

Alton HQ



±328,693 SF

15955, 15967 & 15975 ALTON PARKWAY

Discover Your Next HQ

Unlock a rare opportunity for innovation at Alton HQ, a customizable three-building campus totaling ±328,693 square feet featuring a unique combination of premium office, industrial and R&D space plus experience-driven amenities and access to the best of Irvine Spectrum®.

- Potential future improvements include refreshed landscaping, bold entryways, prominent signage and tech-enabled outdoor workspace
- Ample and expandable surface parking with planned EV charging stations
- Located in Irvine Spectrum with direct access to I-5, I-405, SR-133 and SR-241 highways
- Prime location just minutes from Irvine Spectrum residential communities, hotels, Irvine Spectrum Center®, Irvine Train Station, Quail Hill® Shopping Center and Great Park



15967 ALTON PKWY
±136,998 SF
INDUSTRIAL

15955 ALTON PKWY
±101,201 SF
OFFICE BUILDING
±3,093 SF
FITNESS CENTER

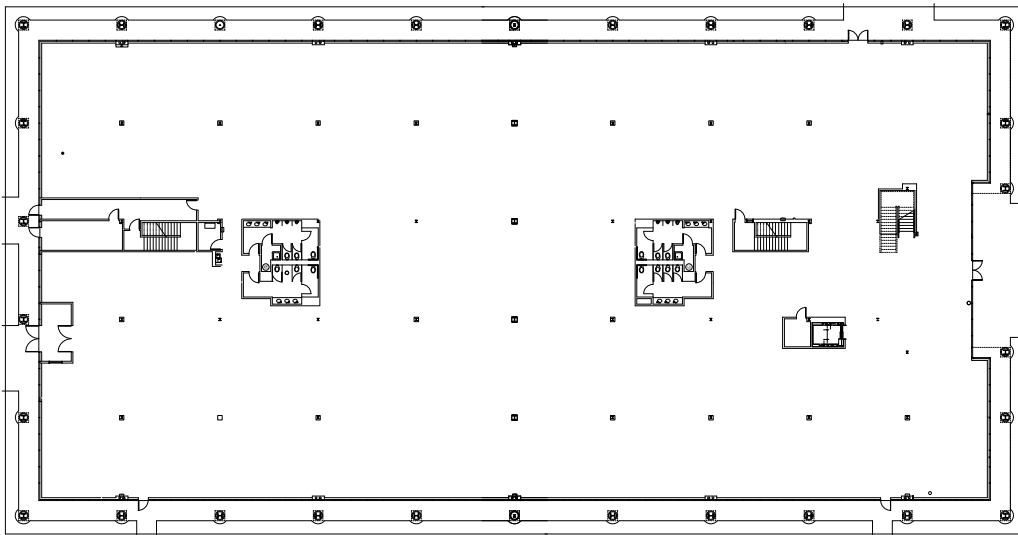
15975 ALTON PKWY
±87,401 SF
OFFICE BUILDING



