

7700 SPECTRUM

7700 IRVINE CENTER DRIVE
Irvine, California 92618



NEWMARK



CAMPHOR
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.





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

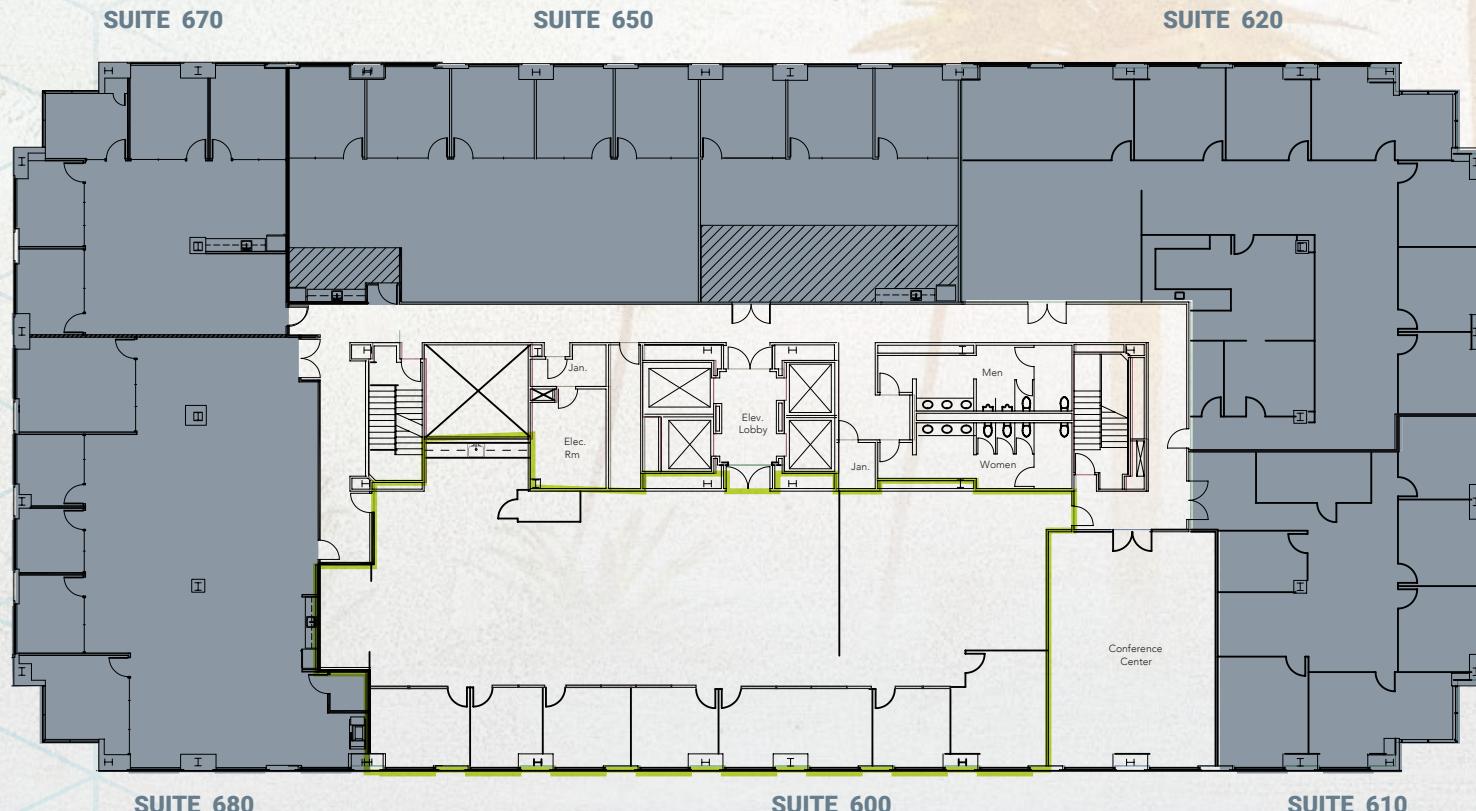


AVAILABILITIES

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	



6TH FLOOR PLAN



Suite 600

6,061 SF

