

# think bigger

**23 HUBBLE**  
24,990 SQ. FT.



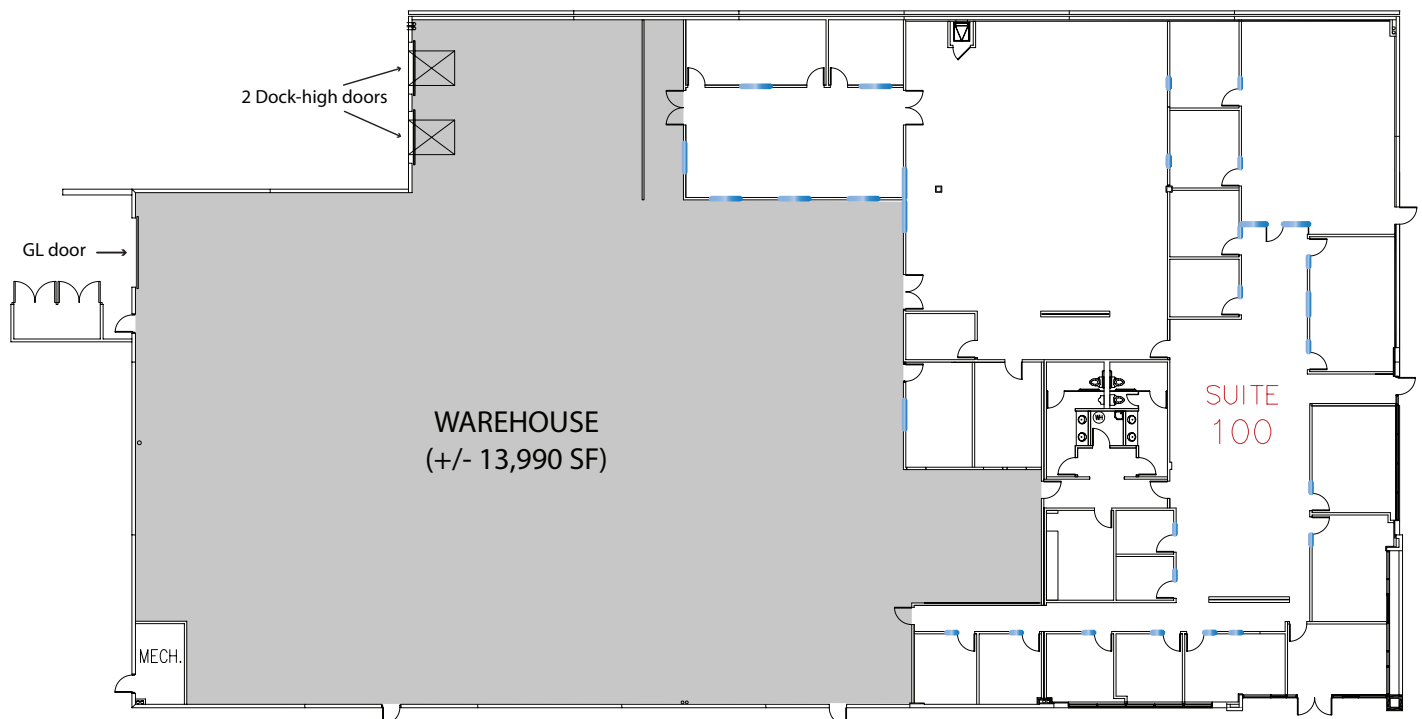
Experience **23 Hubble**, an ideal choice for office, manufacturing or distribution. Offers building top signage, surface parking and convenient location in the heart of Irvine Spectrum, a master-planned community that mixes residential, office and retail with abundant amenities.

