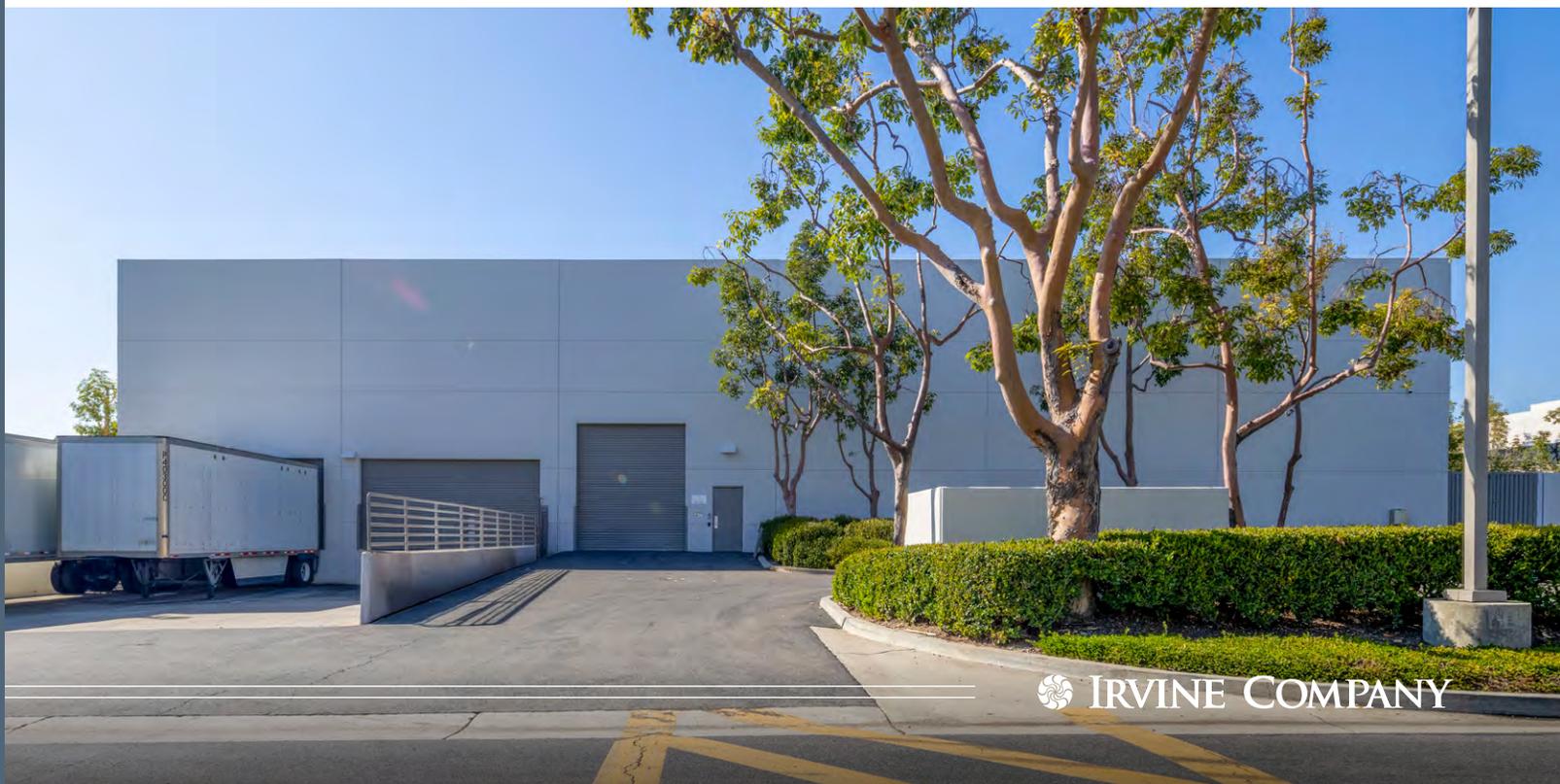


# 3 Parker

46,394 SF



## BUILDING OVERVIEW AND FEATURES

Experience **3 Parker**, an ideal choice for a headquarter office and warehouse building offers abundant surface parking, building top signage, and convenient access to dining and retail amenities in the heart of Irvine Spectrum®.