Open Ceiling Polished Concrete

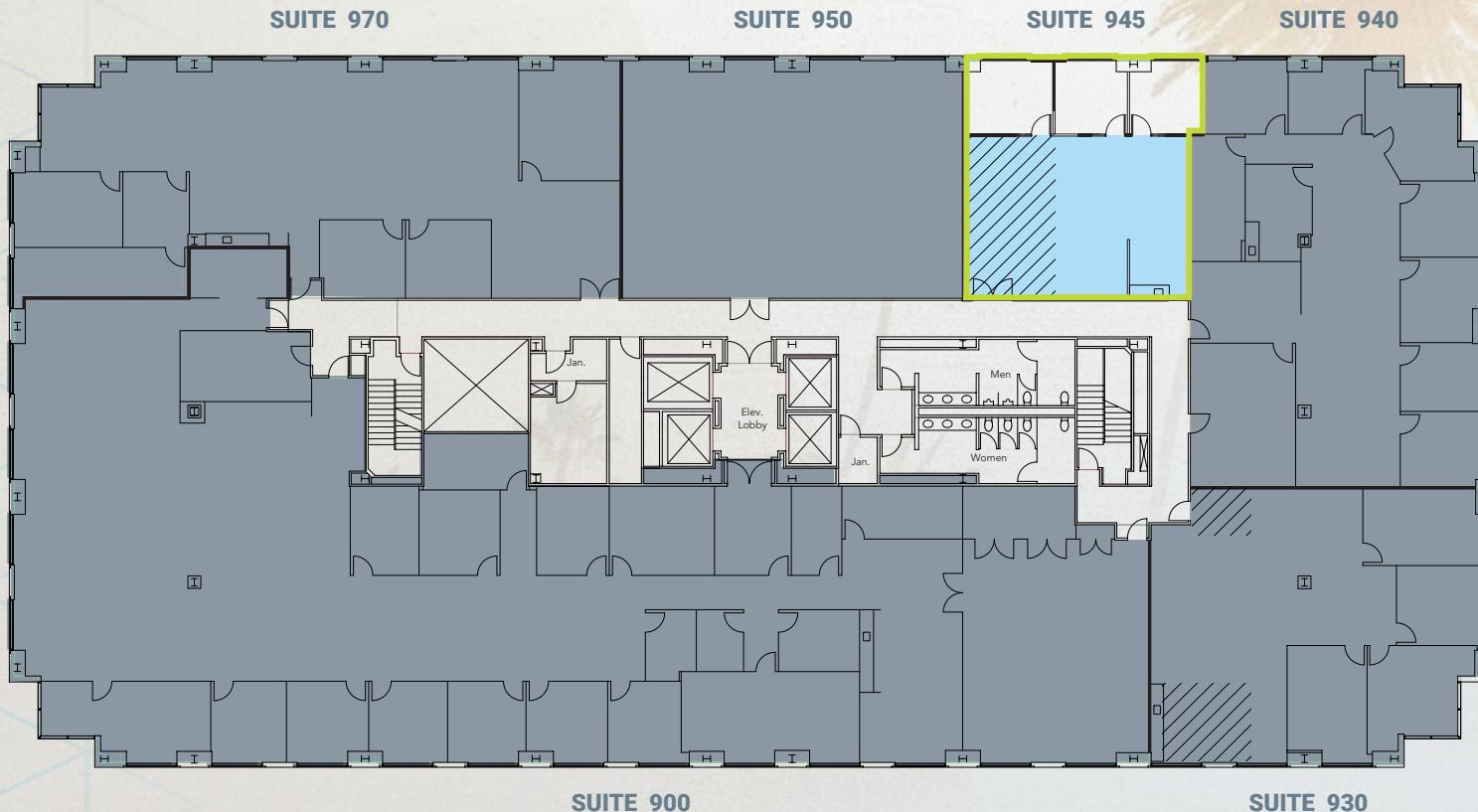
7TH FLOOR PLAN



Suite 795

1,897 SF

9TH FLOOR PLAN



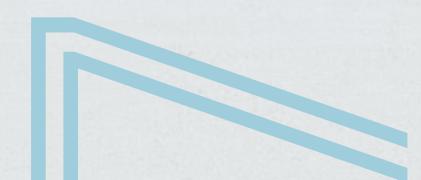
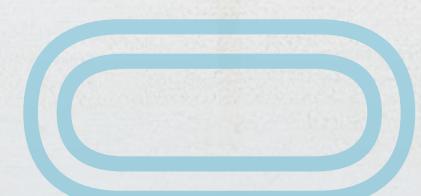
Suite 945

1,603 SF



Open Ceiling Polished Concrete

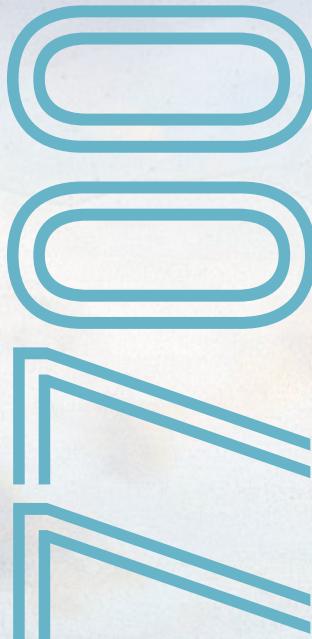
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