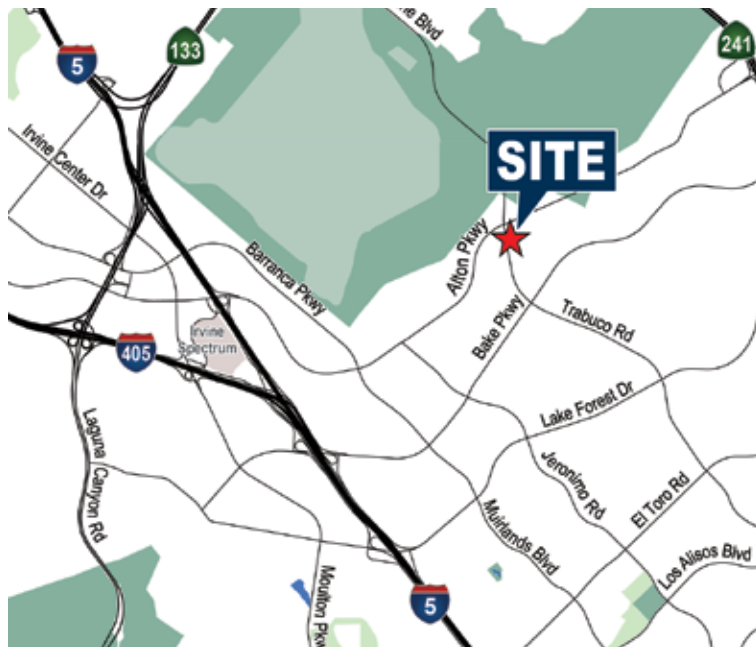


FOR SUBLEASE | ±96,000 SF

OFFICE/R&D CORPORATE HEADQUARTERS BUILDING

2 MUSICK | IRVINE SPECTRUM | CA



FEATURES

- High Image, Freestanding Building Located in the Parker Irvine Business Center
- Corner Location with Frontage on Irvine Blvd.
- Attractive 2-Story Lobby Entrance
- Elevator Served
- Efficient, Flexible Layout with Perimeter Private Offices and Large Bullpen Areas
- ±5,000 SF R&D/Lab Area
- ±5,000 SF Warehouse with Ground Level Loading
- Surface Free Parking (4:1,000)
- Fully Sprinklered
- FF&E Available
- Sublease through December 31, 2028

