

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

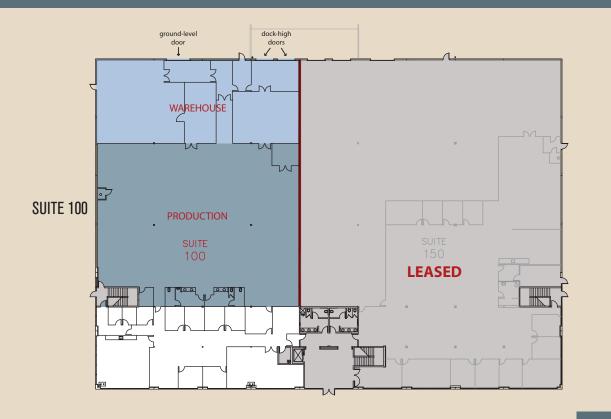
BUILDING TOP SIGNAGE AVAILABLE



## **15770 LAGUNA CANYON, SUITE 100** 19,296 Square Feet Available

IRVINE SPECTRUM®

## 15770 LAGUNA CANYON, SUITE 100 19,296 Square Feet Available



## 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

## Sirvine Company

IRVINECOMPANYOFFICE.COM For leasing information, contact Sue Lyle 949.720.2668 | SLyle@IrvineCompany.com LIC. 01057248



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.

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