

SMITH | FRYER | WATTS

FREESTANDING INDUSTRIAL/FLEX BUILDING - CORPORATE IDENTITY & PRIME LOCATION



FOR SALE/LEASE

SPECTRUM PLAZA

3 WHATNEY | IRVINE SPECTRUM | ±29,216 SQUARE FEET | \$10,000,000

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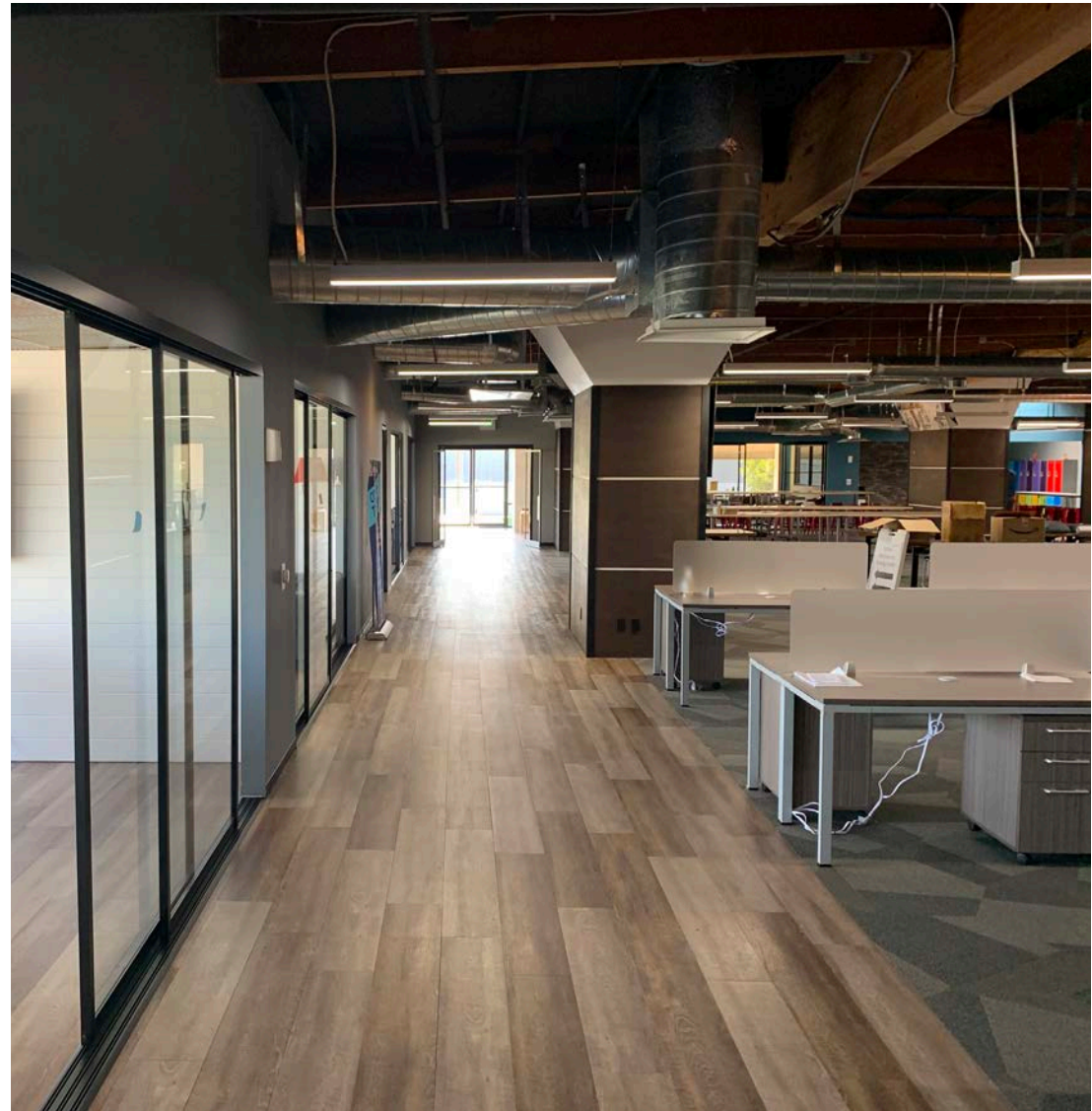
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

