

Spectrum Court

15615-15635 ALTON PKWY.
IRVINE, CALIFORNIA





OVERVIEW



Discover *Unmatched Productivity*

Striking architecture, plentiful amenities and an unbeatable Irvine Spectrum® location make Spectrum Court a workplace that attracts talent and supports success.

// SPECTRUM COURT

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

Complete Convenience

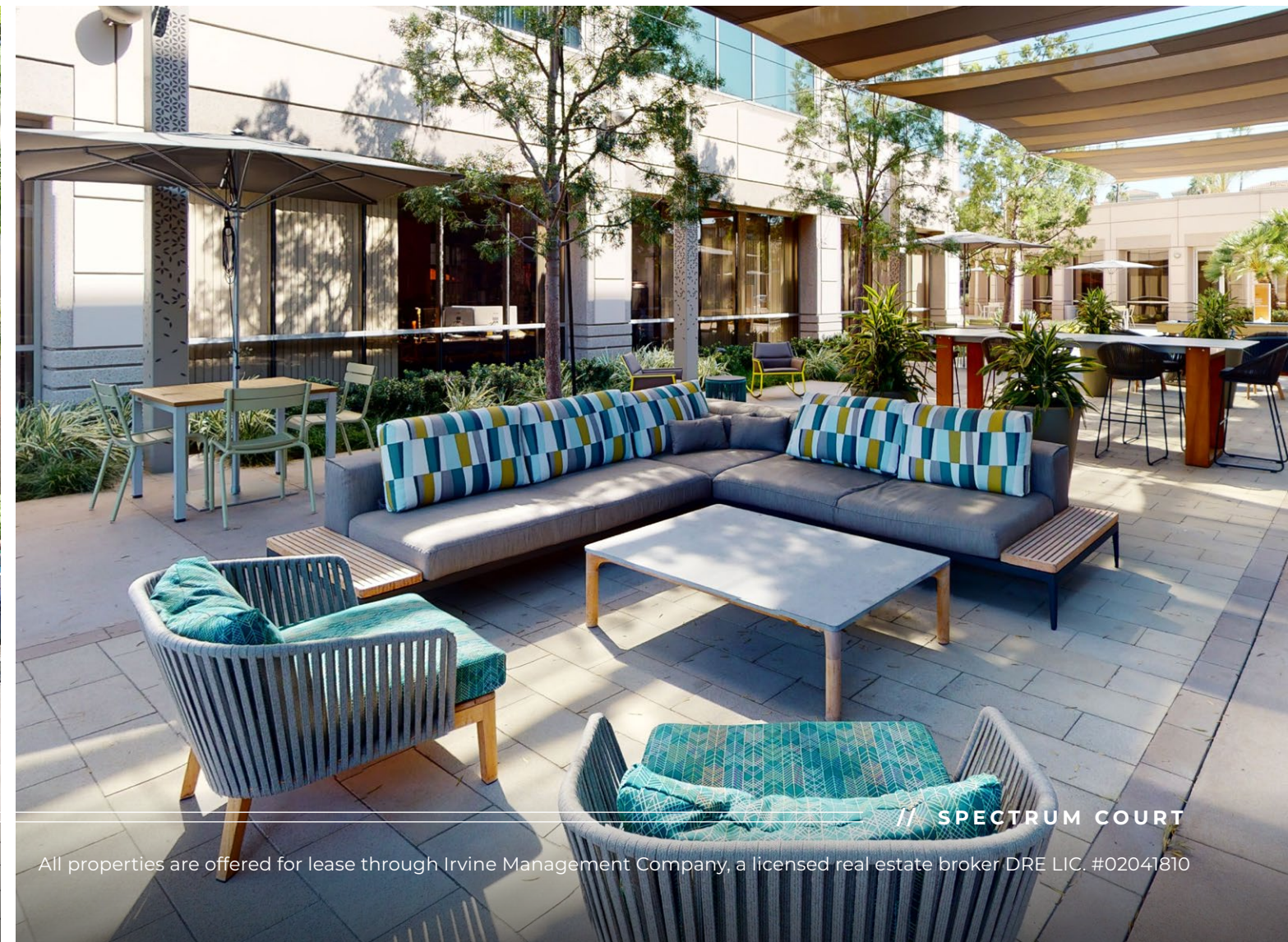
On-site amenities include dining at KRISP Fresh Living, a car wash and EV charging stations.

Outdoor Amenities Connect Teams

Spark creativity in work-ready, richly landscaped outdoor spaces designed for collaboration and connection.

Elevated Architecture

Striking architectural design featuring curved buildings, palm tree-lined atriums and pathways enhances your brand.



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FEATURES

The Best of *Spectrum Skyline*[®]

Empower teams to get more out of every work day with engaging on-site amenities and nearby conveniences located steps away.