**Total Building:** 46,394 SF

**First Floor:**

**Office:** ±7,584 SF

**Warehouse:** ±28,000 SF

**Second Floor**

**Office:** ±10,810 SF

**Minimum Warehouse Clearance:** ±24'

**Truck Loading:**

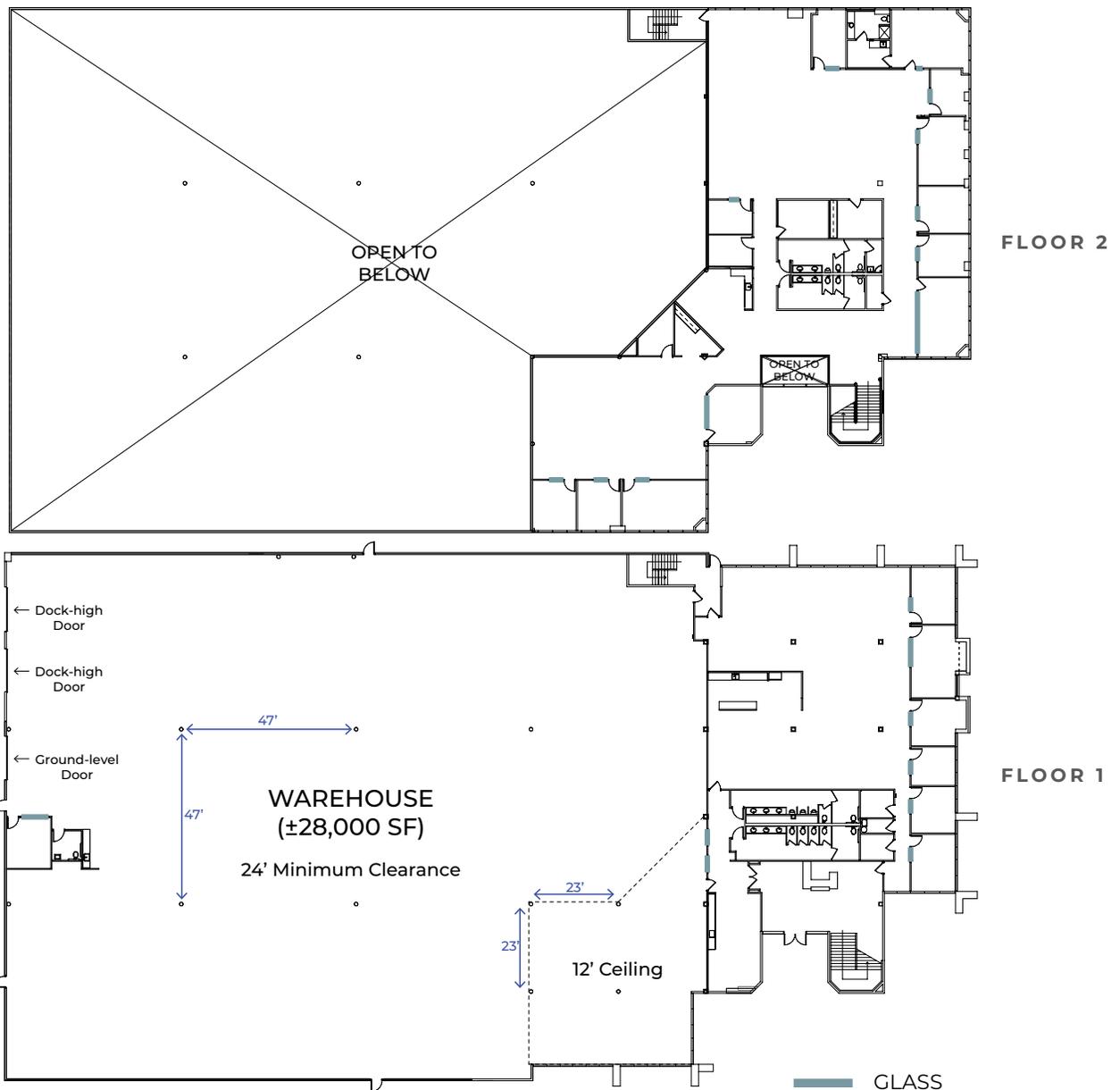
Two (2) Dock-high Doors

One (1) Ground-level Door

**Electrical:** Expandable to 1,600 Amps,  
277/480 Volts

**Fire Sprinklers:** .20 GPM/3,000 SF

**Parking Ratio:** 3:1,000 SF





## FLEXIBLE WORKSPACES

Extend your workspace outdoors with private outdoor patios. Prominent signage opportunities provide ultimate brand visibility.

## IRVINE SPECTRUM

Recruit and retain top talent in the heart of Orange County's most walkable, bikeable and sustainably planned community.





- |                             |                                  |                                 |
|-----------------------------|----------------------------------|---------------------------------|
| 1. Orange County Great Park | 5. Courtyard Marriott            | 9. Double Tree by Hilton        |
| 2. Irvine Station           | 6. Centertpointe Apartment Homes | 10. Quail Hill® Apartment Homes |
| 3. Irvine Spectrum Center   | 7. The Village Apartment Homes   |                                 |
| 4. Marriot Irvine Spectrum  | 8. The Park Apartment Homes      |                                 |

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