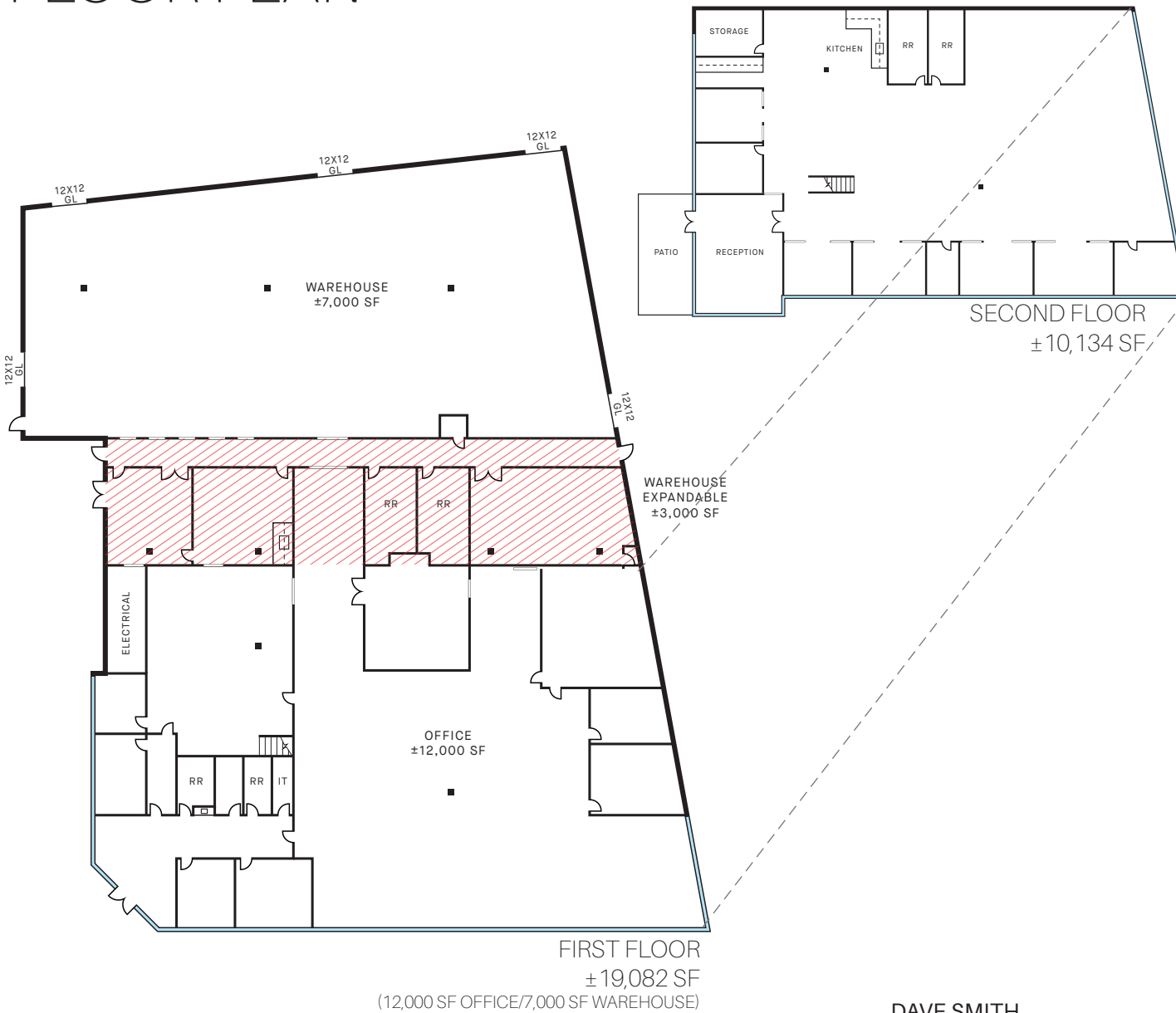
PROPERTY OVERVIEW

3 WHATNEY | IRVINE SPECTRUM

- High Image Two-Story Free-Standing Flex/R&D Building
- ±29,216 Square Feet (Divisible) with Secured Gated Yard
- First (1st) Floor:
 - ±12,082 SF Office & ±7,000 SF Warehouse
 - Warehouse is Expandable by ±3,000 SF
- Second (2nd) Floor:
 - ±10,134 SF Office
- Ground Level Loading Doors : Five (5) - 12 x 12
- Power: ±1600 AMPS - 277/480 V - 3 Phase, 4 Wire (Tenant to Verify)
- Clear Height: ±24 Feet
- Land Size: ±1.5 Acres
- Zoning: GI 5.4
- Construction: Reinforced Concrete
- Fully Sprinklered
- Drive Around Building w/ Secure Gating
- Prime South OC Irvine Spectrum Location
- Ideal Corporate Headquarters
- Built in 1982
- Recently Renovated Roof & Creative Office on Second Floor
- Skylights Throughout Warehouse
- Flexible Layout & Extensive Window Line
- Building Top & Monument Signage w/ Street Frontage
- Free Surface Parking (3:1,000 SF) - 83 Stalls (4 Handicap Stalls)
- Close Proximity to the Irvine Spectrum Center & Numerous Retail Amenities
- Situated Near New High End Residential/Multi-Family Developments
- Immediate Access to the 5, 405, 73 & 133 FWYS
- **ASKING PRICE: \$10,000,000 (\$342.28 PSF)**
- **ASKING RATE: \$1.50 NNN (NETS=\$0.22 PSF)**



