

# FOREFRONT

405

2405 MCCABE WAY  
IRVINE, CA

FOR SALE OR LEASE

LISTED BY  
**RW** REDWOOD  
WEST



VISIBILITY

100,000,000

VIEWS PER YEAR

405 FWY  
IDENTITY

500FT OF UNOBSTRUCTED IDENTITY ON ONE OF  
SOUTHERN CALIFORNIA'S BUSIEST FREEWAYS



# PROXIMITY

LOCAL  
AMENITIES



2405 MCCABE

EQUINOX SPORTS CLUB

MAIN STREET PLAZA

JOHN WAYNE AIRPORT

VON KARMAN TOWERS

JAMBOREE CENTER

IRVINE TOWERS

PARK PLACE

TRADE FOOD HALL



# FLEXIBILITY

FLEXIBILITY TO ACCOMMODATE TENANTS FROM 2,000SF ALL THE WAY UP TO 30,000+ SF





# SPECS & FEATURES

Located between Jamboree and Von Karman Avenue, FOREFRONT405 provides some of the most visible Building Top and Monument Signage in Orange County. The campus includes an outdoor collaborative lounge with game areas, common area Wi-Fi, string lights, and plentiful soft seating. The elevator served buildings feature energy efficient reflective glass and 16,000 SF floor plates that can accommodate a variety of demising options. FOREFRONT 405 also has convenient proximity to several local amenities, and offers abundant free surface parking.



## UNSURPASSED

VISIBILITY

PROXIMITY

FLEXIBILITY

- UNOBSTRUCTED 405 FWY IDENTITY, PROVIDING UNSURPASSED VISIBILITY OF OVER 100,000,000 VIEWS PER YEAR.
- FLEXIBILITY TO ACCOMMODATE USERS FROM 2,000 SF UP TO 30,000+ SF
- PROXIMITY AND EASE OF ACCESS TO 405 FREEWAY AND A MULTITUDE OF AMENITIES, RESTAURANTS, HOTELS AND ATHLETIC CLUBS.



# FOR FRONT

# 405

## *Executive Summary*

Address 2405 McCabe  
Irvine, CA 92612

Offering Price Call for Details

Total Building Area 33,212 RSF

Total Land Area 2.06 Acres

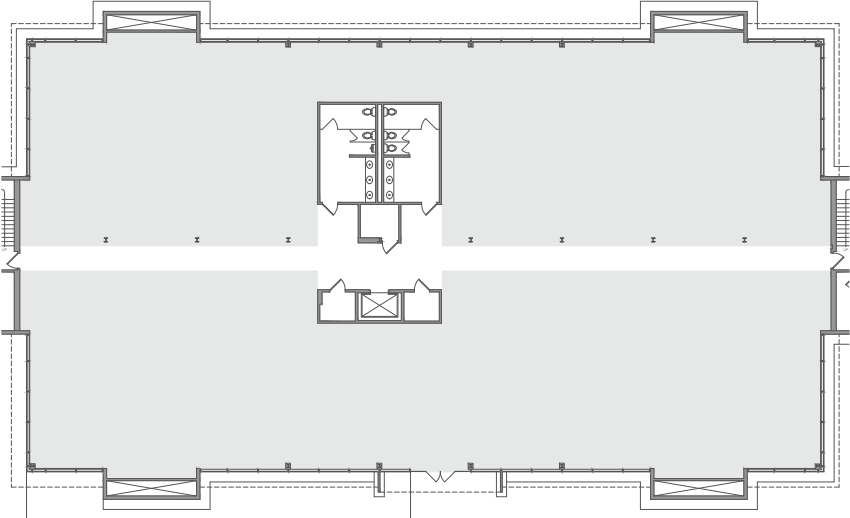


2405 MCCABE WAY

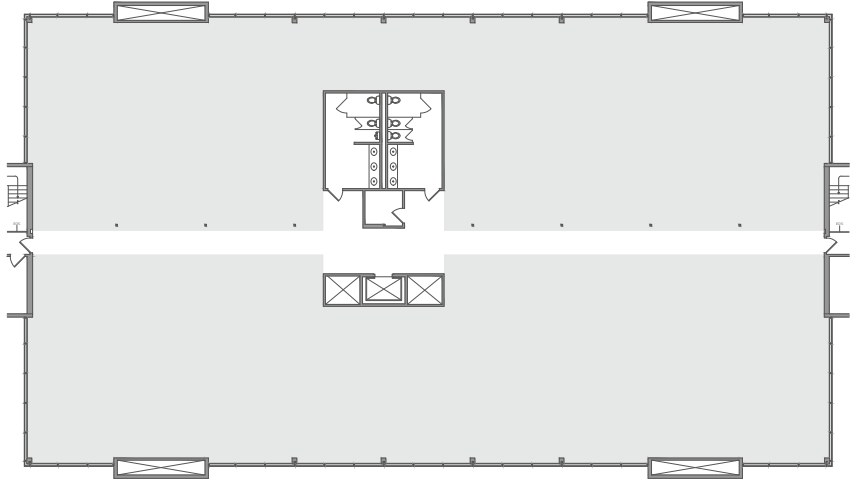
SUITES 100 - 200  
SUITE 100: 16,606 SF  
SUITE 200: 16,606 SF  
TOTAL BLDG: 33,212 SF

AVAILABLE

1ST FLOOR



2ND FLOOR





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