

IRVINE BUSINESS CENTER

FACT SHEET

PROJECT DESCRIPTION:	Ten (10) two-story campus office project with richly landscaped people spaces and just minutes to Irvine Spectrum Center and Irvine Transportation Center.
LOCATION:	Located near the intersection of Irvine Center Drive and Barranca.
ADDRESS:	7505-7595 Irvine Center Drive, Irvine, California, 92618.
ACCESS:	Via the 5 freeway off of Alton Parkway, via the 405 freeway off of Irvine Center Drive or via the 133 Freeway off at Barranca.
SIZE:	7505 Irvine Center Drive – 44,194 rentable square feet. 7515 Irvine Center Drive – 63,412 rentable square feet. 7525 Irvine Center Drive – 63,412 rentable square feet. 7535 Irvine Center Drive – 53,794 rentable square feet. 7545 Irvine Center Drive – 63,412 rentable square feet. 7555 Irvine Center Drive – 34,612 rentable square feet. 7565 Irvine Center Drive – 63,412 rentable square feet. 7575 Irvine Center Drive – 44,194 rentable square feet. 7585 Irvine Center Drive – 34,612 rentable square feet. 7595 Irvine Center Drive – 44,194 rentable square feet.
PARKING:	4 stalls per 1,000 RSF of office space leased.
ELEVATORS:	One hydraulic elevator, 2,500 pound capacity per building.
EXTERIOR:	Tilt-up concrete panels with punched glass, integral reveals, painted finish.
WINDOWS:	½” Laminated Viracon glass (bronze tinted). 2” x 5” aluminum mullion system with wall board adapters at perimeter walls.
SYSTEMS:	<u>Mechanical</u> Two roof top curb mounted package units (one per floor). <u>Fire Protection</u> All buildings fully sprinklered. <u>Electrical Systems</u> 277/480-volt three phase 4 wire <u>Building Interconnect</u> Two 4” conduits interconnect electrical rooms of all buildings on site and extend to public utility easement(s) for connection to data/fiber-optic service as available.
AMENITIES:	<ul style="list-style-type: none">• Quiet people spaces – ideal for mobile officing• Lunch served at your doorstep with weekly Gourmet Food Trucks• Minutes to Irvine Spectrum Center featuring dining and shopping• Numerous nearby amenities – Oak Creek Golf Club, The Village and Park Apartments, DoubleTree Hotel, Verizon Wireless Amphitheatre, Specialty’s Café and Bakery• On-site Customer Resource Center• Convenient access to the 241 Toll Road• Nearby Irvine Transportation Center



IRVINE COMPANY
OFFICE PROPERTIES

IRVINECOMPANYOFFICE.COM
FOR LEASING INFORMATION, CALL 949.720.2550