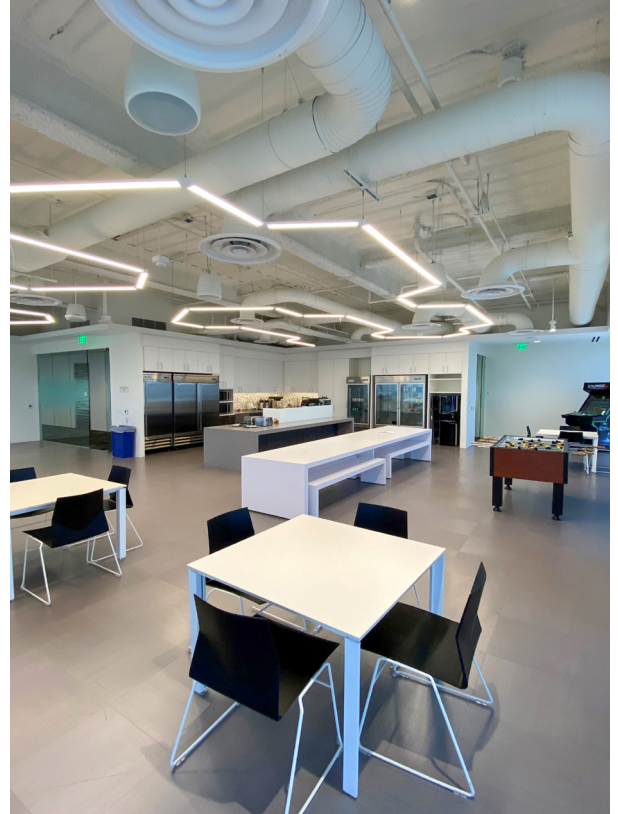


LARGEST BLOCK OF CLASS A SPACE AVAILABLE IN THE IRVINE SPECTRUM

400 Spectrum Center Drive, Irvine, CA 92618



Space Profile

Premises: **6th, 7th, 8th, 9th & 11th Floor** - **±10,000 to 11,335 RSF (Divisible)**

Rate: **Negotiable**

Term: **Lease expiration - January 31, 2028**

Availability:

Floor 11 - Immediately available - 22,267 RSF

Floor 9 - Immediately available - 22,267 RSF

Floor 8 - Available 03/01/2022 - 22,267 RSF

Floor 7 - Available 12/01/2021 - 22,267 RSF

Floor 6 - Available 03/01/2022 - 22,267 RSF

Key Highlights

- Multiple full-floor opportunities in Tallest Building in Orange County
- Open Work Area, Numerous Conference Rooms, Break Room, Copy Room and Storage Room
- Brand new tenant improvements and furniture is available
- An energizing mix of 250+ shops, restaurants and entertainment venues just steps away from the office at Irvine Spectrum Center

For more information, please contact:

Jeff Manley
+1 949 706 6617
jmanley@savills.us
License 01170369

Taylor Wood
+1 949 706 6924
TWood@savills.us
License 01868409

Drew DeMarco
+1 949 706 6947
ADeMarco@savills.us
License 02095000

9th Floor - 22,267 SF

[CLICK HERE TO VIEW THE
9TH FLOOR VIRTUAL TOUR](#)



- 50 total workstations
- 24 offices/small meeting rooms
- 1 large board room
- Multiple large conference room
- Large kitchen break room with upgraded finishes and open ceiling

For more information, please contact:

