



EXCELLENT CORPORATE HEADQUARTERS SUITABLE FOR OFFICE, MANUFACTURING AND/OR DISTRIBUTION

PRIME BUSINESS LOCATION IN IRVINE SPECTRUM

EASY ACCESS TO THE 405, 5 AND 133 FREEWAYS AND THE 241 TOLL ROAD

WITHIN WALKING DISTANCE TO A VARIETY OF SHOPPING AND DINING OPTIONS

AMPLE AND CONVENIENT SURFACE PARKING

BUILDING TOP SIGNAGE AVAILABLE

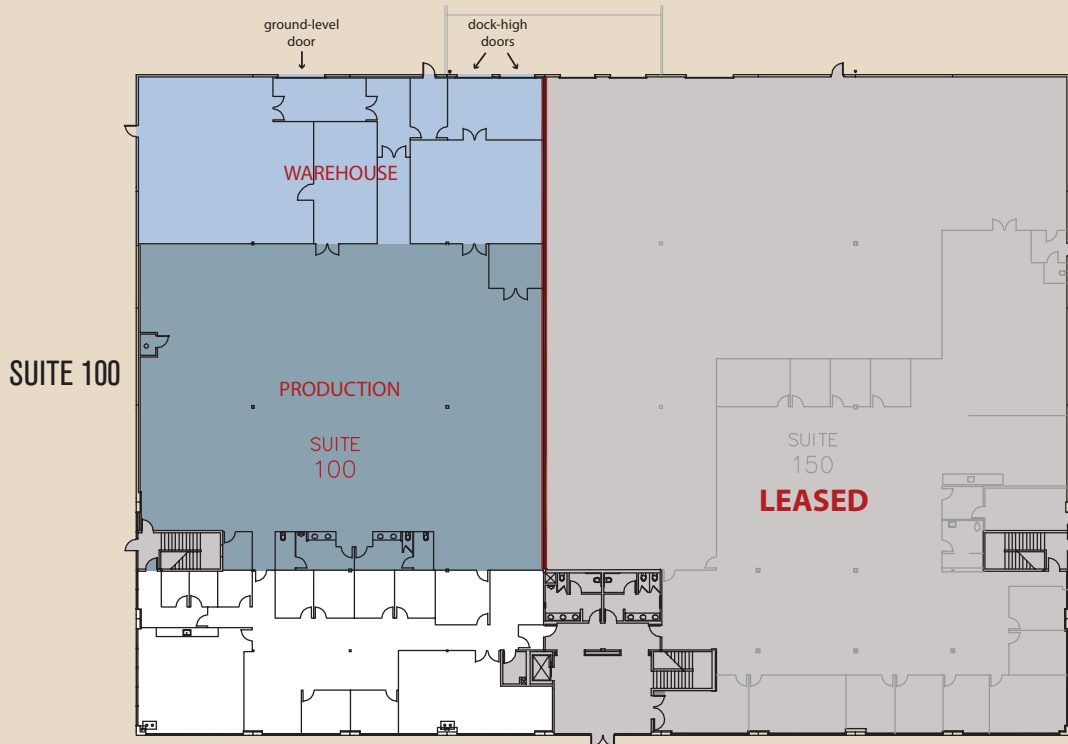


15770 LAGUNA CANYON, SUITE 100

19,296 Square Feet Available

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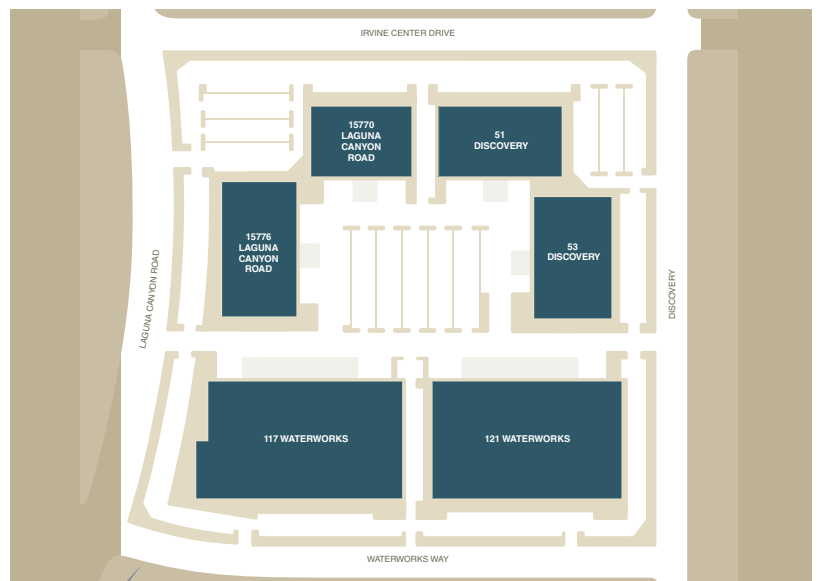
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FLOOR PLAN

FEATURES

- First Floor:
 - Office: +/-5,900 sq. ft.
 - Production: +/-8,800 sq. ft.
 - Warehouse: +/-4,600 sq. ft.
- Truck Loading
 - One (1) 12' x 14' ground level door
 - Two (2) 9' x 10' dock high doors
- Parking: 2.5:1
- Warehouse Clearance: +/- 24'
- Fully Sprinklered



IRVINECOMPANYOFFICE.COM
FOR LEASING INFORMATION, CONTACT SUE LYLE
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A commitment to long-term ownership, the highest standards of service and the opportunity to move and expand within our diverse portfolio are just a few of the reasons to lease with Irvine Company Office Properties.