

9775 TOLEDO WAY

FACT SHEET

LOCATION:	Located by the Irvine Spectrum on Toledo Way off Bake Parkway
ADDRESS:	9775 Toledo Way, Irvine, California 92618
ACCESS:	Via Bake Parkway and Toledo Way
SIZE:	2-story, approximately 96,398 rentable square feet, office and warehouse
PARKING:	Surface parking, approximately 313 stalls
EXTERIOR:	Concrete tilt-up 2 story building 3 ground level truck doors and 2 dock high truck doors
WINDOWS:	Tinted single-pane glazing in anodized aluminum frames
SYSTEMS:	HVAC – package units Fire Life Safety – fully sprinklered Electrical service 480V/ 277V 3 phase 4 wire, capacity 2,000 amp
AMENITIES:	Close to the Irvine Spectrum Center
OWNER/MANAGER:	Irvine Company Office Properties
COMPLETION DATE:	1987
LEASING INFORMATION:	Irvine Company Office Properties, (949) 720-2550 www.irvinecompanyoffice.com



IRVINE COMPANY
OFFICE PROPERTIES

IRVINECOMPANYOFFICE.COM
FOR LEASING INFORMATION, CALL 949.720.2550