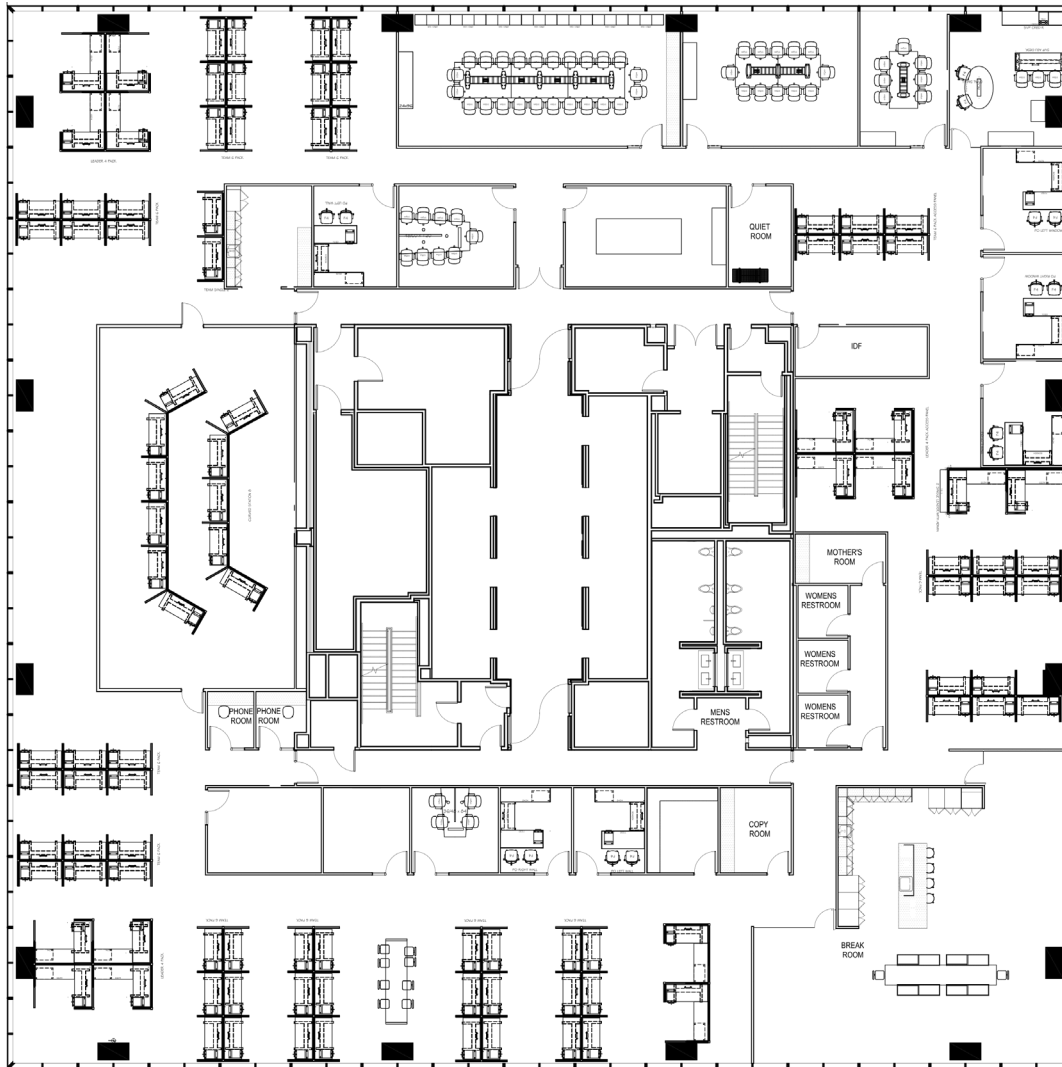
Jeff Manley
+1 949 706 6617
jmanley@savills.us
License 01170369

Taylor Wood
+1 949 706 6924
TWood@savills.us
License 01868409

Drew DeMarco
+1 949 706 6947
ADeMarco@savills.us
License 02095000

8th Floor - 22,267 SF

[CLICK HERE TO VIEW THE
8TH FLOOR VIRTUAL TOUR](#)



- 83 total workstations
- 11 offices/small meeting rooms
- 1 large board room
- 1 large conference room
- Coffee area & Break Room
- Large kitchen break room with upgraded finishes and open ceiling

For more information, please contact:

