

15205 Alton Parkway

8,444 SF



BUILDING FEATURES

Experience **15205 Alton Parkway**, a best-in-class choice for forward-thinking businesses. This standalone HQ building with building top signage fronting on Alton Parkway features a dedicated outdoor workspace and convenient access to dining and retail amenities.

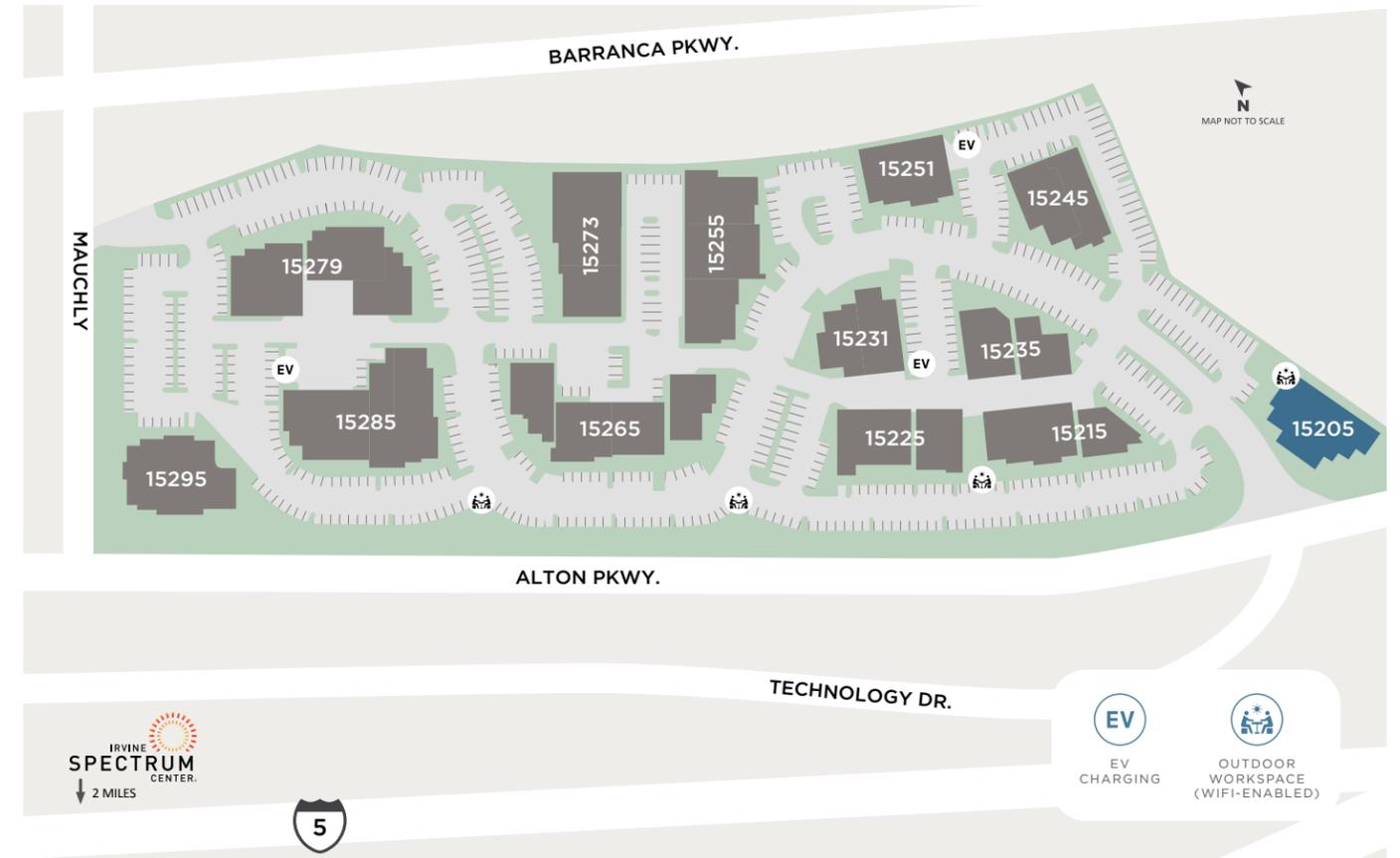
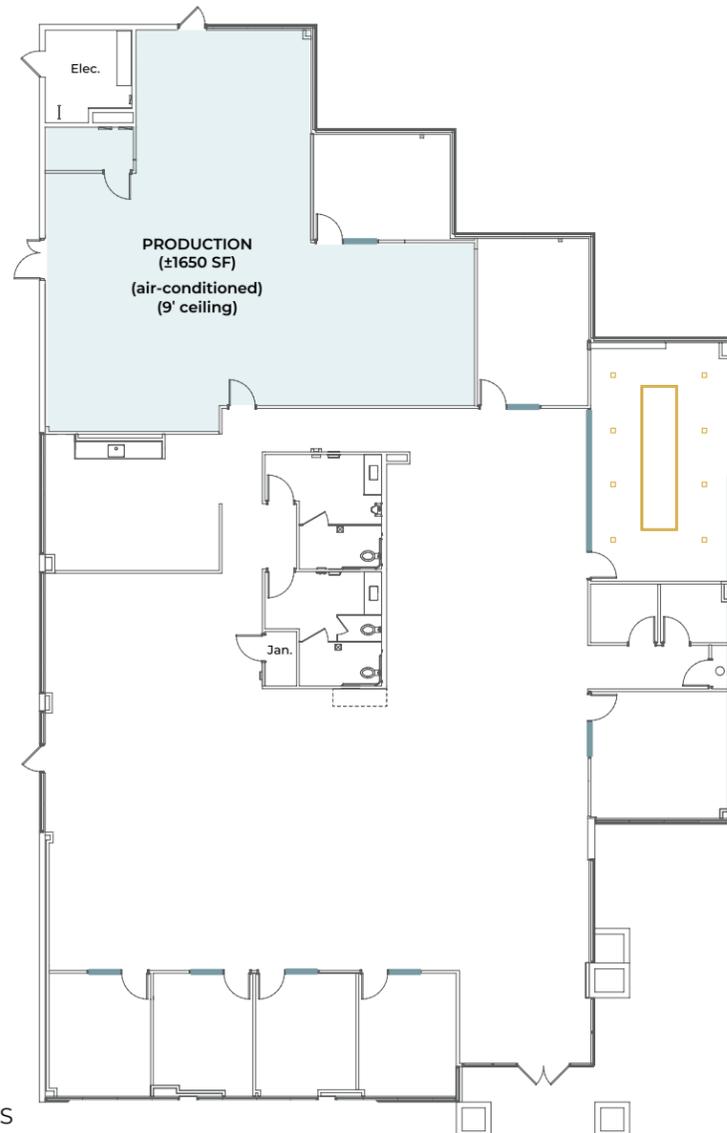
Office: 8,444 SF

