



**±26,400 RSF**

**FULL FLOOR OPPORTUNITY WITH PARTIALLY  
FURNISHED CORNER SPEC SUITE AVAILABLE**

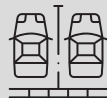


# PROJECT HIGHLIGHTS



**±128,266 RSF**

a multi-building office complex located in the prestigious Orange County Airport Area/ Irvine Business Complex (IBC)



Ability to offer  
**5 PER 1,000 RSF**  
free surface parking



Convenient access to John Wayne International Airport, Santa Ana, (I-5), and San Diego (I-405) Freeways



## CAMPUS-STYLE DEVELOPMENT

is proximate to numerous amenities including The District in Tustin and the master-planned Tustin Legacy

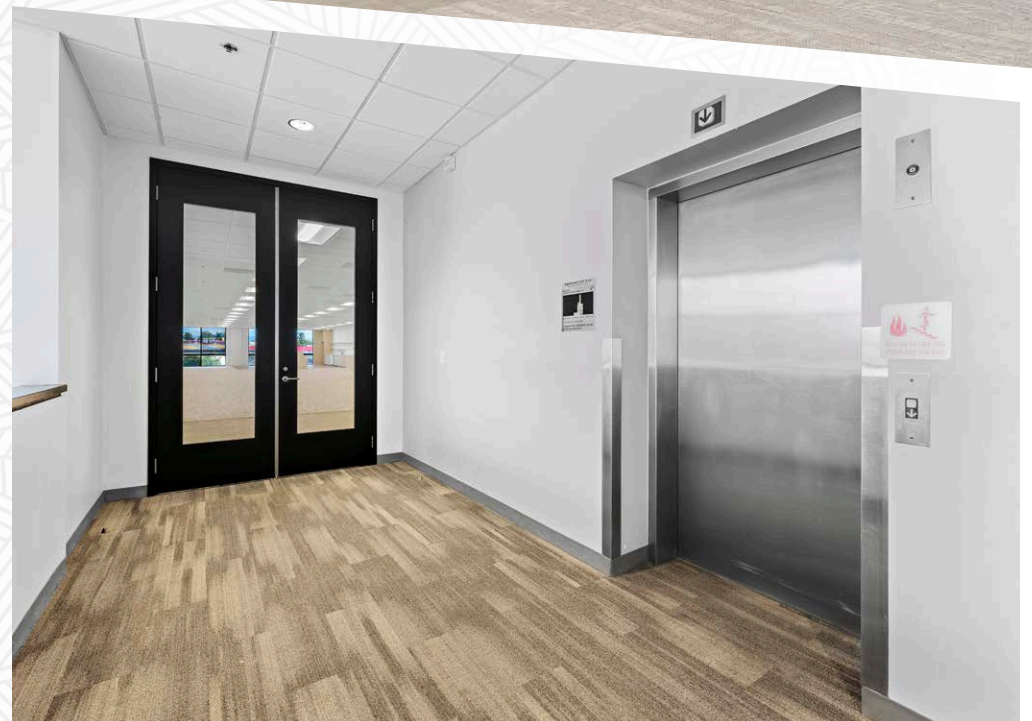


## UNOBSTRUCTED FREEWAY SIGNAGE

Unobstructed freeway frontage along the Costa Mesa (SR-55) Freeway offering high visibility and corporate identity



Recent capital enhancements include repainted building exteriors, new outdoor common area seating, new HVAC units and upgraded surface parking lot







# 2501 S PULLMAN ST FULL FLOOR OPPORTUNITY

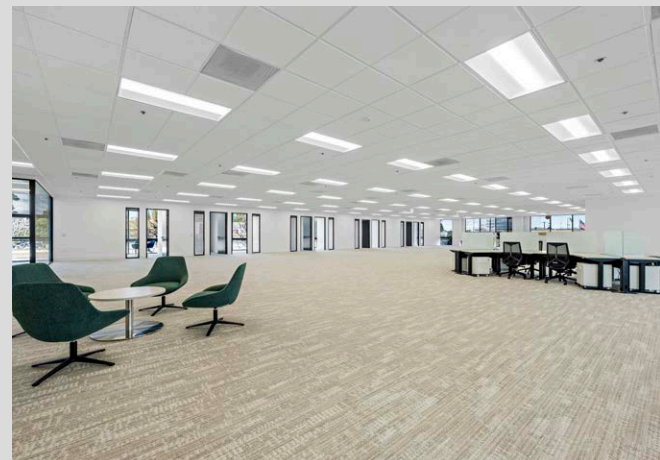
## FEATURES

- Suite 200 – ±26,400 RSF
- Divisible to a ±17,149 RSF and ±9,251 RSF spec suite
- Large open floor plate with an abundance of natural light
- Building top signage available facing the Costa Mesa (SR-55) Freeway
- Above standard parking available