 **IRVINE COMPANY**

# BUILDING SPECIFICATIONS

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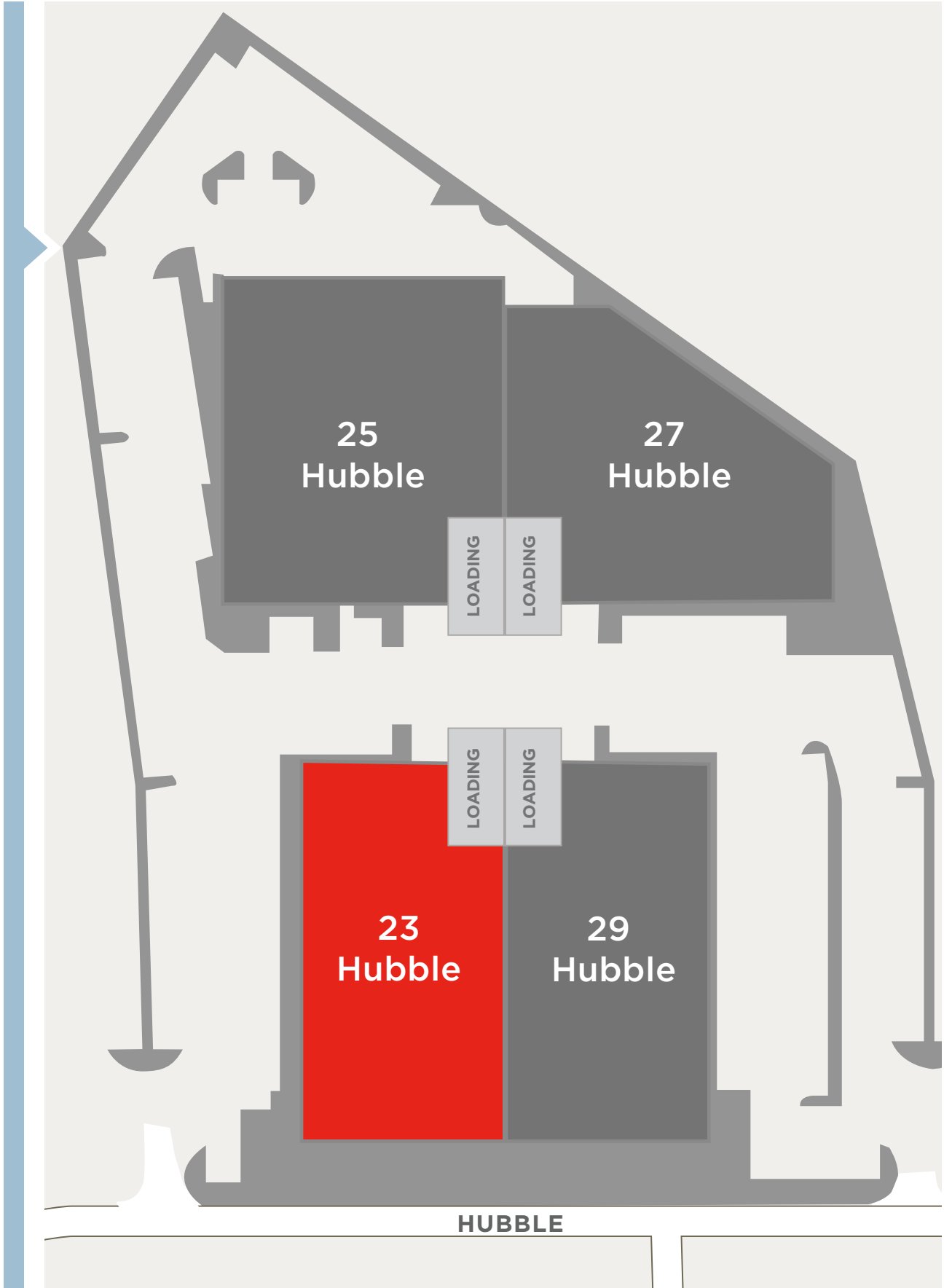
- Office Space: 11,000 sq. ft.
- Warehouse: 13,990 sq. ft.
- Warehouse Clearance:  $\pm 24'$
- Parking: 2 spaces : 1,000 sq. ft.
- Truck Loading:
  - One (1) Ground-Level
  - Two (2) Dock-High Doors
- Fire sprinklers: 45 GPM/3,000 sq. ft.
- Electrical: 1,200 AMPS, 480/277 volts



**SITE PLAN**

23 HUBBLE | 24,990 SQ. FT.

HUBBLE INDUSTRIAL PARK







- |  |                                   |                                  |
|--|-----------------------------------|----------------------------------|
| 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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