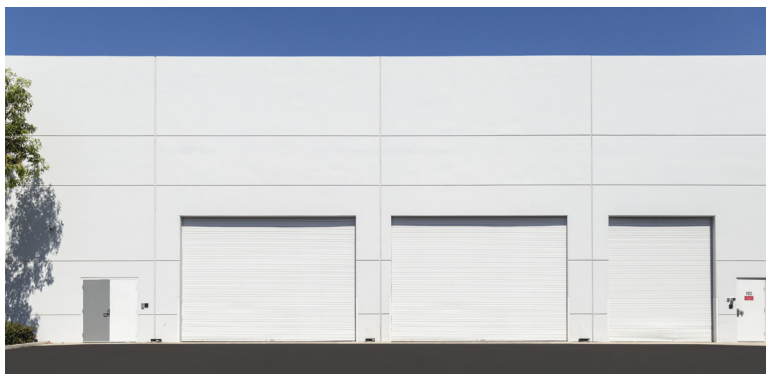




Arriving Fall 2019

Modernized **entry portals**, **monument signs** and conveniently located **private outdoor workspaces** will energize your workforce and promote collaboration.



Irvine Spectrum
Orange County

Office: 30,805 sq. ft
Warehouse: 12,051 sq. ft.

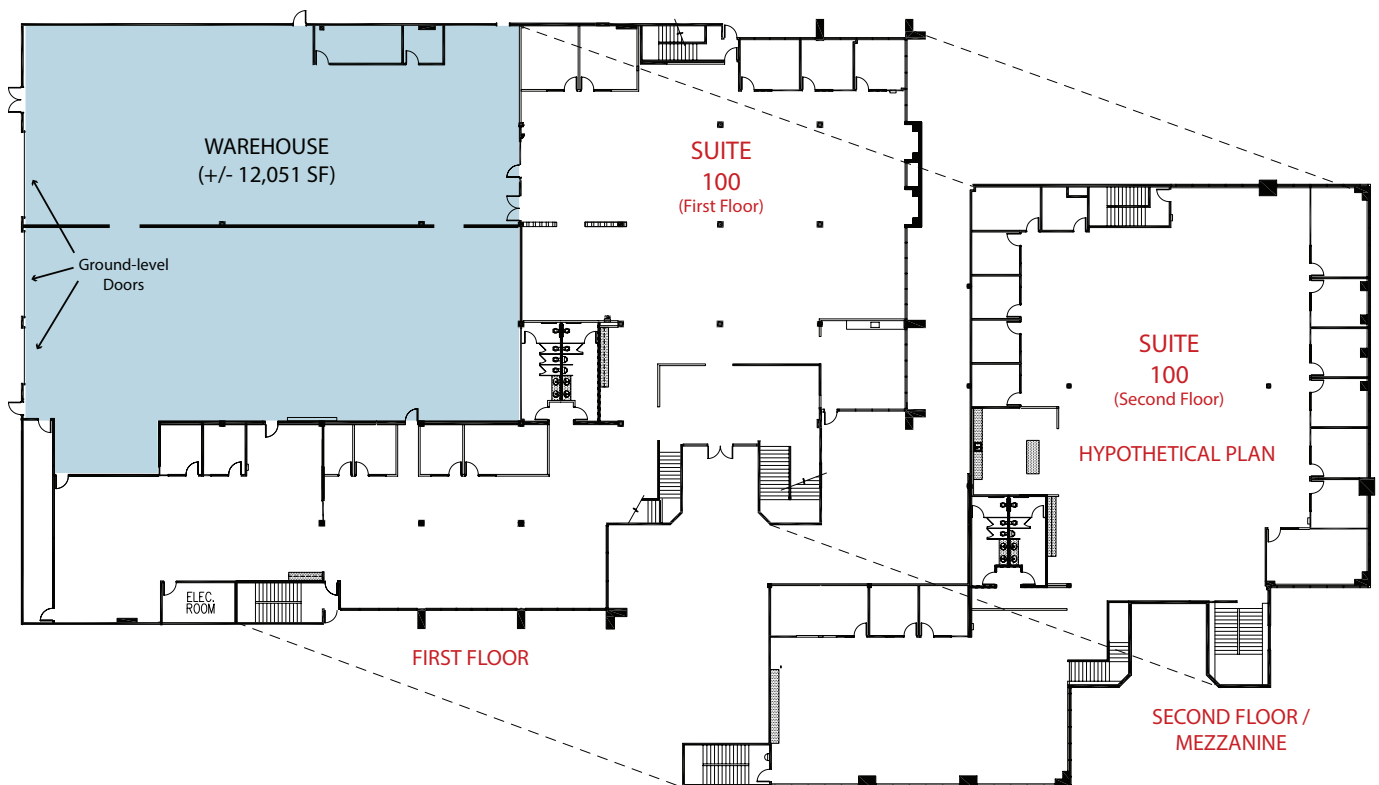
Full Building
HQ Opportunity

/ 6 Cromwell - 42,856 SF /

Irvine Spectrum® - Orange County

- **First Floor**
 - **Office:** 16,909 sq. ft.
 - **Warehouse:** 12,051 sq. ft.
- **Second Floor**
 - **Office:** 13,896 sq. ft.
- **Truck Loading**