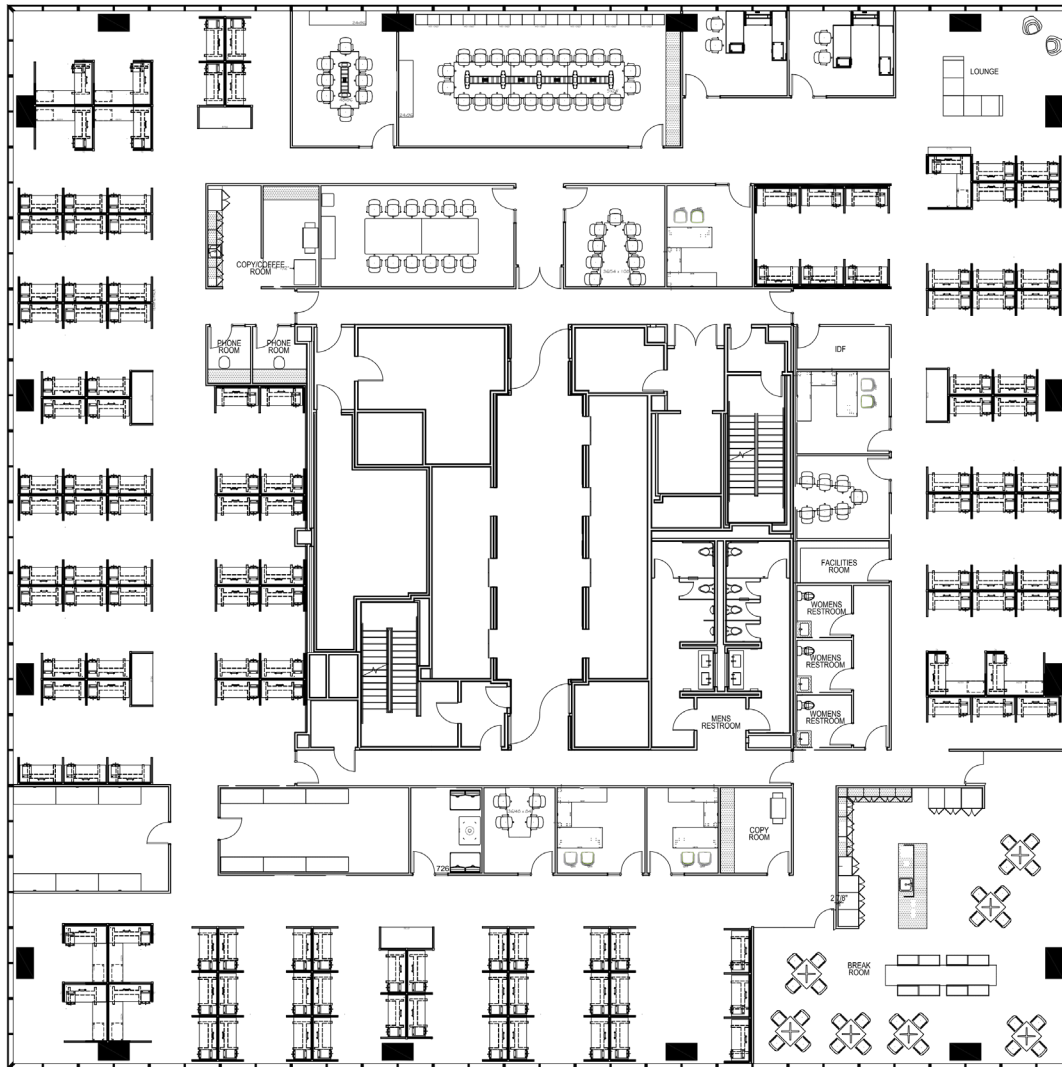
Jeff Manley
+1 949 706 6617
jmanley@savills.us
License 01170369

Taylor Wood
+1 949 706 6924
TWood@savills.us
License 01868409

Drew DeMarco
+1 949 706 6947
ADeMarco@savills.us
License 02095000

7th Floor - 22,267 SF

[CLICK HERE TO VIEW THE 7TH FLOOR VIRTUAL TOUR](#)



- 124 total workstations
- 9 private offices/small meeting rooms
- 4 conference rooms – including 1 large board room
- Large kitchen break room with upgraded finishes and open ceiling
- Can be made available as early as December 1, 2021

