



Extend your workspace outdoors with newly revitalized **private outdoor patios**. **Modernized entry portals** and **monument signs** give your brand the ultimate visibility.

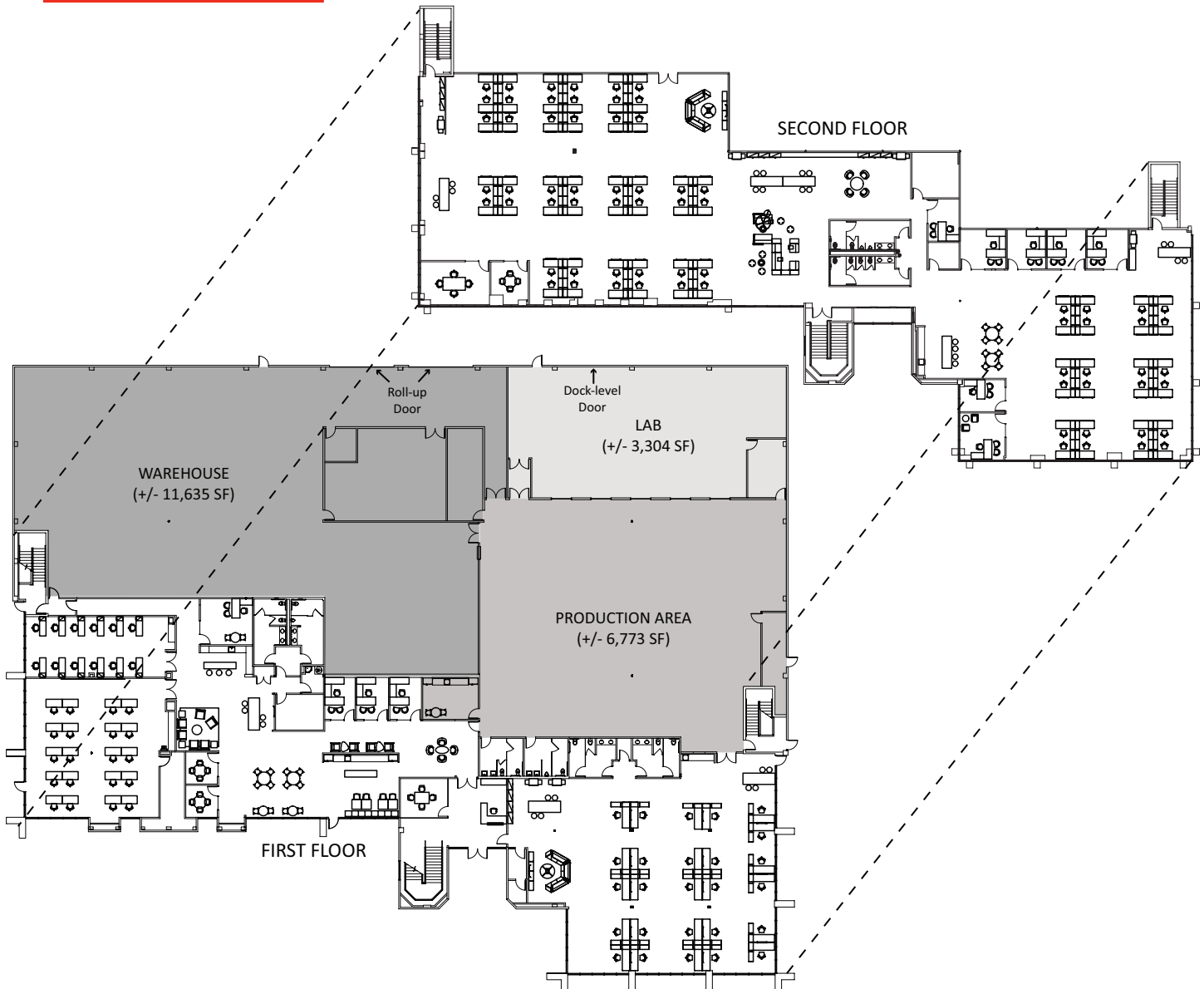


/ 4 Cromwell - 56,900 SF /

Irvine Spectrum® - Orange County

- **First Floor**
 - **Office:** +/- 28,265 sq. ft.
 - **Warehouse:** +/- 11,635 sq. ft.
- **Second Floor**
 - **Office:** +/- 17,000 sq. ft.
- **Truck Loading**
 - Two (2) ground level doors
 - One (1) dock level position
- **Parking:** 3:1,000 sq. ft.
- **Electrical:** 2,000 AMPS, 277/480 Volts
- **Warehouse Clearance:** +/-28'
- **Building-top and monument signage**

Hypothetical Floor Plan



/ Irvine Spectrum® /

Nearby Amenities



IRVINE
SPECTRUM
CENTER.