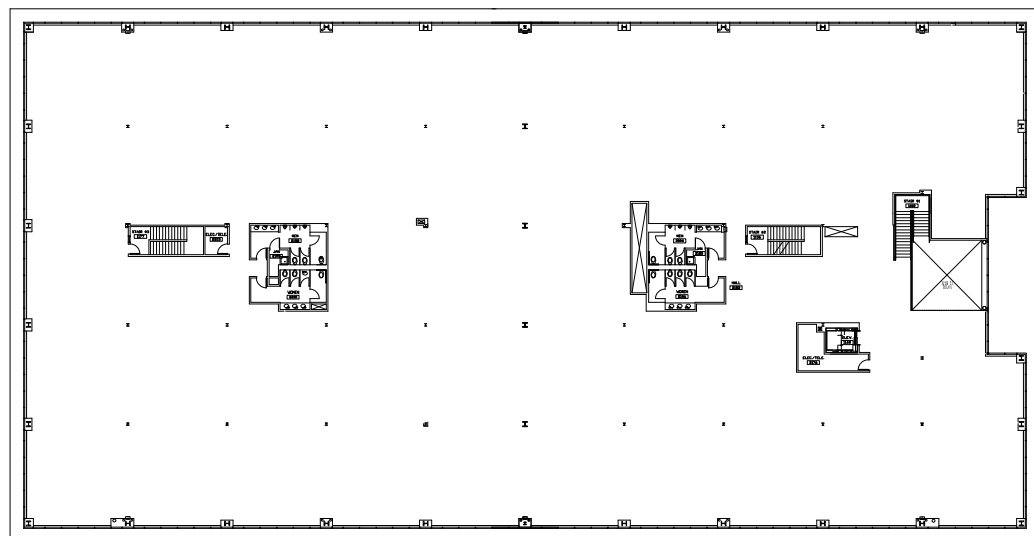
15975 Alton Parkway

- **Building Size:** ±87,401 rentable SF
- **Floor Plate:** ±44,000 rentable SF
- **Floor/Ceiling Heights:**
 - Floor 1: 14'-6"
 - Floor 2: ~17'
 - Floor 1 finished ceiling height: 10'
- **Electrical Power:** Fed by a 1,000 KVA transformer and has a 2,500 AMP panel
- **HVAC:** Automated logic controls for 4 rooftop variable air volume units
 - Zone controls are direct digital controls on the same ALC platform
 - 4 units totaling 270 tons of cooling with 2 at 60 tons and 2 at 75 tons