FLOOR PLAN



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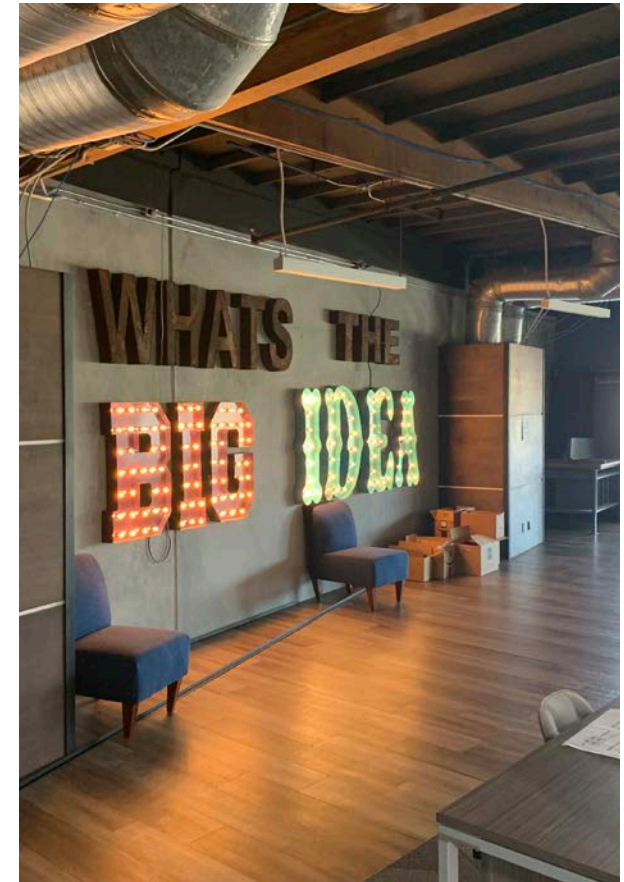