360°

TAKE A  
VIRTUAL TOUR



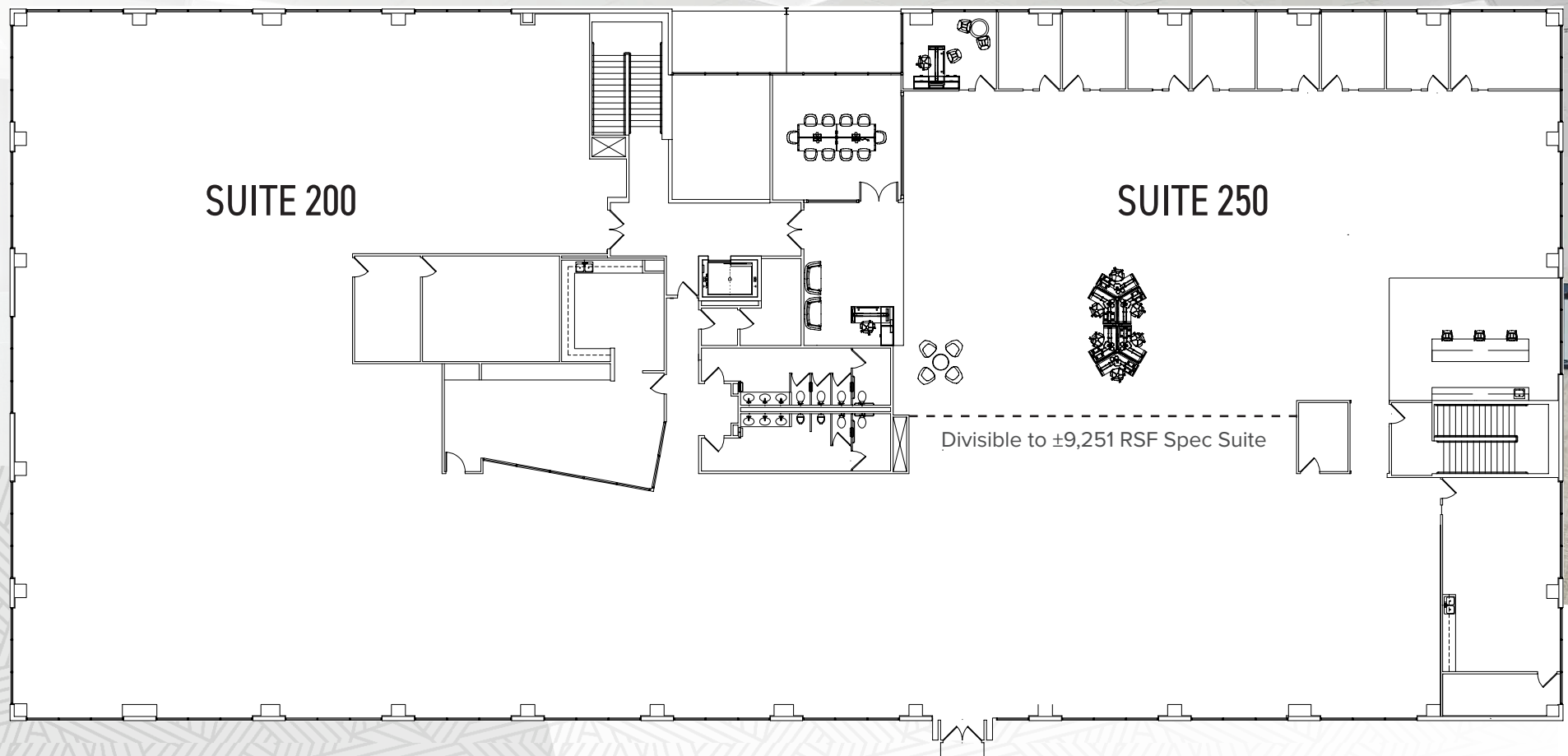


# 2501 S PULLMAN ST CORNER SPEC SUITE

## FEATURES

- Suite 250 – ±9,251 RSF
- Corner spec suite with ample glass line
- Glass double-door entry with lobby exposure
- Dedicated reception area with a large glass conference room
- 9 private window offices and large efficient open workspace
- Upgraded open kitchen/break area with waterfall counter
- Partially furnished, as depicted in the plan
- Contiguous with Suite 200 for ±26,400 RSF total





