

64 Fairbanks

47,786 SF



BUILDING OVERVIEW AND FEATURES

Experience **64 Fairbanks**, an ideal choice for an HQ with office, manufacturing and distribution. This opportunity offers a flexible work environment, abundant surface parking, prominent building-top signage and convenient access to dining and retail amenities in the heart of Irvine Spectrum.

Total Building: 47,786 SF

Office: 15,086 SF

Warehouse: ±32,700 SF

Minimum Warehouse Clearance: ±28'

Electrical: 800 AMPS, upgradeable to 1,600 Amps

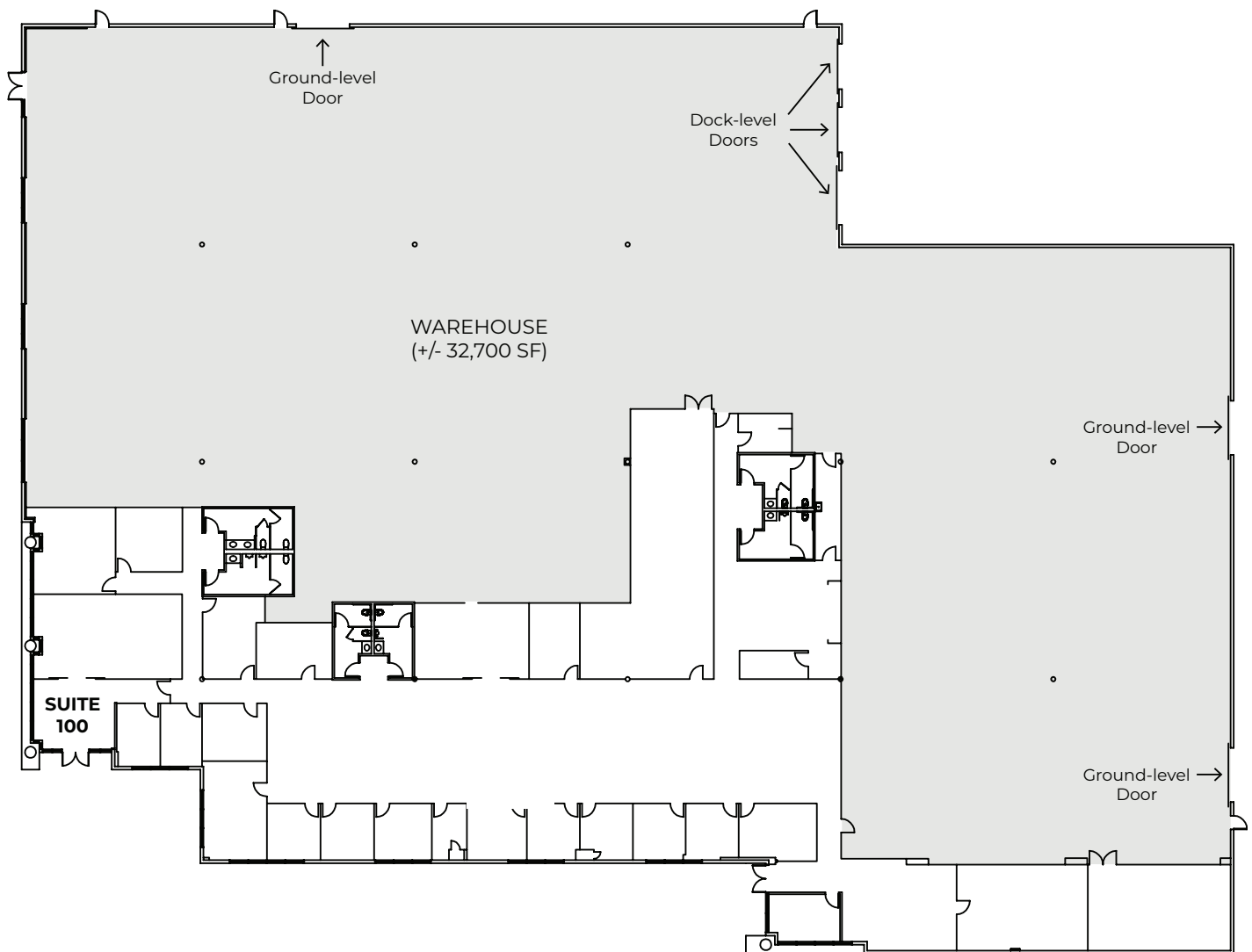
Truck Loading:

