





An ideal choice for a corporate headquarter. This property is suitable for office, manufacturing or distribution and offers abundant surface parking, building top signage, and convenient access to dining and retail amenities.

## Suite 100 – 76,863 SF

▪ **Office Space:**

- **First Floor:** 16,150 sq. ft.
- **Second Floor:** 7,850 sq. ft.

▪ **Warehouse:** 52,863 sq. ft.

▪ **Warehouse Clearance:** +/- 28'

▪ **Truck Loading:**

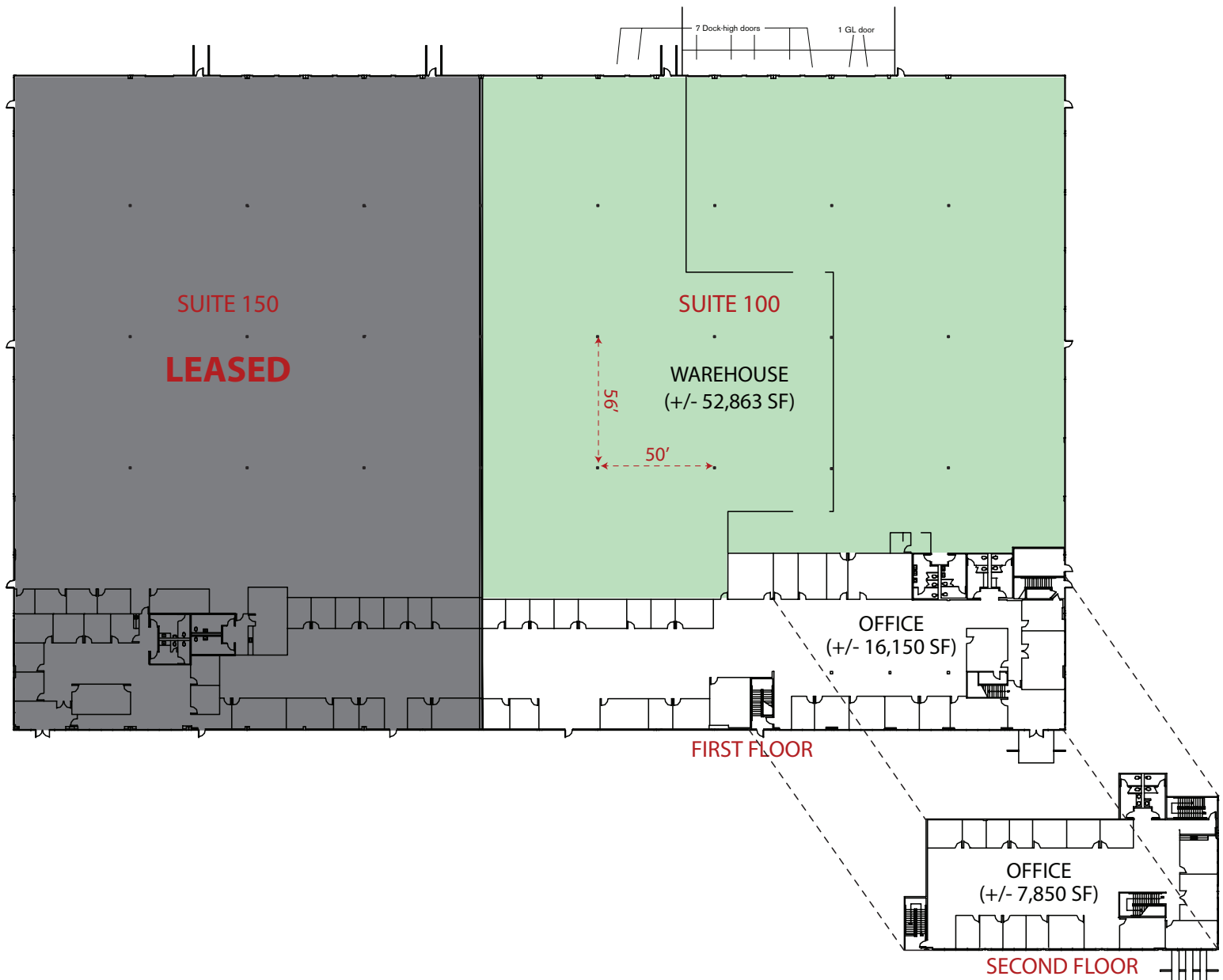
- One (1) Ground-Level Door
- Seven (7) Dock-High Doors

▪ **ESFR Sprinklers**

▪ **Parking:** 1.9: 1,000

▪ **Column Spacing:** 50' x 56'

▪ **Electrical:** 1200 Amps, 277/480 Volts



# / Discovery / Waterworks Way Reinvestment /

## Onsite Amenities



## / Work Smart. Live Well. /

### Irvine Spectrum® Area Amenities

- 130+ dining and retail options nearby at Irvine Spectrum Center
- Easy access to the 5, 405, and 133 freeways and 241 Toll Road
- Short drive to Sand Canyon Plaza and Oak Creek® Shopping Center
- Direct access to 5,000+ resort-style apartment homes via iShuttle
- Minutes to Oak Creek Golf Club and Oak Creek Community Park

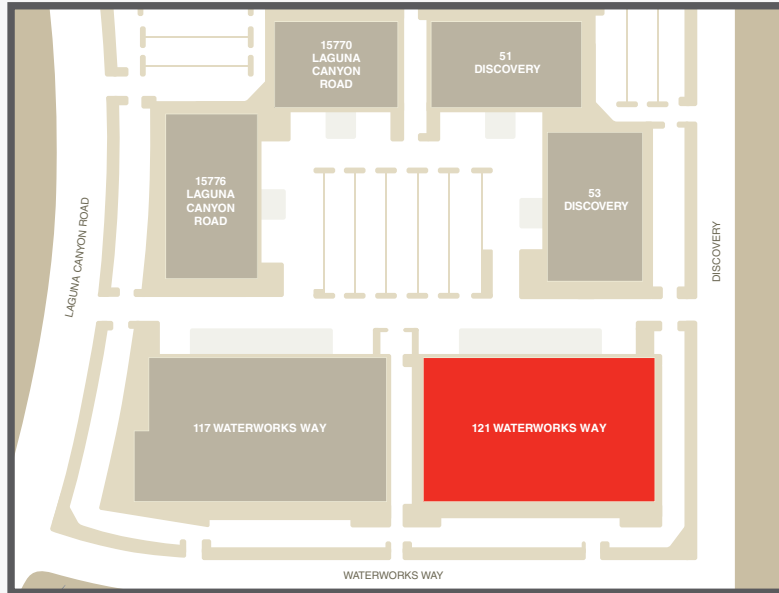


# Discovery / Waterworks Way

121 Waterworks Way, Irvine, CA 92618

Irvine Spectrum  
Orange County

## / Site Map /



## / Area Map /



Our mission is to provide you with **Vibrant Workplace Communities**<sup>®</sup>, 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  
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