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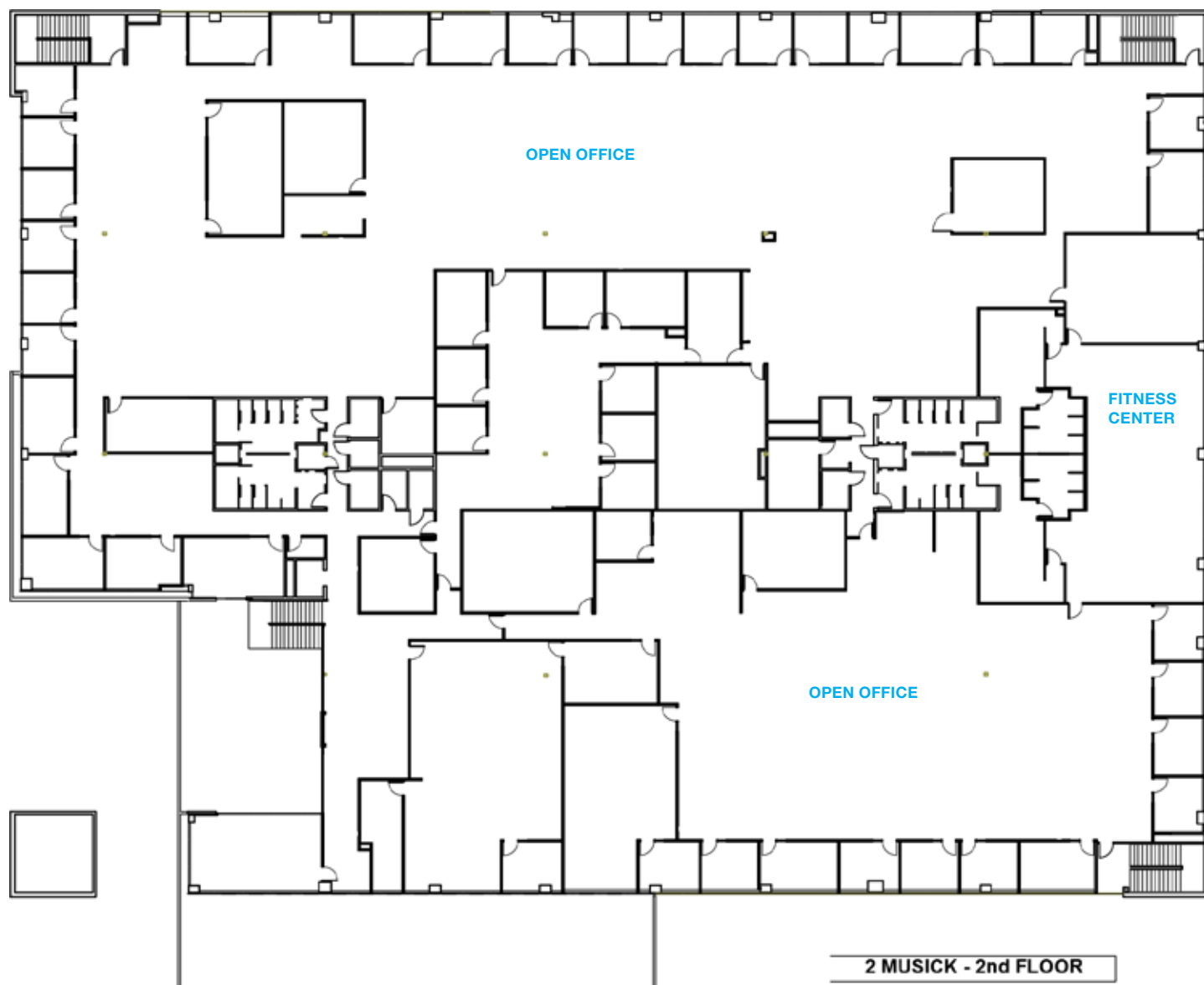
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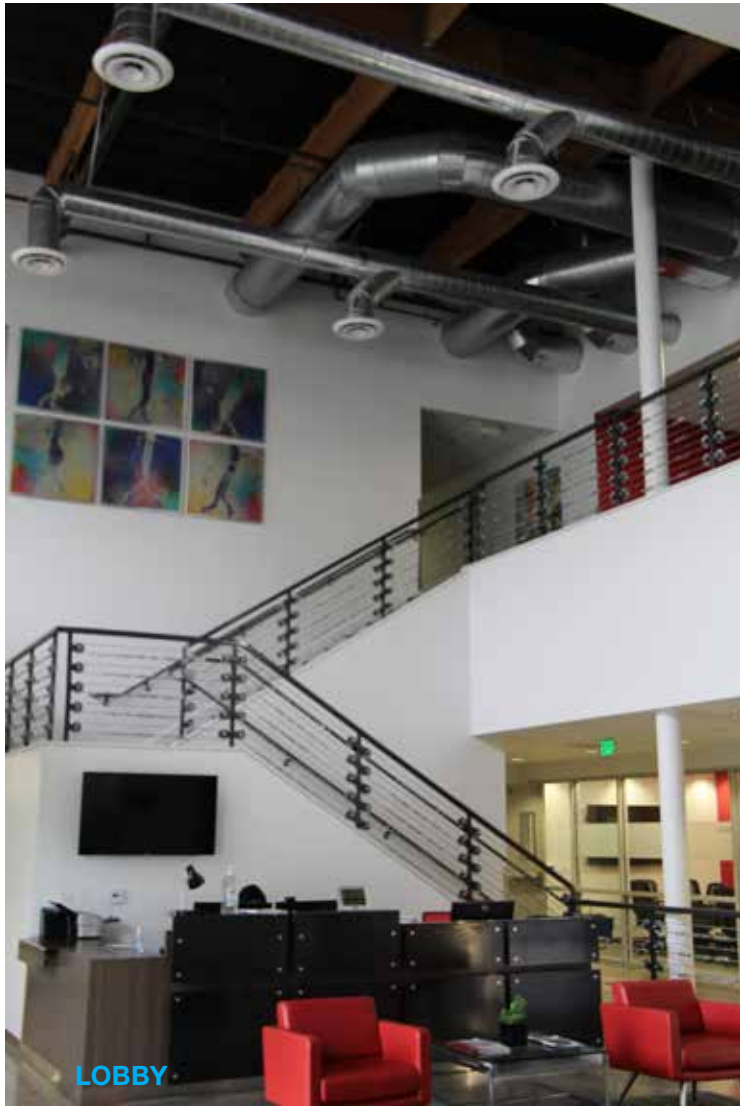
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LOBBY



WAREHOUSE



FITNESS CENTER



R&D LAB

FOR SUBLEASE | ±96,000 SF

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TRAINING ROOM



TYPICAL FF&E



CONFERENCE ROOM



TYPICAL FF&E

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