

15353 BARRANCA

FACT SHEET

LOCATION:	Centrally located in Irvine Spectrum, on Barranca Parkway and Technology Drive
ADDRESS:	15353 Barranca Parkway, Irvine, California 92618
ACCESS:	Convenient access to the San Diego (I405), Santa Ana (I-5) and Laguna (133) freeways. Cross streets are Barranca Parkway and Technology Drive.
SIZE:	Approximately 51,176 rentable square feet
BUILDING HEIGHT:	Two-stories
FLOOR PLATES:	First floor- approximately 25,588 rentable square feet Second floor- approximately 25,588 rentable square feet
PARKING:	4.0:1,000 ample surface parking
ELEVATORS:	One passenger elevator in main lobby
EXTERIOR:	Concrete tilt-up, single-tenant
WINDOWS:	Tinted single-pane glazing in anodized aluminum frames
SYSTEMS:	HVAC : 5-15 ton rooftop units
AMENITIES:	<ul style="list-style-type: none">• Numerous nearby amenities – Irvine Spectrum Center, Oak Creek Golf Club, The Village and Park Apartments, Doubletree Hotel, Verizon Wireless Amphitheatre• Customer service focused resource center• 24/7 roving security patrol
OWNER/MANAGER:	Irvine Company Office Properties
YEAR CONSTRUCTED:	1989
LEASING INFORMATION:	The Irvine Company Office Properties, (949) 720-2550 www.irvinecompanyoffice.com



IRVINE COMPANY
OFFICE PROPERTIES

IRVINECOMPANYOFFICE.COM
FOR LEASING INFORMATION, CALL 949.720.2550