



IDEAL CORPORATE HEADQUARTERS BUILDING OFFERING OFFICE AND WAREHOUSE SPACE

PRIME BUSINESS LOCATION IN IRVINE SPECTRUM®

MINUTES TO IRVINE SPECTRUM CENTER® WITH RESTAURANTS, RETAIL AND ENTERTAINMENT

EASY ACCESS TO THE 405, 5 AND 133 FREEWAYS AND THE 241 TOLL ROAD

WITHIN WALKING DISTANCE TO IRVINE STATION

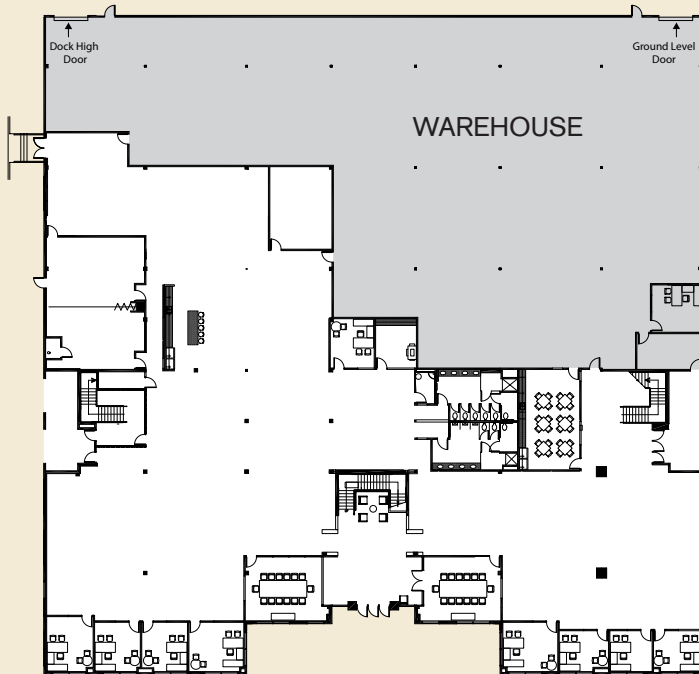
AMPLE AND CONVENIENT SURFACE PARKING

**15353 BARRANCA**  
**51,176 Square Feet Available**

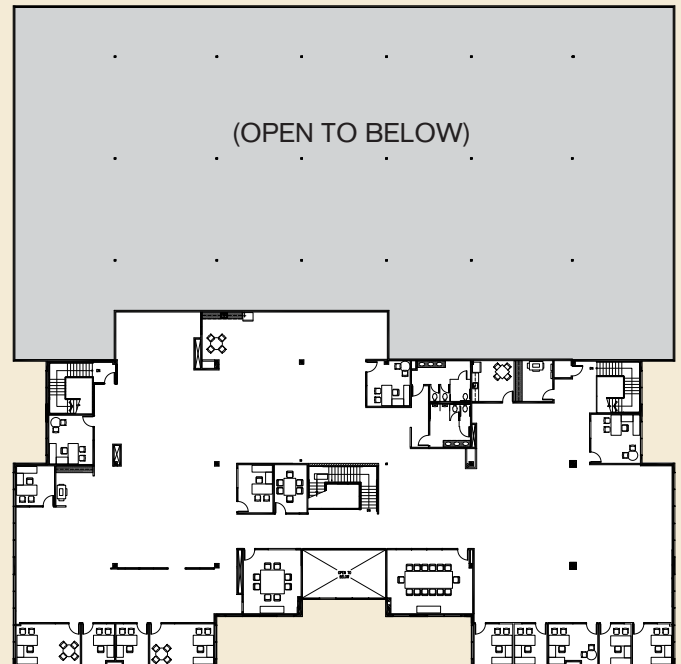
IRVINE SPECTRUM®

# 15353 BARRANCA

## 51,176 Square Feet Available



FIRST FLOOR

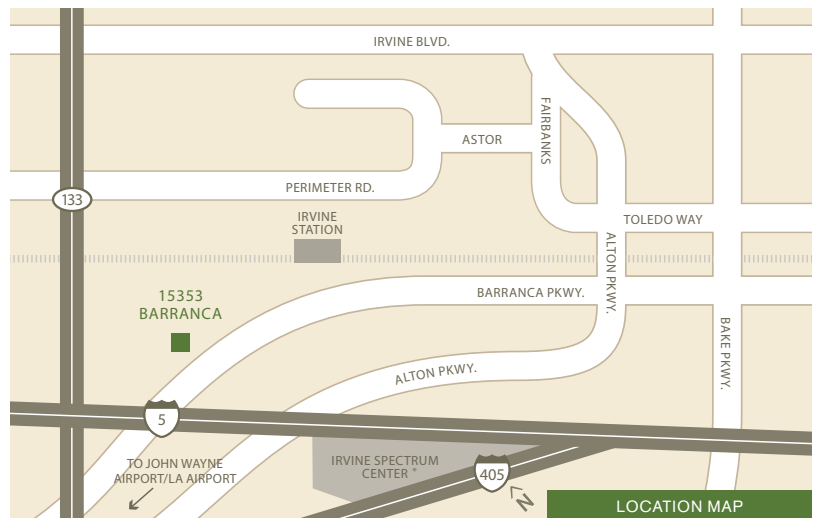


SECOND FLOOR

FLOOR PLAN

### FEATURES

- First Floor:
  - Office: 19,542 sq. ft.
  - Warehouse: 14,590 sq. ft.
- Second Floor:
  - Office: 17,044 sq. ft.
- Truck Loading
  - One (1) ground level door
  - One (1) dock high door
- Parking: 3.5:1,000 sq. ft.
- Electrical: 1,200 AMPS
- Warehouse Clearance: +/- 25'
- Fully Sprinklered



LOCATION MAP



**IRVINE COMPANY**  
OFFICE PROPERTIES

IRVINECOMPANYOFFICE.COM

FOR LEASING INFORMATION, CONTACT SUE LYLE  
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PREMIER ENVIRONMENTS WHERE YOUR BUSINESS CAN PROSPER

A commitment to long-term ownership, the highest standards of service and the opportunity to move and expand within our diverse portfolio are just a few of the reasons to lease with Irvine Company Office Properties.