

# irvine business center

7505-7595 IRVINE CENTER DR.  
IRVINE, CALIFORNIA







overview

the ideal location  
creates the  
ideal workday

Located within walking distance of Irvine Spectrum Center® and resort-style apartment communities, Irvine Business Center is a dynamic 10-building campus workplace with integrated workday amenities that ignite creativity and fuel productivity.

 **irvine business center**

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, premium move-in ready suites and expanded R&D zoning offer flexible solutions so every business can achieve more.

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## move-in ready workspaces

Flex+ offers small businesses premium, move-in ready suites in the best locations — plus no upfront investment or long-term commitment.

### premium workspace

Build your brand in expertly designed suites with high-end finishes and furniture options.

### flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 150+ workplaces.

### move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.

### personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.

**get started at [flexplus.com](https://flexplus.com)**





## enhanced lobby and flex+ lounge

The lobby and Flex+ lounge at 7515 Irvine Center Drive offer a welcoming space to collaborate with colleagues and connect with guests.



# 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







IRVINE SPECTRUM CENTER









LOS OLIVOS MARKETPLACE

ALTON RETAIL CENTER

IRVINE STATION

BASS PRO SHOPS

ALTON MARKETPLACE

LOS OLIVOS APARTMENTS

THE PARK APARTMENTS

THE VILLAGE APARTMENTS

WESTVIEW APARTMENTS

CENTERPOINTE APARTMENTS

MARRIOTT IRVINE SPECTRUM

COSTCO

IRVINE BUSINESS CENTER

KAISER PERMANENTE

HOAG HOSPITAL

ALTON PKWY.

BARRANCA PKWY.

IRVINE CENTER DR.

GREAT PARK

# irvine business center area map

Streamline the workweek with a centrally located campus situated within walking distance of Irvine Spectrum Center® and offering easy access to freeways, Irvine Station and resort-style living.



52

APARTMENT COMMUNITIES



269

ENTERTAINMENT VENUES



13

FITNESS CENTERS



6

HOTELS



142

RESTAURANTS



339

RETAIL SHOPS

WITHIN A 2-MILE RADIUS



# 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 Attract & 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 / 949.720.2550**

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