

# 7700

SPECTRUM

7700 IRVINE CENTER DRIVE  
Irvine, California 92618



NEWMARK



CAMPBOR  
PARTNERS



# 7700

## SPECTRUM

**7700 SPECTRUM** is located in the heart of the Irvine Spectrum featuring over 200,000 square feet of Class A office spanning over 9 floors. 7700 Spectrum is a timeless office tower offering its Tenants a dramatic two-story lobby, extensive glass lining, on-site conference facility and on-site property management. The property also offers efficient free surface parking and has immediate access to the I-5, I-405, SR133 and 241 Toll Roads. 7700 Spectrum is minutes away from the Irvine Spectrum Shopping Center and other numerous retail amenities making it the ideal location for any Tenant.



7700 SPECTRUM

## HIGHLIGHTS



CLOSE PROXIMITY TO  
IRVINE SPECTRUM  
SHOPPING CENTER



IMMEDIATE ACCESS TO  
I-5, I-405, SR133 AND 241  
TOLL ROAD



NEW CREATIVE  
SPEC SUITES



NEW BUILDING  
UPGRADES



FREE SURFACE PARKING



ON-SITE CONFERENCE  
FACILITY



HIGH CALIBER  
OWNERSHIP



SPECTRUM

7700





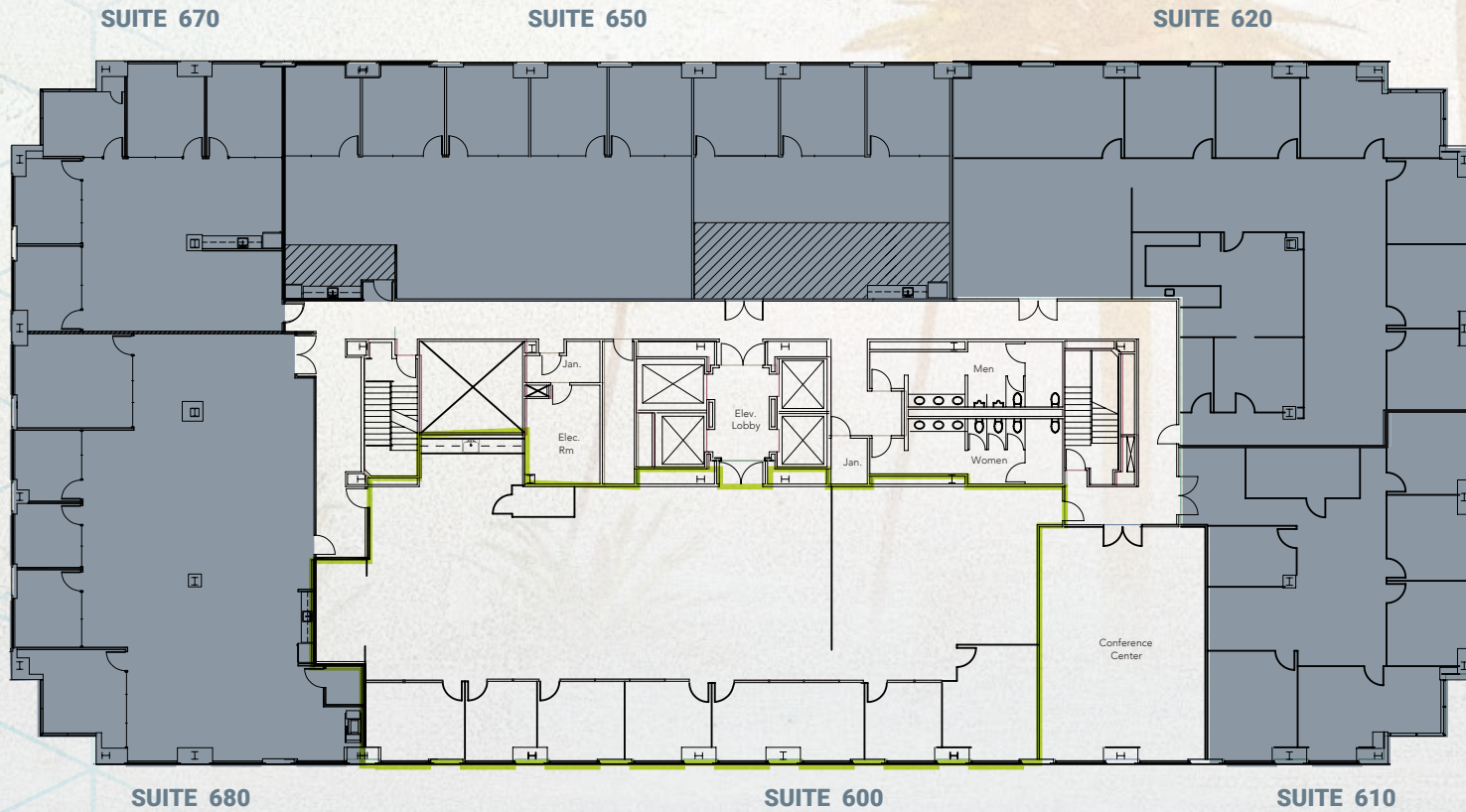
# AVAILABILITIES

Suite	RSF	Available	Notes	Video Tour Link
600	6,061 SF	March 1, 2026	6 offices, conference room, kitchen and open area	
795	1,897 SF	Under Construction	Spec Suite coming soon	
945	1,603 SF	January 1, 2026	2 offices, conference room and open area	<a href="#">▶</a>





