

JERONIMO 5&6

FACT SHEET

LOCATION:	Located on Jeronimo off of Alton Parkway
ADDRESS:	9600, 9650, & 9700 Jeronimo, Irvine, California 92618
ACCESS:	Convenient access to the Santa Ana (I-5) freeway at Alton and Technology, San Diego (I-405) and Laguna (133) freeways and the 241 toll road. Ingress / egress via Alton Parkway.
SIZE:	Approximately 213,152 rentable square feet
BUILDING HEIGHT:	(1) 2-story & (2) 1-story buildings
FLOOR PLATES:	From approximately 33,000 to 140,000 rentable square feet
PARKING:	On-site surface parking lot
ELEVATORS:	(1) Passenger Elevator at 9650 Jeronimo
EXTERIOR:	Concrete tilt up
WINDOWS:	Tinted single-pane glazing in anodized aluminum frames with pliable gaskets
SYSTEMS:	HVAC – Individual heat pump package HVAC units, Energy Management System Fire/Life Safety – Fully sprinkled
AMENITIES:	<ul style="list-style-type: none">• Minutes to Irvine Spectrum Center• Close proximity to iShuttle Stop and Irvine Station• Security Patrol• Building Signage Opportunities
YEAR CONSTRUCTED:	1990
SUSTAINABILITY:	Energy Management System Close to Irvine Station and serviced by iShuttle



IRVINE COMPANY
OFFICE PROPERTIES

IRVINECOMPANYOFFICE.COM
FOR LEASING INFORMATION, CALL 949.720.2550