

think bigger

**121 WATERWORKS
SUITE 100**
76,863 SQ. FT.
IRVINE SPECTRUM

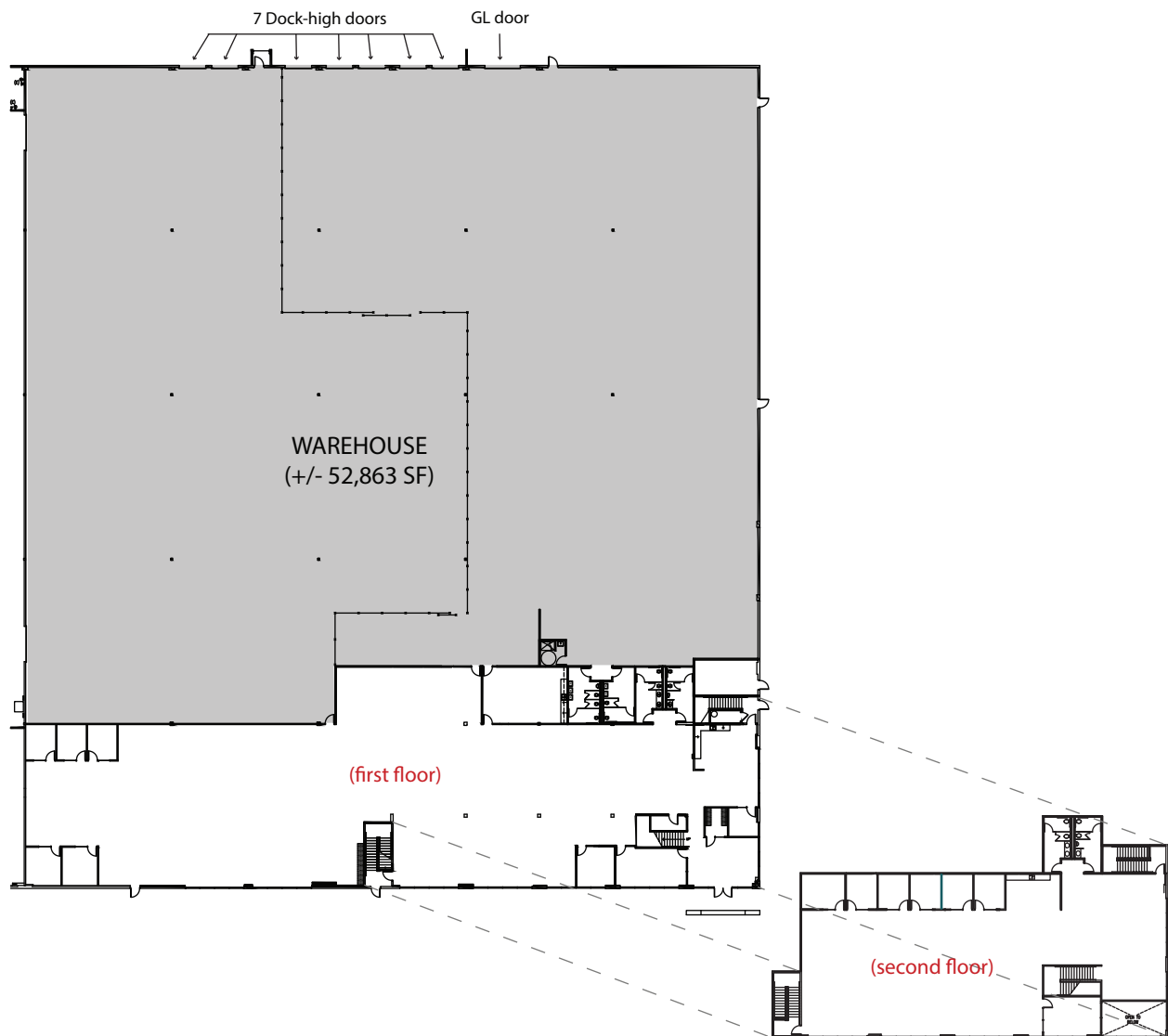


Experience **121 Waterworks**, an ideal choice for office, manufacturing or distribution. Offers abundant surface parking, building top signage, and convenient access to dining and retail amenities.