## 2501 S PULLMAN ST SECOND FLOOR

SUITE 200 - ±26,400 RSF

SUITE 250 - ±9,251 RSF

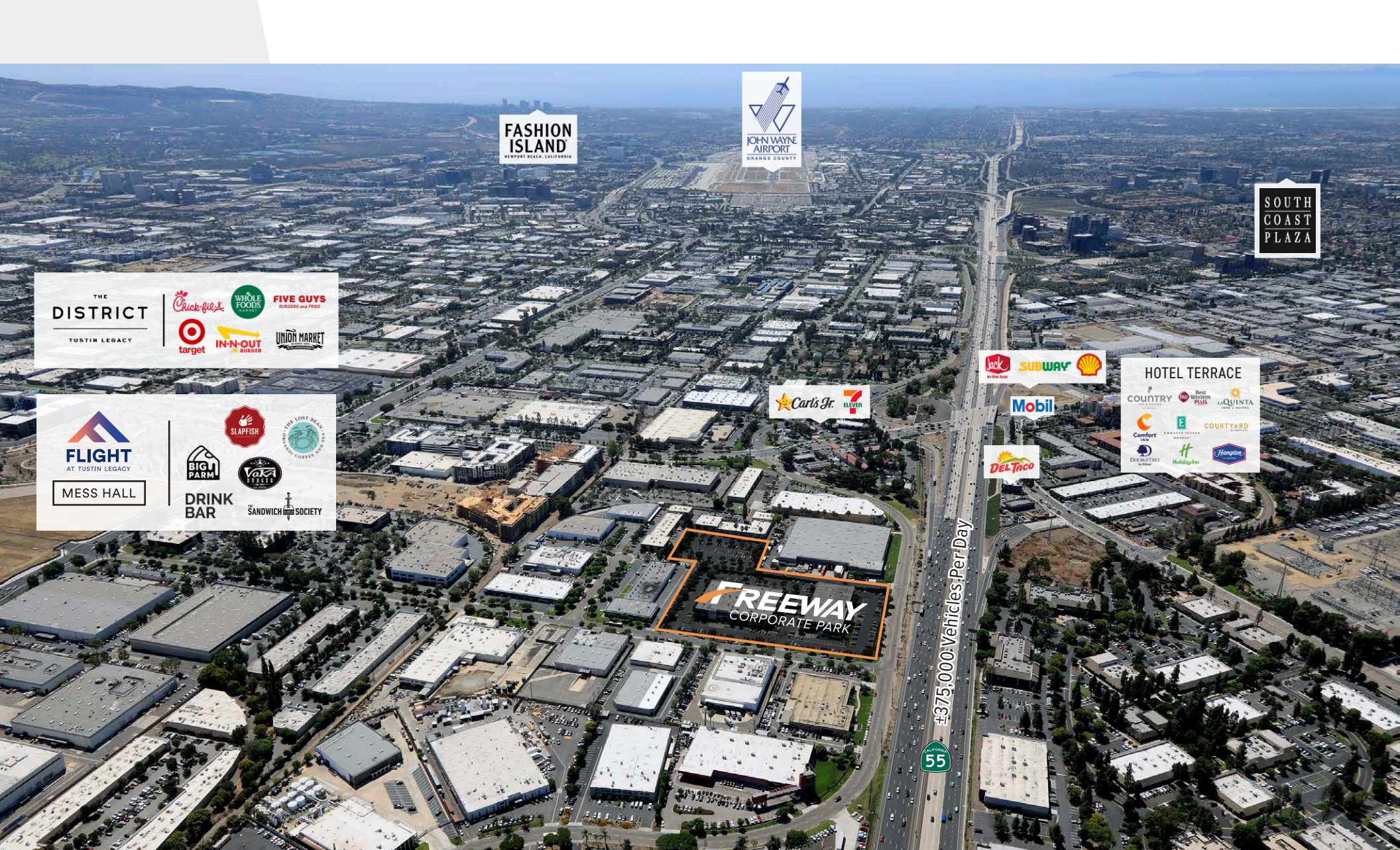
360°

SUITE 200  
(FULL FLOOR)

360°

SUITE 250  
(SPEC SUITE)





# LOCAL AMENITIES





For more information, please contact

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