 - Three (3) ground level doors
- **Parking:** 3:1,000 sq. ft.
- **Electrical:** 1,800 AMPS, 277/480 Volts
- **Warehouse Clearance:** \pm 28'
- **Building-top and monument signage**

HYPOTHETICAL PLAN



/ Irvine Spectrum® /

Nearby Amenities



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.

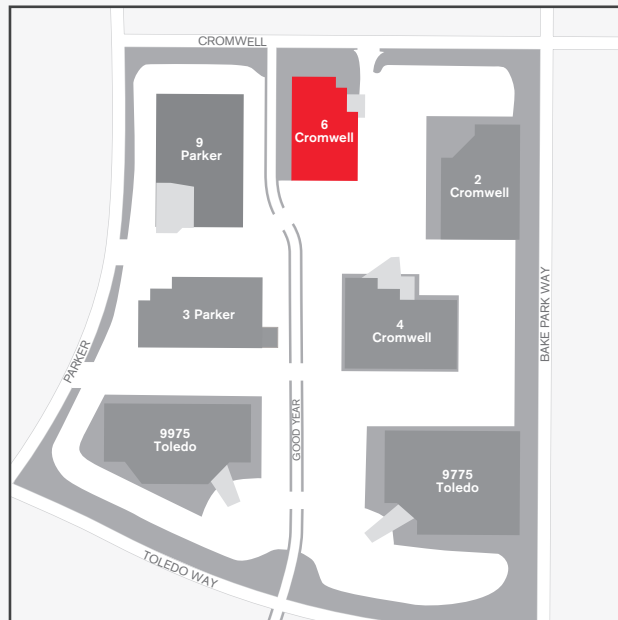


Bake Technology Park

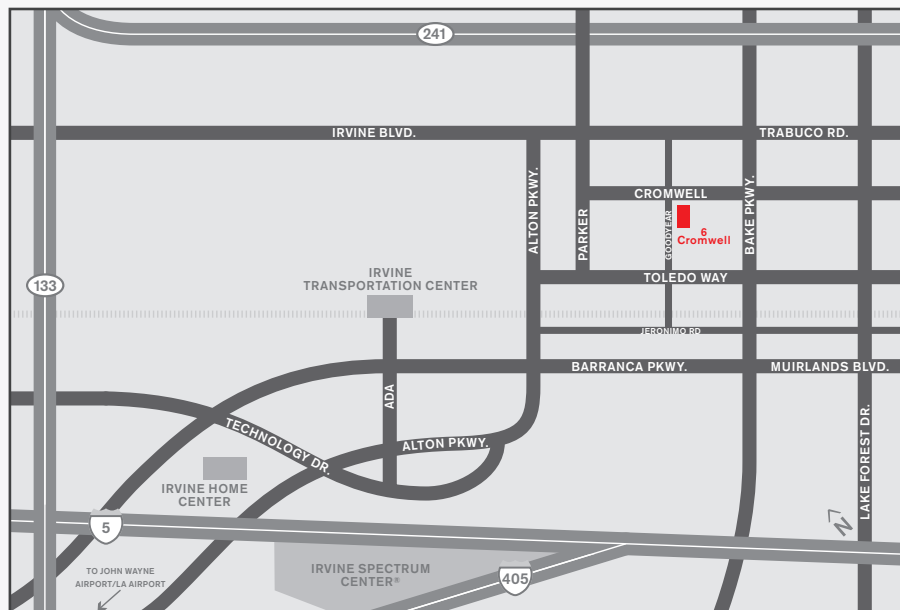
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Orange County
Irvine Spectrum

/ 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**

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