

117 Waterworks Way, Suite 150

63,947 SF



BUILDING OVERVIEW AND FEATURES

Experience **117 Waterworks Way, Suite 150**, an ideal choice for an HQ with office, manufacturing and distribution. This opportunity offers a flexible work environment, abundant surface parking, prominent building-top signage and convenient access to dining and retail amenities in the heart of Irvine Spectrum®.

Total Building: 63,947 SF

Office: ±22,000 SF

Warehouse: ±41,947 SF

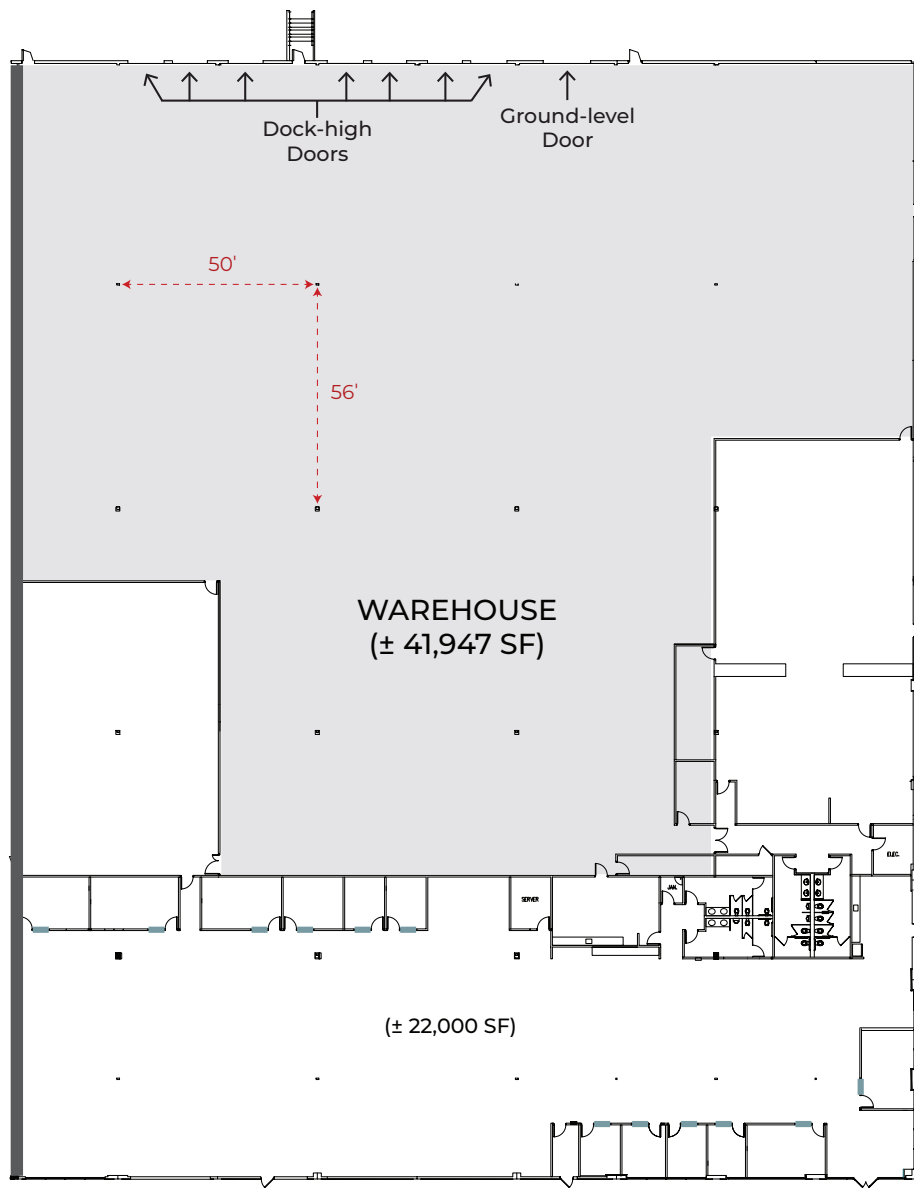
Truck Loading: One (1) Ground-level Door,
Seven (7) Dock-high Doors

ESFR Sprinklers

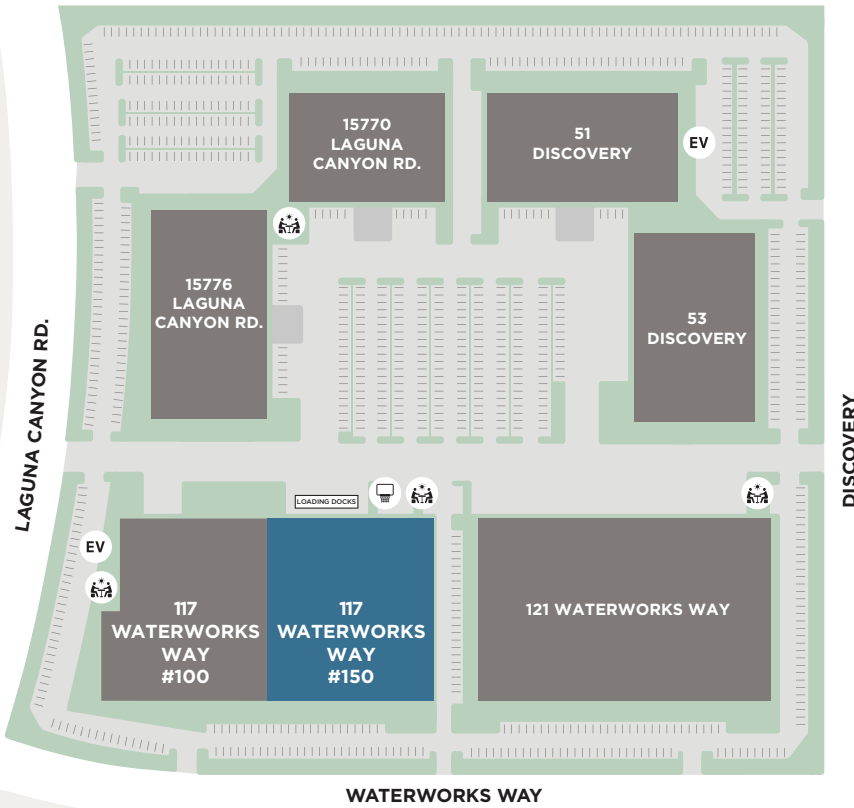
Lightly air-conditioned warehouse with 5 very big fans

Column Spacing: 50' x 56'

Parking Ratio: 1.9:1,000 SF



IRVINE CENTER DR.



N
MAP NOT TO SCALE



BASKETBALL



EV CHARGING



OUTDOOR WORKSPACE (WIFI-ENABLED)

FLEXIBLE WORKSPACE

Extend your workspace outdoors with lounge seating and a basketball court, complemented by prominent signage opportunities for maximum brand visibility.

IRVINE SPECTRUM®

Recruit and retain top talent with direct access to sought-after apartment communities and luxury living, 175+ shopping, dining and entertainment options at Irvine Spectrum Center®.



// 117 WATERWORKS WAY, SUITE 150

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



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|--------------------------|-----------------------------|-----------------------------|
| 1. Irvine Station | 5. Marriott Irvine Spectrum | 9. Orange County Great Park |
| 2. Alton Marketplace | 6. Courtyard Marriott | 10. Sand Canyon Plaza |
| 3. Alton Retail Center | 7. Irvine Spectrum Center | |
| 4. Double Tree by Hilton | 8. Los Olivos® Marketplace | |

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