rooftop units
AMENITIES:	<ul style="list-style-type: none">• Numerous nearby amenities – Irvine Spectrum Center, Oak Creek Golf Club, The Village and Park Apartments, Doubletree Hotel, Verizon Wireless Amphitheatre• Customer service focused resource center• 24/7 roving security patrol
OWNER/MANAGER:	The Irvine Company Office Properties
YEAR CONSTRUCTED:	1985
LEASING INFORMATION:	The Irvine Company Office Properties, (949) 720-2550 www.irvinecompanyoffice.com



IRVINE COMPANY
OFFICE PROPERTIES

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FOR LEASING INFORMATION, CALL 949.720.2550