FLOOR 1

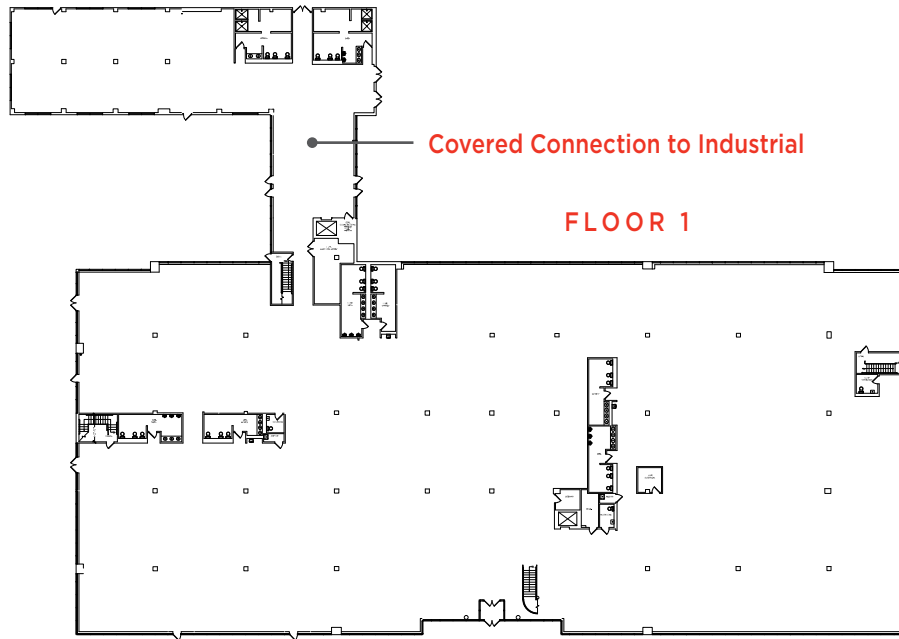


FLOOR 2

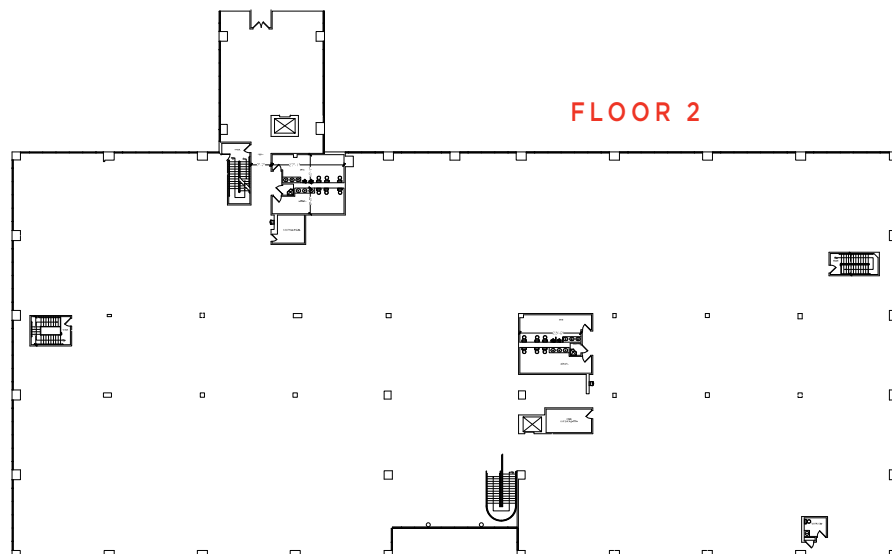
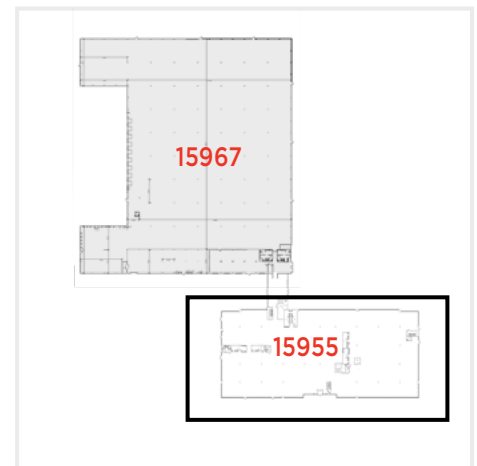


15955 Alton Parkway

- **Building Size:** ±104,292 rentable SF
- **Floor Plate:** ±51,000 rentable SF
- **Fitness Center:** ±3,093
- **Floor/Ceiling Heights:**
 - Floor 1: 14'-6"
 - Floor 2: ~17'
- **Electrical power:** 1,000 KVA transformer with a 3,000 AMP panel shared with 15955 Alton Parkway
- **HVAC:** Automated logic controls for 5 rooftop variable air volume units
 - Zone controls are direct digital controls on the same ALC platform
 - 5 units totaling 280 tons of cooling with 3 at 60 tons and 2 at 50 tons
 - 3 additional units used for supplemental air totaling 50 tons



