

119 Waterworks Way

63,947 SF



BUILDING OVERVIEW AND FEATURES

Experience **119 Waterworks Way**, 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

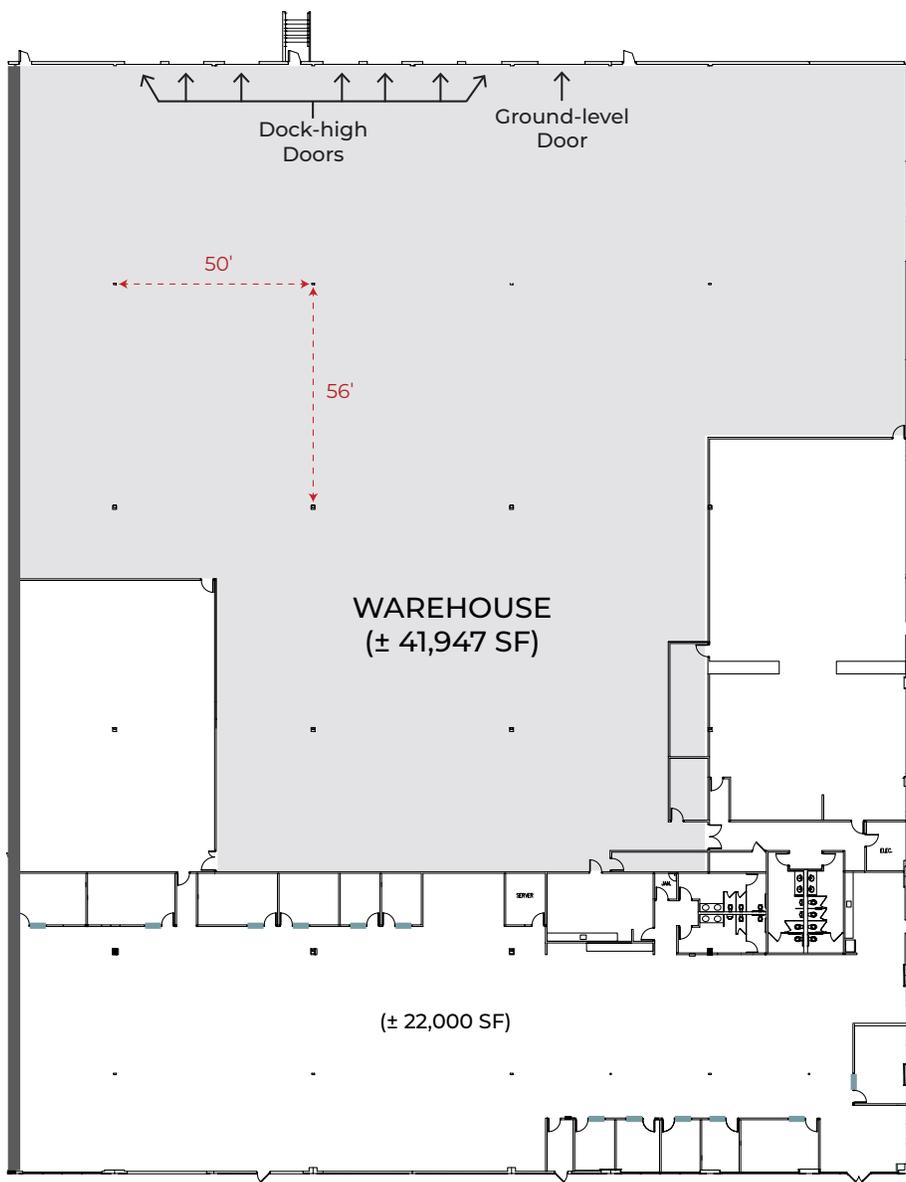
Truck Loading: One (1) Ground-level Door,
Seven (7) Dock-high Doors

ESFR Sprinklers

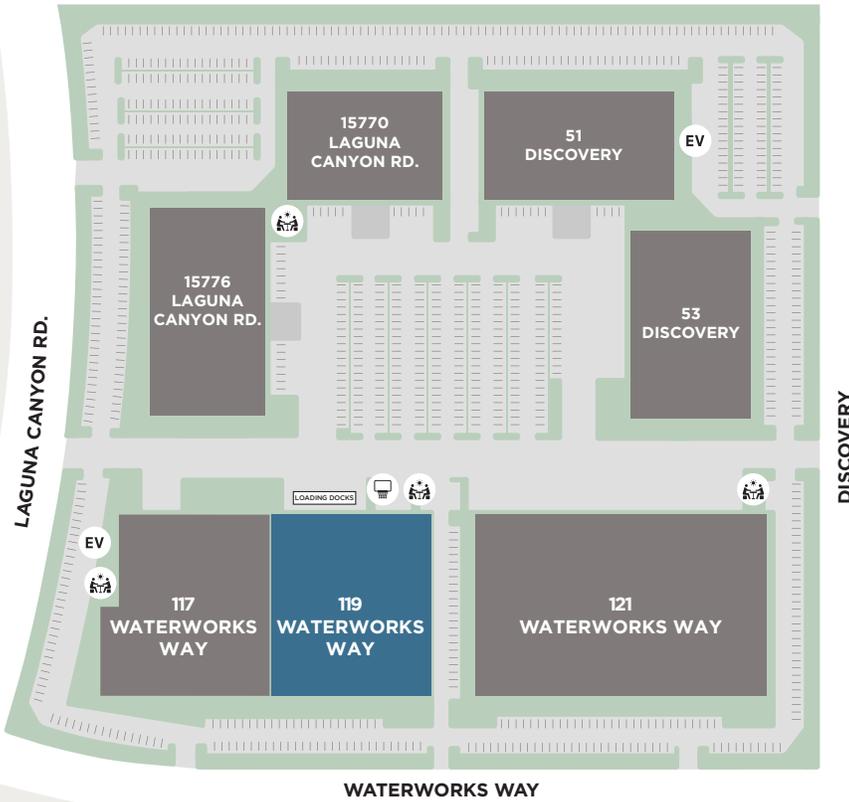
Lightly air-conditioned warehouse with 5 very big fans

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®.



// 119 WATERWORKS WAY



- 1. Irvine Station
- 2. Alton Marketplace
- 3. Alton Retail Center
- 4. Double Tree by Hilton

- 5. Marriott Irvine Spectrum
- 6. Courtyard Marriott
- 7. Irvine Spectrum Center
- 8. Los Olivos® Marketplace

- 9. Orange County Great Park
- 10. Sand Canyon Plaza

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