3 low rises, 173K SF



Flex+ move-in ready workspace



KRISP Fresh Living, plus three nearby eateries



Access to Kinetic Fitness nearby

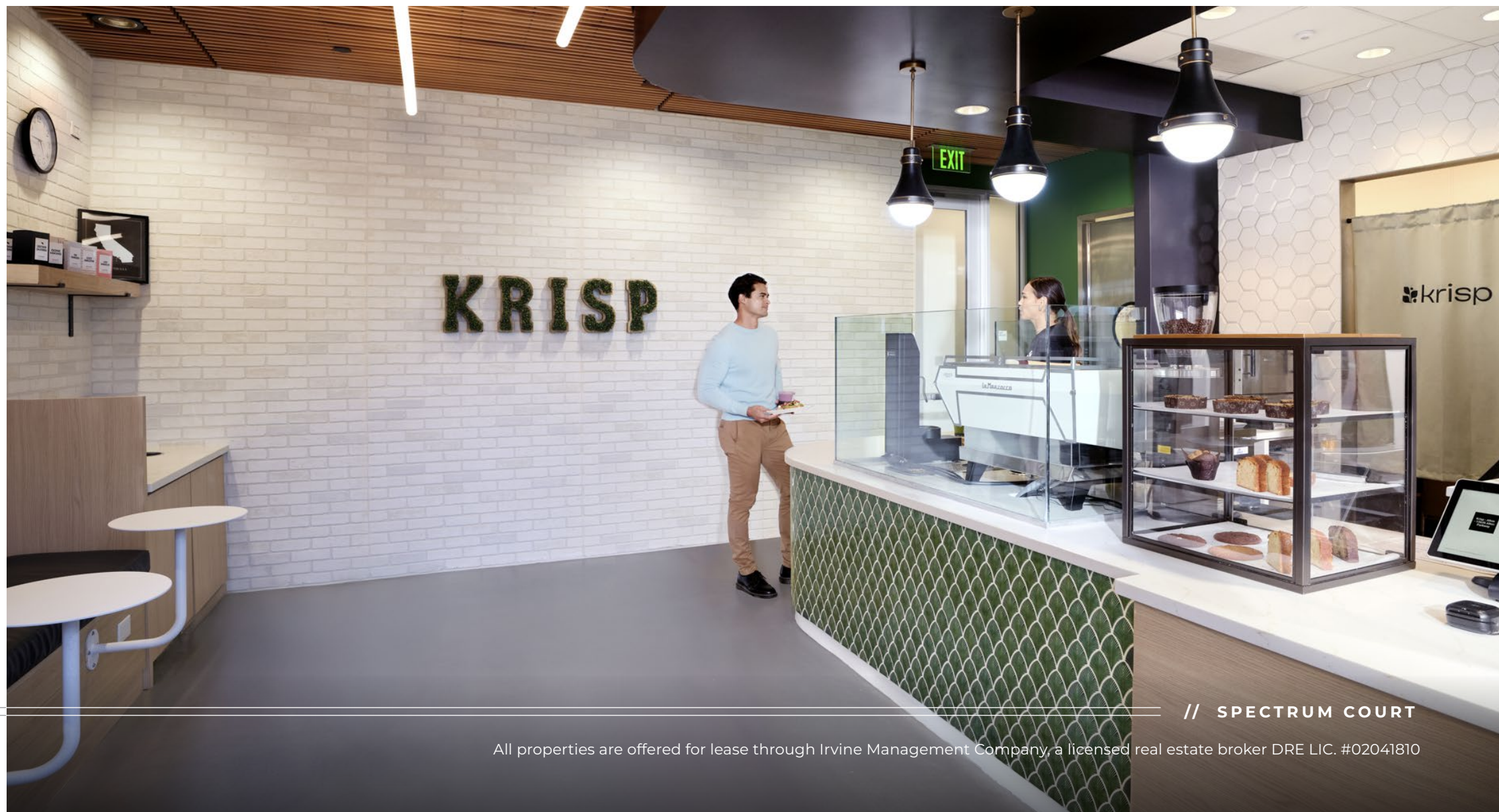


Outdoor workspace



Meeting & event space

Certifications



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LOCATION

Spectrum Court

Area Map

Create the optimal workweek with resort-style living, retail favorites, the area's best entertainment, convenient transportation options and everyday essentials all within easy reach.



8

APARTMENT
COMMUNITIES



6

ENTERTAINMENT
VENUES



13

FITNESS
CENTERS



5

HOTELS



101

RESTAURANTS



106

RETAIL
SHOPS

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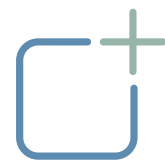
All properties are offered for lease through Irvine Management Company ("IMC"), a licensed real estate broker DRE LIC. #02041810. The area map depicts residential and retail amenities supported by IMC.





Office, *effortlessly*

Take your business further, faster — with a simple path to success. Flex+ delivers premium, move-in ready suites in the best locations for small businesses doing big things.



premium workspace

Build your brand in expertly designed suites with high-end finishes and furniture options.



move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.

get started at flexplus.com



flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 130+ workplaces.



personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.



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We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





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