Culinary Experiences

Dine nearby at Irvine Spectrum Center, Sand Canyon Plaza, Oak Creek Golf Course Cafe, and Los Olivos Marketplace.

Irvine Spectrum

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

Live Well

Off of the 5 Freeway, Bake Technology Park is minutes from Oak Creek® Shopping Center and Oak Creek Golf Club®.

Hosting + Living

Host guests at Marriott and enjoy resort-style living at Cypress Village, The Park, Centerpointe, Westview or Los Olivos apartment communities.

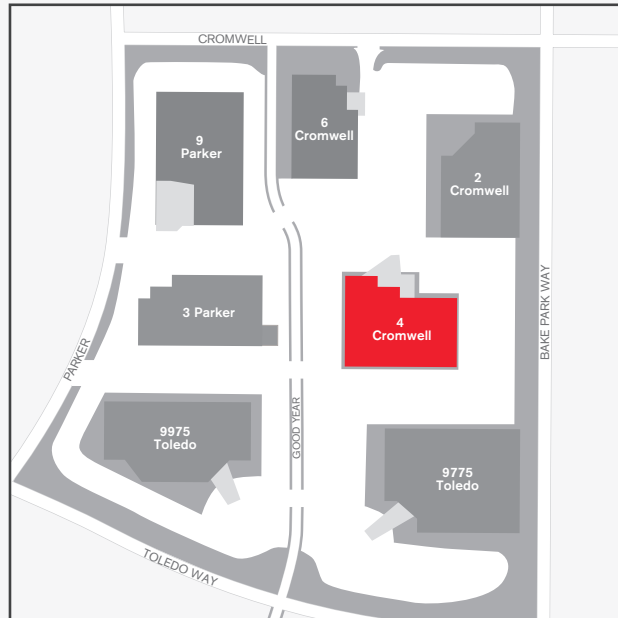


Bake Technology Park

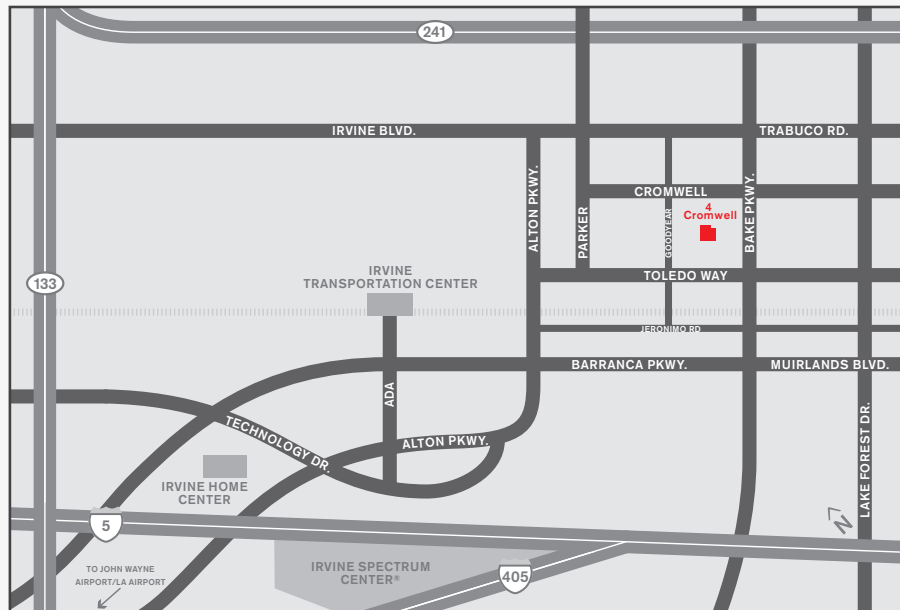
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Orange County
Irvine Spectrum

/ Site Map /



/ Area Map /



Our mission is to provide you with **Vibrant Workplace Communities®**, where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.



For Leasing Information
Call: Sue Lyle | **949.720.2668**
IrvineCompanyOffice.com