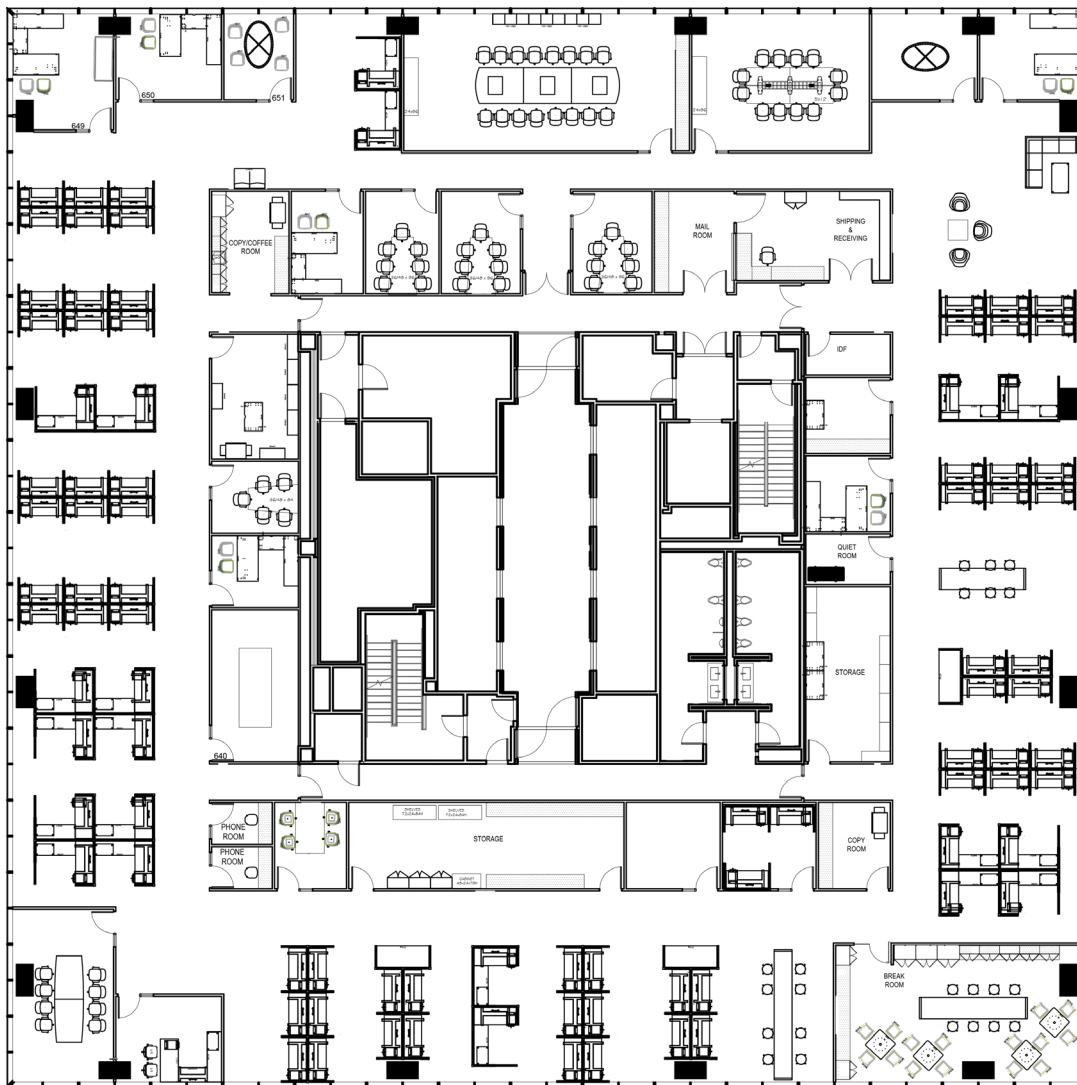
For more information, please contact:

