

7505-7595 IRVINE CENTER DR.  
IRVINE, CALIFORNIA

# irvine business center







OVERVIEW



# The Ideal Location Creates the *Ideal Workday*

Ignite creativity and fuel productivity at Irvine Business Center, a dynamic 10-building campus workplace with 510K SF of bold designs and integrated workday amenities — all walking distance from Irvine Spectrum Center® and resort-style apartment communities for a work, live, play lifestyle.

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All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810





REINVESTMENT

# Reimagined to *Inspire*

Transformed outdoor workspaces, bold exterior graphics and high-end move-in ready suites empower small and medium-sized businesses to achieve more.

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# Move-in Ready *Workspaces*

**Flex+**<sup>®</sup>  
BY IRVINE COMPANY

A brand new full floor of Flex+<sup>®</sup> suites at 7515 Irvine Center Drive — six high-end, pre-built ready suites ranging from 2.7K to 11K SF (arriving spring 2025)



premium  
private suites



move-in  
ready



scalable  
options



frictionless  
experience

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Striking new Flex+ suites with open ceilings, polished concrete floors and modern lighting.



High-end finishes, sophisticated furniture and direct indoor-outdoor connectivity.



## AMENITIES

# Essential *Amenities*

Bring out the best in your team with transformed outdoor spaces and integrated conveniences that elevate the workday.



The Commons  
outdoor workspace



Kinetic fitness center



Food trucks



EV charging

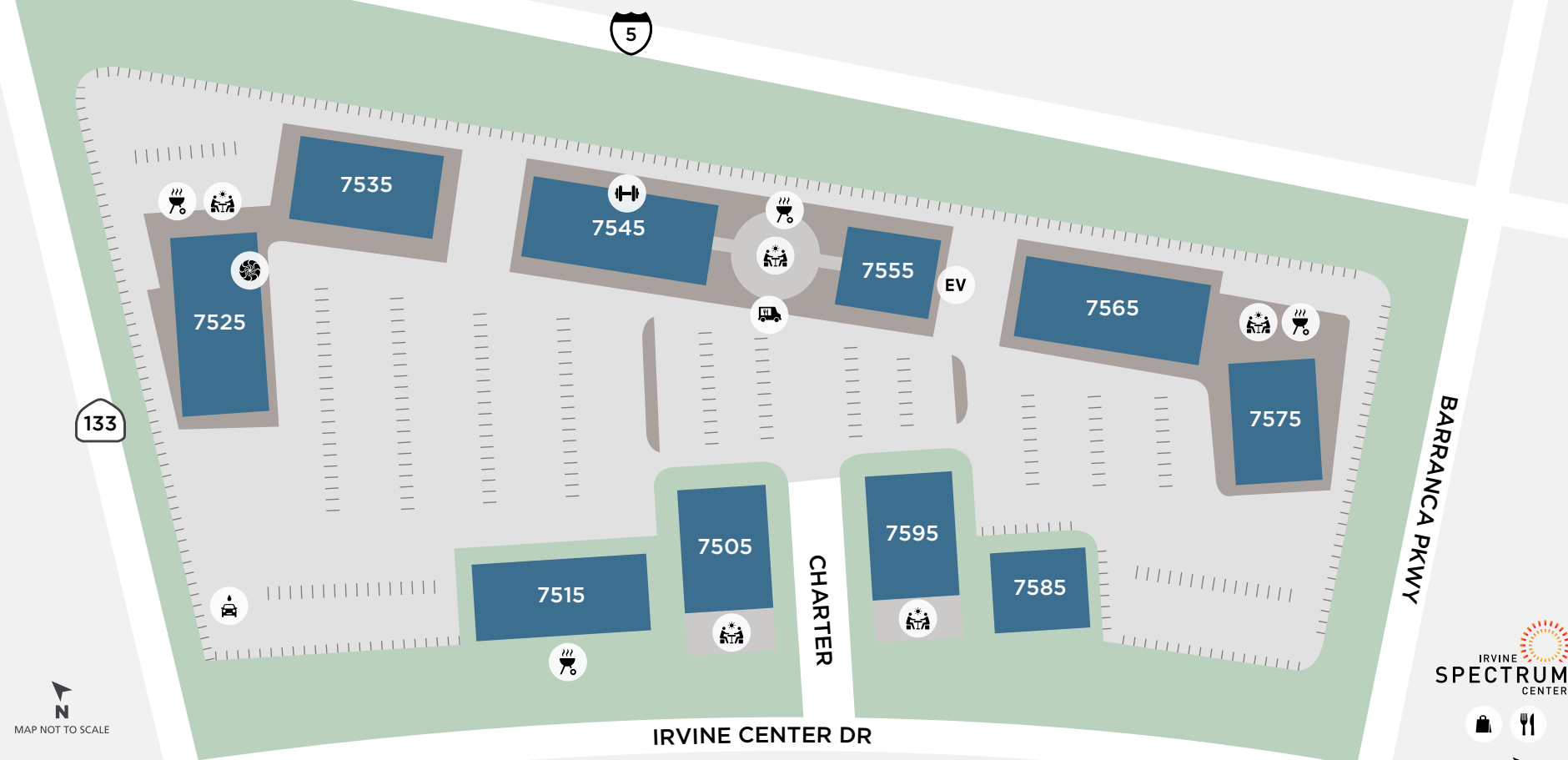
### Certifications



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|---|--|---|---|---|
| <br>APARTMENTS                     | <br>AUTO<br>DETAILING | <br>BBQ               | <br>CAFE/<br>RESTAURANT  | <br>EV<br>CHARGING |
| <br>CUSTOMER<br>RESOURCE<br>CENTER | <br>FOOD<br>TRUCKS    | <br>FITNESS<br>CENTER | <br>OUTDOOR<br>WORKSPACE | <br>RETAIL         |



LOCATION

## Irvine Business Center *Property Map*

From this central Irvine Spectrum location, seamlessly connect to major freeways and toll roads, the Irvine Metrolink and Amtrak, nearby resort-style living, adjacent hotels and 175+ retail, dining and entertainment options at Irvine Spectrum Center.

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# We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — *all backed by our industry-leading financial stability and commitment to long-term ownership.*

## Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

## Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

## Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

## Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

## Activated to Attracted & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

## Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.







[IRVINECOMPANYOFFICE.COM](http://IRVINECOMPANYOFFICE.COM) / 949.720.2550



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