# 6TH FLOOR PLAN



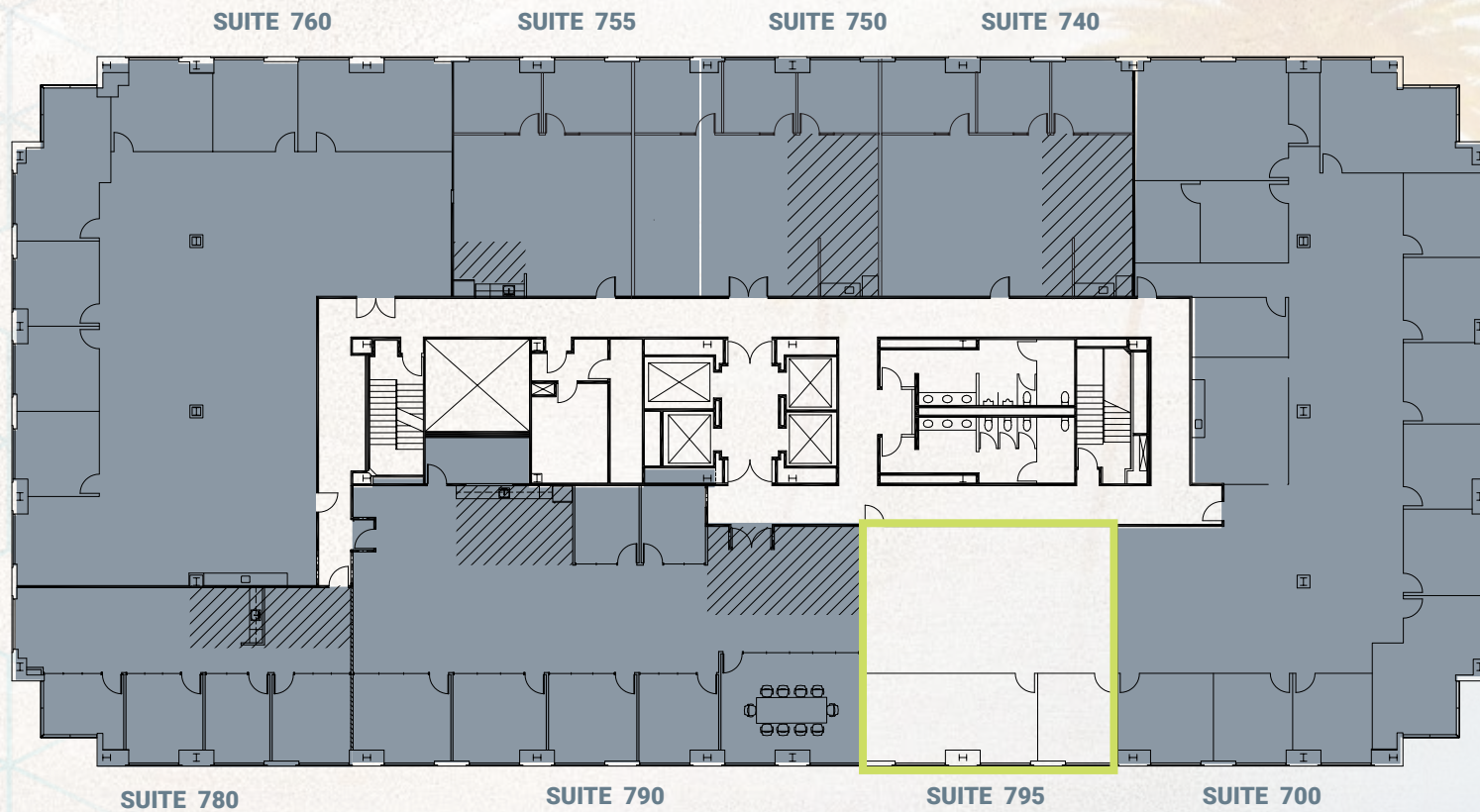
Suite 600

6,061 SF

Open Ceiling Polished Concrete



# 7TH FLOOR PLAN



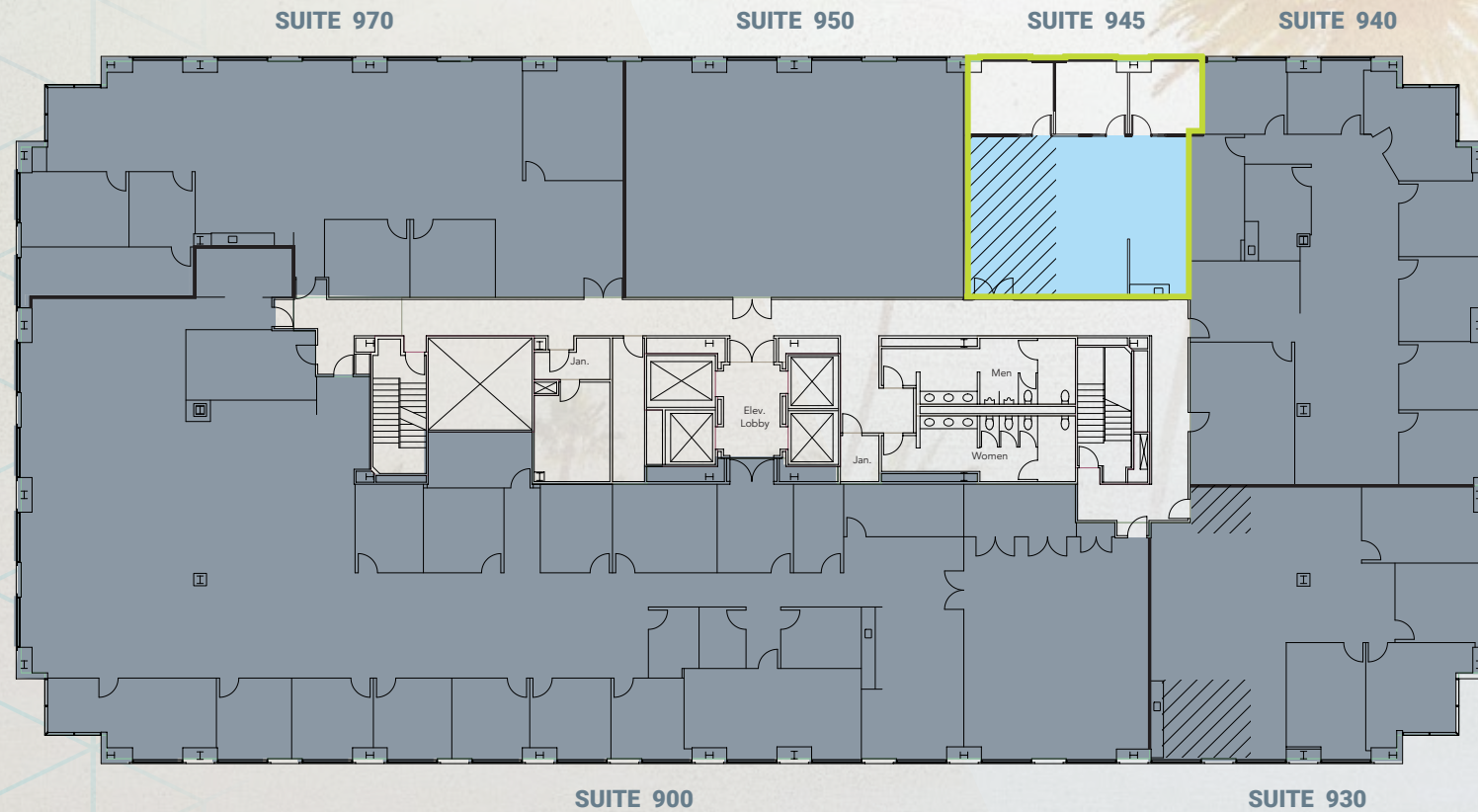
Suite 795

1,897 SF

Open Ceiling Polished Concrete



# 9TH FLOOR PLAN



SPECTRUM

700

Suite 945

1,603 SF



Open Ceiling Polished Concrete



# 7700 SPECTRUM

ALTON  
MARKETPLACE  
IRVINE SPECTRUM

MARRIOTT  
IRVINE SPECTRUM



IRVINE  
SPECTRUM  
CENTER.

LOS OLIVOS  
MARKETPLACE  
IRVINE SPECTRUM

7700  
SPECTRUM



# SPECTRUM 7700

**Richard P. Sung**  
*Managing Director*

t 949-608-2178  
m 408-205-3412  
richard.sung@nmrk.com  
CA RE Lic. #01953211

**Andrew Robben**  
*Senior Managing Director*

t 949-608-2073  
m 949-400-5855  
andrew.robben@nmrk.com  
CA RE Lic. #01372891

18401 Von Karman Avenue, Suite 150, Irvine, CA 92612

**nmrk.com**

CORPORATE LICENSE #01355491

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**NEWMARK**



**CAMPBOR**  
PARTNERS

**7700 IRVINE CENTER DRIVE**  
Irvine, California 92618