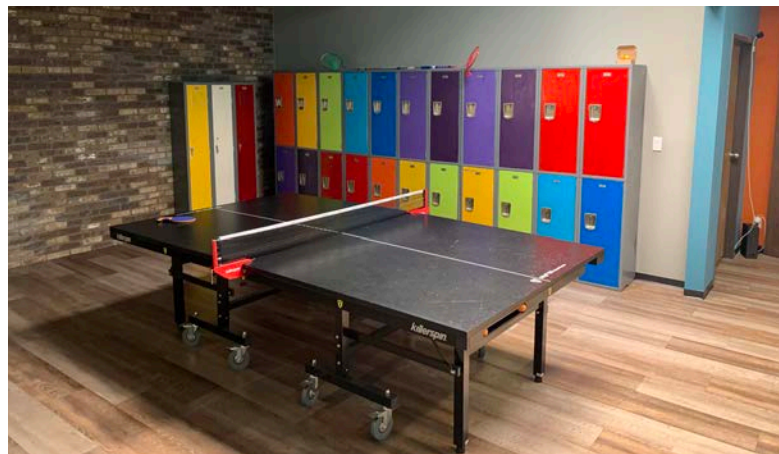
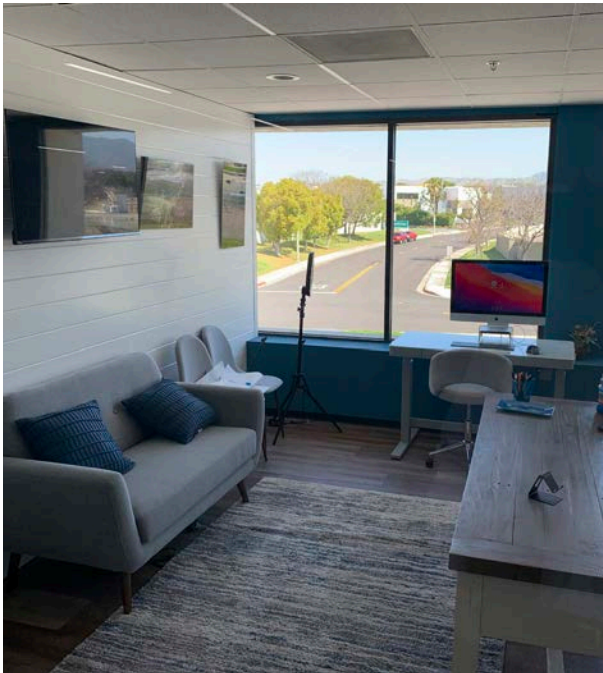
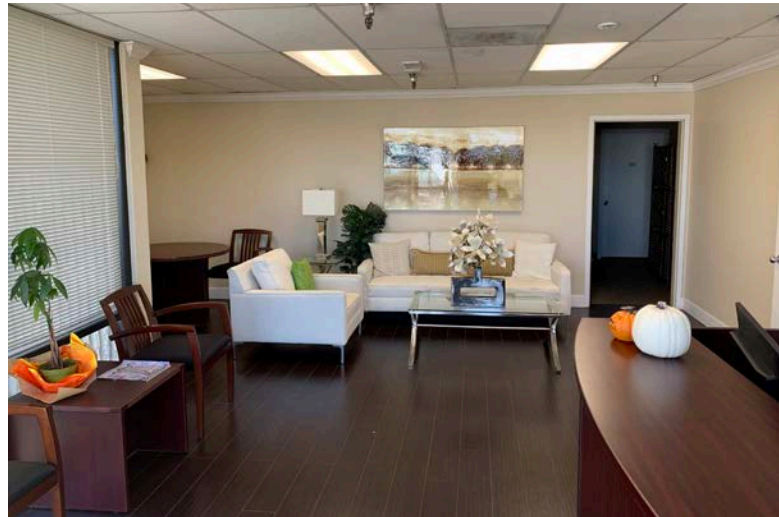
WHATNEY