Parking Ratio: 3.3:1,000 SF

Market Ready Upgrades:

- Modernizing the office layout for a more efficient plan with 4' sidelights throughout
- New LED fixtures & controls to achieve Title 24 compliance
- Upgrading restrooms & breakroom with all new finishes
- Upgraded building lobby experience

MARKET READY PLAN



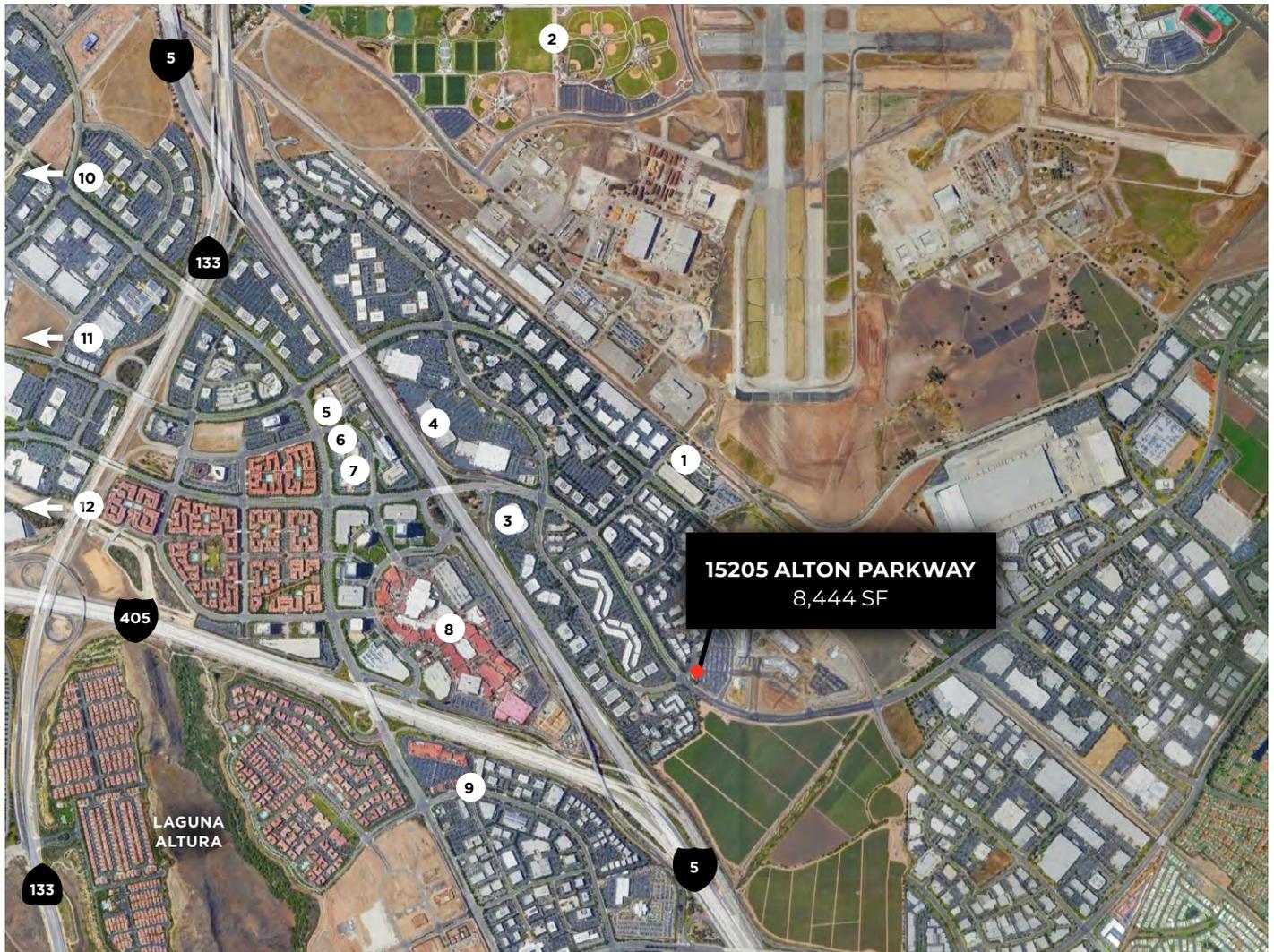
OUTDOOR WORKSPACES

Connect and collaborate in open-air gathering areas with WiFi, barbecue stations and ping pong tables including an outdoor workspace with shaded seating.

IRVINE SPECTRUM® LIFESTYLE

Recruit and retain top talent with direct access to sought-after apartment communities and luxury living, 175+ shopping, dining and entertainment options at Irvine Spectrum Center® and convenient hotels like Marriott Irvine Spectrum.





- | | | |
|-----------------------------|-----------------------------|---------------------------------|
| 1. Irvine Station | 5. Double Tree by Hilton | 9. Los Olivos® Marketplace |
| 2. Orange County Great Park | 6. Marriott Irvine Spectrum | 10. Sand Canyon Plaza |
| 3. Alton Retail Center | 7. Courtyard Marriott | 11. John Wayne Airport |
| 4. Alton Marketplace | 8. Irvine Spectrum Center | 12. Quail Hill® Shopping Center |

SUE LYLE
SENIOR DIRECTOR, LEASING
slyle@irvinecompany.com
949.720.2668
CA Lic. 1057248

SCOTT TIPPETT
SENIOR DIRECTOR, LEASING
stippett@irvinecompany.com
949.720.2653
CA Lic. 1739314

COURTNEY WRIGHT
MANAGER, LEASING
cowright@irvinecompany.com
949.720.2281
CA Lic. 2090282