

CBRE

DUPONT
CENTRE



2201 & 2301 DUPONT DRIVE
IRVINE, CA

IN THE HEART OF THE ORANGE COUNTY AIRPORT MARKET





PROPERTY FEATURES



250,000 SF of
class 'A' office



High-identity
location



On-site café &
catering services



On-site conference
facility recently upgraded



On-site, secure tenant storage
area in parking structure



On-site car detailing



Walking distance to an exceptional variety of restaurants, service
retail & business hotels



2 minutes to
John Wayne Airport



Structured parking/
4:1,000 parking ratio



Excellent access to the
405 and 55 freeways &
73 toll roads



Building top, eyebrow
and monument signage
available



PROPERTY BENEFITS



Full city block
three points of access



Two-building
campus layout



Large central outdoor plaza
with outdoor seating



Preferred structured
and visitor parking



Generous window line with
exceptional skyline views



Steel frame construction



Highly-efficient floor plates
appeal to all tenant uses & sizes



Abundant neighboring
retail and restaurant
amenities



NEW LOBBIES, RESTROOMS, CORRIDORS,
OUTDOOR SEATING AREA, LANDSCAPING
AND CONFERENCE CENTER



2021 CAPITAL
IMPROVEMENTS
COMPLETED

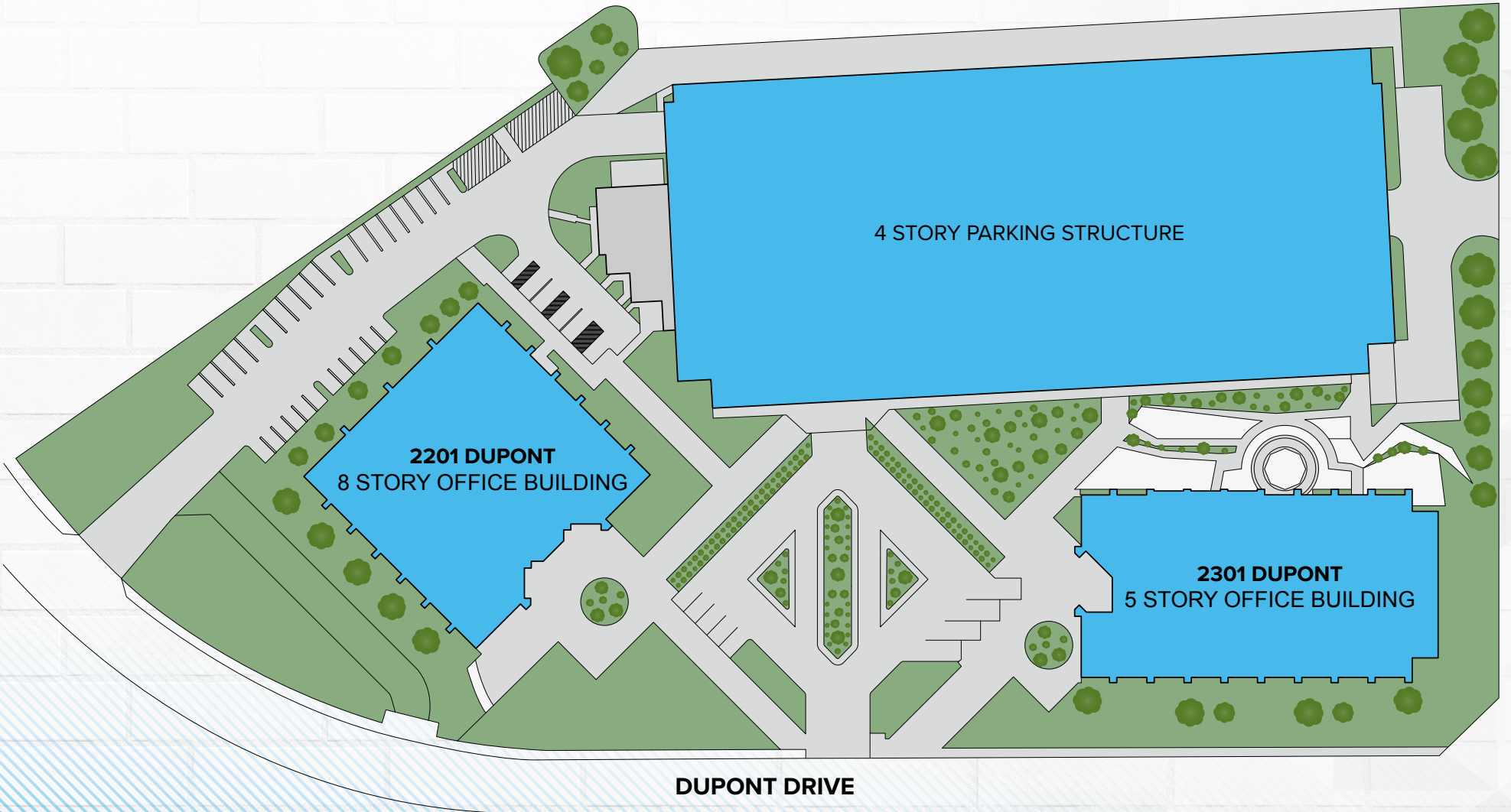


DUPONT CENTRE
CAFÉ

OPEN NOW!



SITE PLAN



VON KARMAN AVENUE

DUPONT DRIVE



NOT TO SCALE

FASHION ISLAND

NEWPORT BEACH

COSTA MESA



East West Bank

Renaissance Newport Beach Hotel

Bank of the West
Wells Fargo
Farmers & Merchants Bank

Bosscat Kitchen & Libation
Bruegger's Bagels
Starbucks

Bistango

Carl's Jr.

Hilton Irvine

IHOP
El Torito
Gulliver's Prime Rib

DUPONT CENTRE

The Patio Cafe

Chevron

JOHN WAYNE AIRPORT

TRADE Food Hall
Domino's Pizza
Duck Donuts
HiroNori Craft Ramen
Subway
Tomie Yogurt

Irvine Marriott

Lifetime Fitness

Il Fornaio






EQUINOX Sports Club



Sonesta Irvine

Embassy Suites

El Torito Grill

-  Restaurants
-  Hotels
-  Banks
-  Fitness
-  Gas Stations

VON KARMAN AVE

MACARTHUR BLVD

MAIN ST

AMENITIES

DUPONT CENTRE



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FOR MORE INFORMATION CONTACT:

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