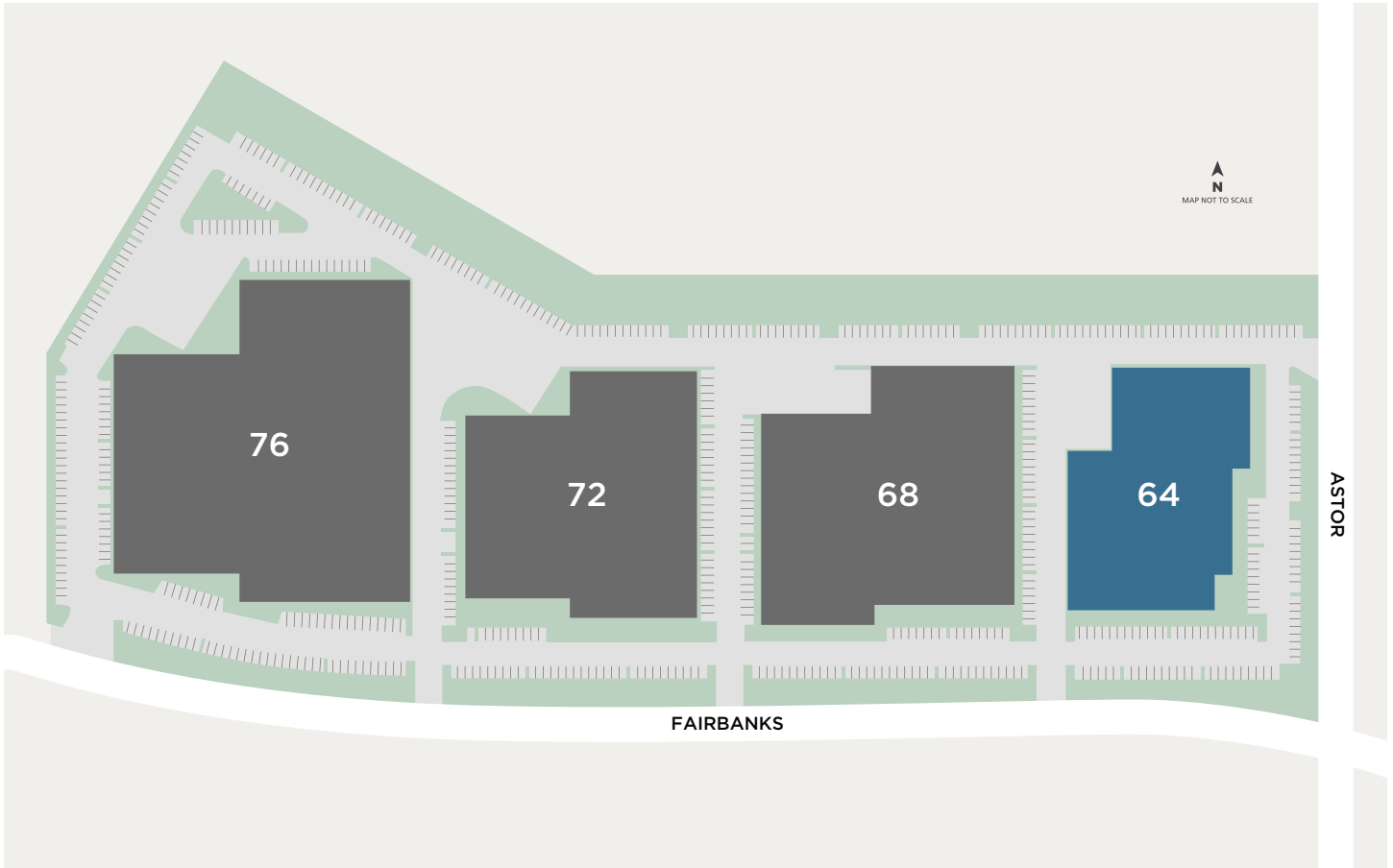
Three (3) Dock-high Doors

Three (3) Ground-level Doors

Fully Sprinklered: .60 GPM/3,000 SF

Parking Ratio: 2:1,000 SF





WORK, CONNECT & RECHARGE

Outdoor workspace featuring shaded seating gives teams more space to connect and collaborate steps from the office.

THE IRVINE SPECTRUM ADVANTAGE

Experience the benefits of easy access to sought-after resort-style apartment communities and 175+ shopping, dining and entertainment options at Irvine Spectrum Center®.





1. Irvine Station
2. Alton Marketplace
3. Alton Retail Center

4. Double Tree by Hilton
5. Marriott Irvine Spectrum
6. Courtyard Marriott

7. Irvine Spectrum Center
8. Los Olivos® Marketplace
9. Orange County Great Park

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