IRVINE SPECTRUM, CALIFORNIA



INTERIOR OFFICE IMAGES

3 WHATNEY | IRVINE SPECTRUM



EXTERIOR & WAREHOUSE IMAGES

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LAGUNA HILLS RETAIL CENTER



SPECTRUM CROSSROADS



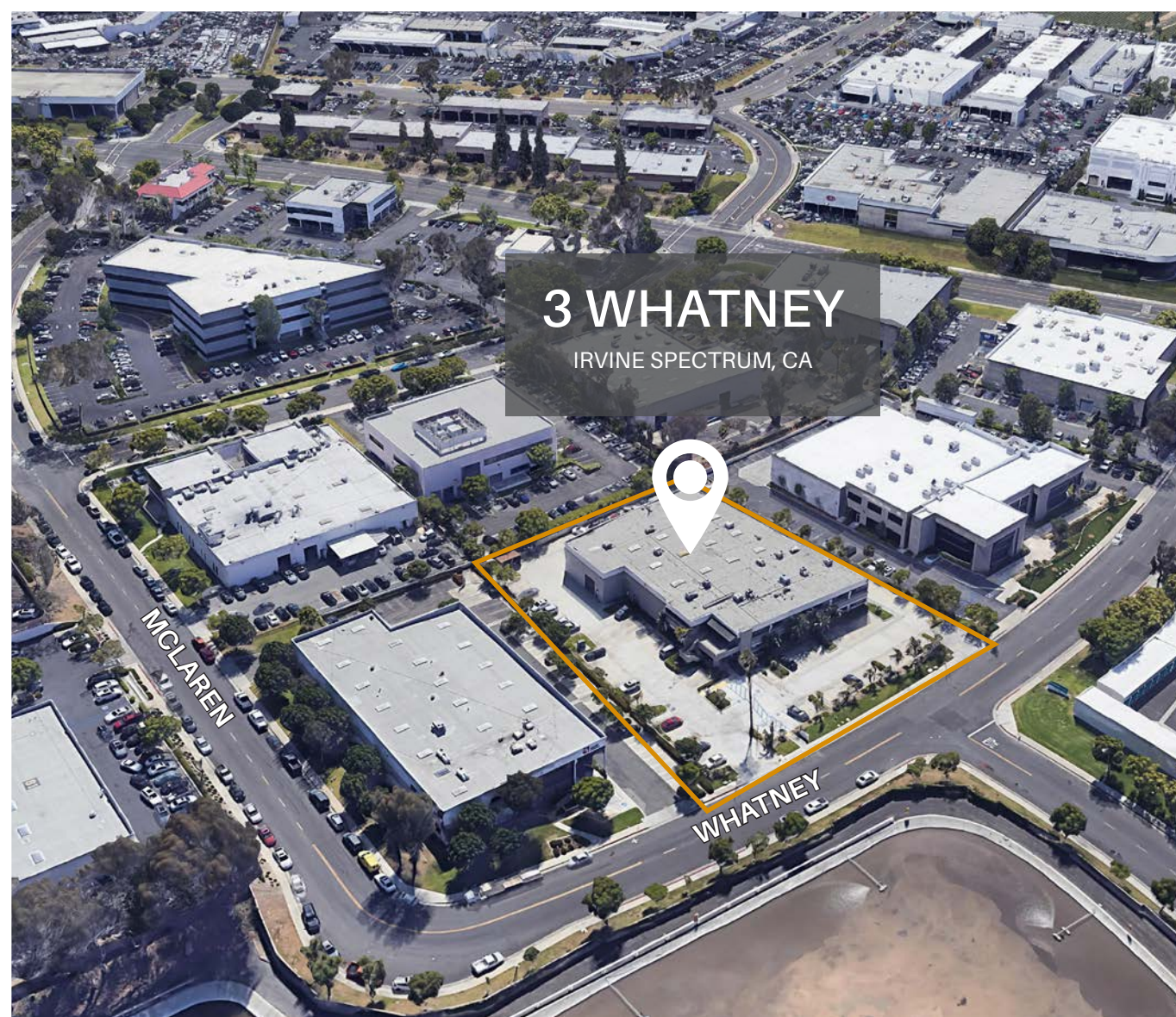
3 WHATNEY IRVINE SPECTRUM

PLAZA DEL LAGO



LAKE FOREST GATEWAY





3 WHATNEY

IRVINE SPECTRUM, CA

3 WHATNEY

IRVINE SPECTRUM, CALIFORNIA



SPECTRUM PLAZA

3 WHATNEY | IRVINE SPECTRUM, CA