Jeff Manley
+1 949 706 6617
jmanley@savills.us
License 01170369

Taylor Wood
+1 949 706 6924
TWood@savills.us
License 01868409

Drew DeMarco
+1 949 706 6947
ADeMarco@savills.us
License 02095000

6th Floor - 22,267 SF



- 86 workstations
- 17 private offices on flexible meeting rooms
- 3 large conference rooms
- High-end kitchen/break room
- Can be made available as early as March 1, 2022

For more information, please contact:

Jeff Manley
+1 949 706 6617
jmanley@savills.us
License 01170369

Taylor Wood
+1 949 706 6924
TWood@savills.us
License 01868409

Drew DeMarco
+1 949 706 6947
ADeMarco@savills.us
License 02095000

SUBLEASE 400 Spectrum Center Drive

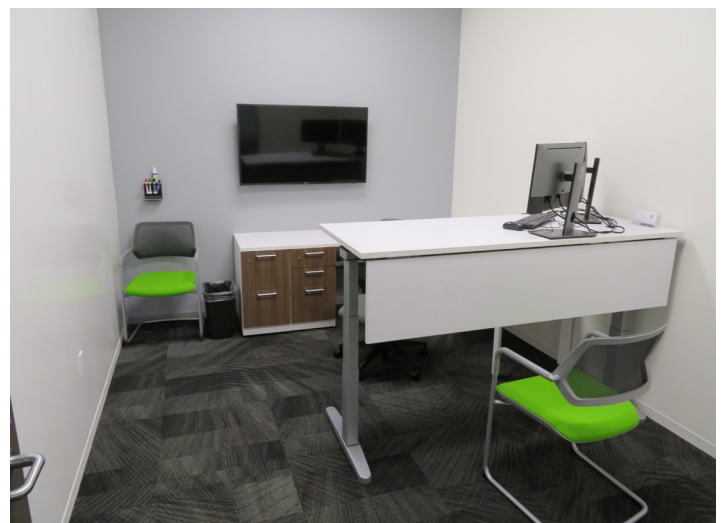
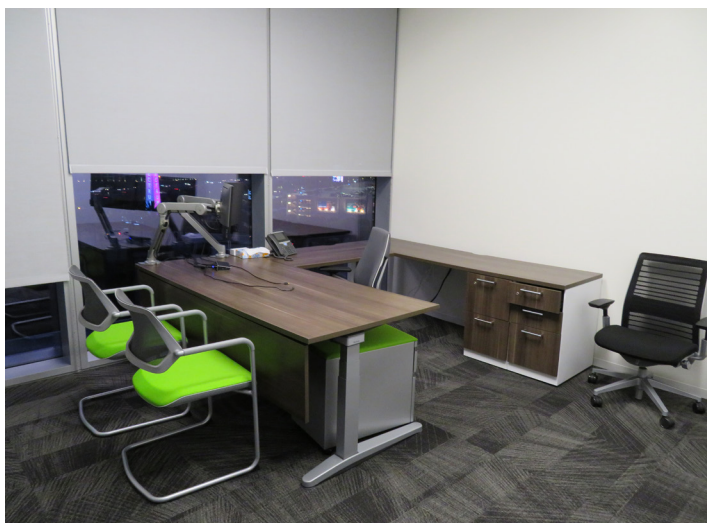


SAVILLS ORANGE COUNTY
520 Newport Center Drive, 8th Floor, Newport Beach, CA 92660
+1 949 706 6600

Corporate License 00388260 | savills.us



SUBLEASE 400 Spectrum Center Drive



SAVILLS ORANGE COUNTY
520 Newport Center Drive, 8th Floor, Newport Beach, CA 92660
+1 949 706 6600

Corporate License 00388260 | savills.us



SUBLEASE 400 Spectrum Center Drive



SAVILLS ORANGE COUNTY
520 Newport Center Drive, 8th Floor, Newport Beach, CA 92660

+1 949 706 6600

Corporate License 00388260 | savills.us



SUBLEASE 400 Spectrum Center Drive



SAVILLS ORANGE COUNTY
520 Newport Center Drive, 8th Floor, Newport Beach, CA 92660
+1 949 706 6600

Corporate License 00388260 | savills.us

