

# 9400 JERONIMO

## FACT SHEET

<b>LOCATION:</b>	Centrally located in Irvine Spectrum, on Alton Parkway and Jeronimo Road
<b>ADDRESS:</b>	9400 Jeronimo, Irvine, California 92618
<b>ACCESS:</b>	Convenient access to the San Diego (I405), Santa Ana (I-5) and Laguna (133) freeways. Cross Streets are Alton Parkway and Jeronimo Road.
<b>SIZE:</b>	Approximately 146,482 rentable square feet
<b>BUILDING HEIGHT:</b>	Two-stories
<b>FLOOR PLATES:</b>	First floor – approximately 109,069 rentable square feet Second floor – approximately 37,413 rentable square feet
<b>PARKING:</b>	3.02:1,000 ample surface parking
<b>ELEVATORS:</b>	None
<b>EXTERIOR:</b>	Concrete tilt-up, single tenant
<b>WINDOWS:</b>	Tinted single-pane glazing in anodized aluminum frames
<b>SYSTEMS:</b>	HVAC: 5-15 ton rooftop units
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• Numerous nearby amenities – Irvine Spectrum Center, Oak Creek Golf Club, The Village and Park Apartments, Doubletree Hotel, Verizon Wireless Amphitheatre</li><li>• Customer service focused resource center</li><li>• 24/7 roving security patrol</li></ul>
<b>OWNER/MANAGER:</b>	Irvine Company Office Properties
<b>YEAR CONSTRUCTED:</b>	1985
<b>LEASING INFORMATION:</b>	The Irvine Company Office Properties, (949) 720-2550 <a href="http://www.irvinecompanyoffice.com">www.irvinecompanyoffice.com</a>



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FOR LEASING INFORMATION, CALL 949.720.2550