OVERVIEW

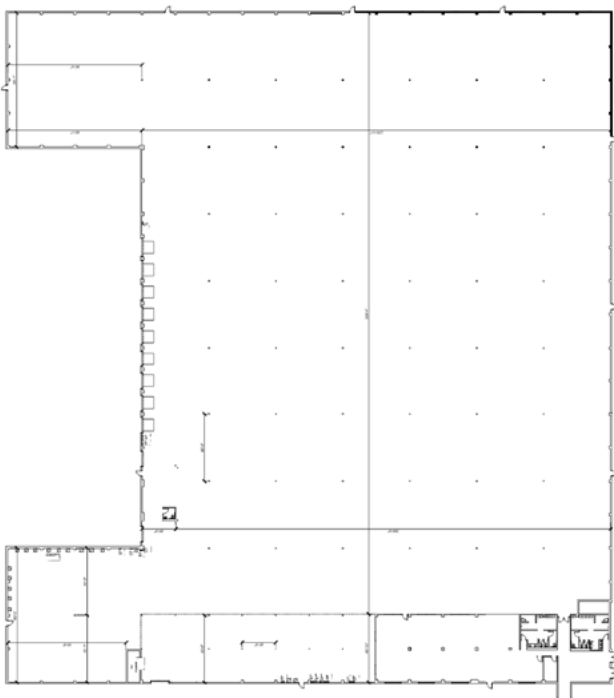


15967 Alton Parkway

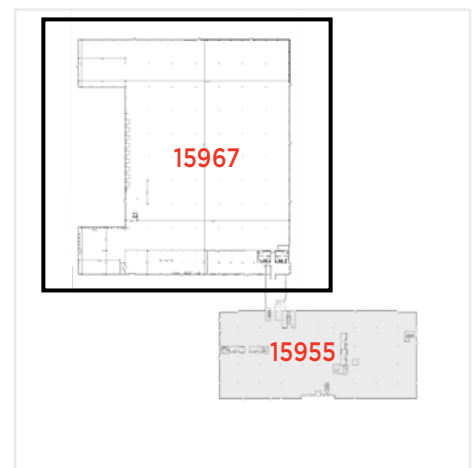
Industrial single-story building with storage mezzanine

- **Industrial Size:** ±136,998 rentable SF
- **Minimum Warehouse Clear Height:** 24'
- **Column Spacing:** 40' x 40'
- **Floor/Ceiling Height:** 24' (to underside of roof)
- **Electrical Power:** 1,000 KVA transformer with a 3,000 AMP panel shared with 15955 Alton Parkway
- **Truck Loading:**
 - 1 ground-level truck door (10')
 - 10 dock-height truck doors (10')
- **Fire sprinklers:** Fully equipped
- **Structural Capacity:**
 - Roof: 20 PSF
 - Mezzanine: 125 PSF

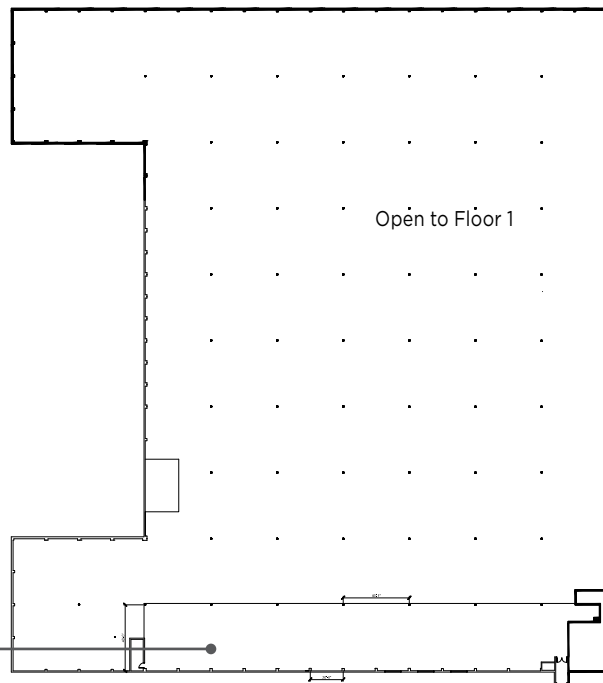
FLOOR 1



OVERVIEW



FLOOR 2



Mezzanine



In Good Company



Make the Irvine Advantage Yours

Alton HQ's sought-after Irvine location offers your team an unmatched lifestyle. From elevated housing options and renowned public education to SoCal's most iconic beaches and thousands of acres of preserved open space, this is where tomorrow's talent wants to live.



#1 Safest City
in the U.S.



#1 Fiscal Strength
in the U.S.



#1 School District
in California



#1 in the U.S.
for higher education degrees



#1 Happiest & Healthiest
city in SoCal



#1 Park System
in California



We create places that bring people together to succeed.

FUTURE-PROOF FLEXIBILITY

A range of lease options and our collaborative partnership support your growth

ACTIVATED TO ATTRACT & ENGAGE TEAMS

Experience-driven amenities make your workplace an essential employee destination

ELEVATED CUSTOMER CARE

Expert teams and personalized service for worry-free workdays

SUSTAINABILITY BY DESIGN

We strive to lead and innovate for the preservation of environmental resources

READY FOR WHAT'S NEXT

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible



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