BUILDING SPECIFICATIONS

121 WATERWORKS | 76,863 SQ. FT.

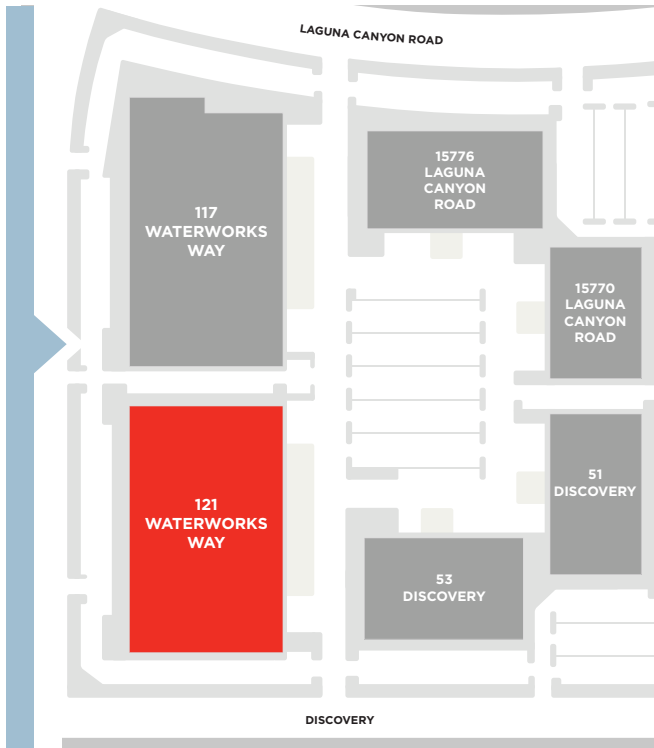
- Office Space:
 - First Floor: 16,150 sq. ft.
 - Second Floor: 7,850 sq. ft.
- Warehouse: 52,863 sq. ft.
- Warehouse Clearance: \pm 28'
- Parking: 1.9: 1,000
- Truck Loading:
 - One (1) Ground-Level Doors
 - Seven (7) Dock High Doors
- ESFR Sprinklers
- Electrical: 1,200 AMPS, 277/480 Volts
- Column Spacing: 50' x 56'



SITE PLAN

121 WATERWORKS | 76,863 SQ. FT.

DISCOVERY | WATERWORKS WAY



NEWLY REVITALIZED

Refreshed entry portal and transformed outdoor workspace will energize the workforce and promote collaboration.

IRVINE SPECTRUM

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





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| 1. Oak Creek Golf Course | 10. Orange County Great Park | 19. Los Olivos Marketplace |
| 2. Arbor Village Shopping Center | 11. Irvine Station | 20. Los Olivos Apartment Village |
| 3. Orange Tree Square Shopping Center | 12. Double Tree by Hilton | 21. Promenade Apartments |
| 4. Market Place Center Retail | 13. Marriot Irvine Spectrum | 22. Laguna Beach |
| 5. Sand Canyon Plaza Retail Center | 14. Courtyard Marriott | 23. Quail Hill Apartment Homes |
| 6. Old Town Irvine Shops & La Quinta Inn | 15. Centertpointe Apartment Homes | 24. Quail Hill Shopping Center |
| 7. Cypress Village Shopping Center | 16. The Village Apartment Homes | 25. Shady Canyon Golf Course |
| 8. Alton Square Retail Center | 17. The Park Apartment Homes | 26. John Wayne Airport |
| 9. Oak Creek Shopping Center | 18. Irvine Spectrum Center | |

COME BACK EVEN BETTER

There's no substitute for a dynamic workplace. Remotely managing teams can be difficult and decision makers find that the workplace is even more important for productivity, innovation, collaboration and team building.

From pristine workplaces to innovative building systems to proactive Workplace Success Teams, Irvine Company is uniquely positioned to give your teams space to come back even better in these unprecedented times.



For Leasing Information
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