



# Glen Bell WAY

3 GLEN BELL WAY | IRVINE, CA

FOR LEASE

Class A Flex/R&D Building

87,639 SF



NEWMARK

# Class A Building in the Heart of Irvine

**3 Glen Bell Way** is a highly efficient Class A building located in the heart of the Irvine Spectrum — one of Southern California's most desirable corporate submarkets. Offering direct freeway visibility along the I-5 and immediate access to the 405 Freeway, the property provides exceptional convenience for workforce, executive, and client access. Constructed as a premier corporate headquarters, the building delivers a balanced mix of office, open workspace, and high-clear volume areas with robust power, infrastructure, and abundant parking. Its versatile configuration makes it ideally suited for R&D/Tech, Showroom/Design Center, Life Science, and Industrial/Office occupiers.

## Property Details

3 Glen Bell Way, Irvine, CA 92618  
Address

Irvine Spectrum  
Submarket

Class-A R&D/Flex Building  
Type

+87,639 Square Feet  
Size

Ample Surface and Structure Parking  
Parking

4.8 ICG Commercial  
Zoning

### Recent Use & Tenancy:

The building has notably served as a major hub for the Ford Motor Company's West Coast operations and design studio since its construction in 2001.



# MODERN SPACE, EXCEPTIONAL LOCATION

# Property Highlights



Available Now -  
**MOVE-IN READY**



Freestanding Class A Flex  
Building



100% HVAC Production/  
R&D and Storage Areas



2-Story Corporate Office Area  
with Elevator Service



16'-24' Clear Height



Heavy Power - 4,000 Amps,  
277/480 Volt, 3 Phase,  
4-wire Switchboard



Parking 230 Stalls (2.6:1)  
(Expandable)



ESFR Sprinkler System



4 GL Loading Doors



Modern Construction with  
High-quality Architectural  
Finishes



High-Visibility Freeway,  
Building-Top and Monument  
Signage Available



Excellent Access to the 5,  
405 and 133 Freeways



Leed-certified Features with  
Sustainable Design Elements



±13,640 SF Private Courtyard  
and Outdoor Storage



Property has Entitlements  
allowing Building Area  
Expansion/Intensification



Numerous Breakout  
Conference Rooms



Recently Renovated Employee  
Breakroom Lounge Area



# Irvine Spectrum— the Downtown of Orange County

RETAIL

MULTIFAMILY

HOTEL

N  
W

## LOS OLIVOS MARKETPLACE



PROMENADE AT IRVINE SPECTRUM

**1,781 Units**

LOS OLIVOS AT IRVINE SPECTRUM

**1,750 Units**

## IRVINE SPECTRUM CENTER



EXTENDED STAY AMERICA

**150 Keys**

## ALTON MARKETPLACE



COURTYARD IRVINE SPECTRUM

**210 Keys**

THE VILLAGE AT IRVINE SPECTRUM

**1,550 Units**

CENTERPOINTE AT IRVINE SPECTRUM

**766 Units**

MARRIOTT IRVINE SPECTRUM

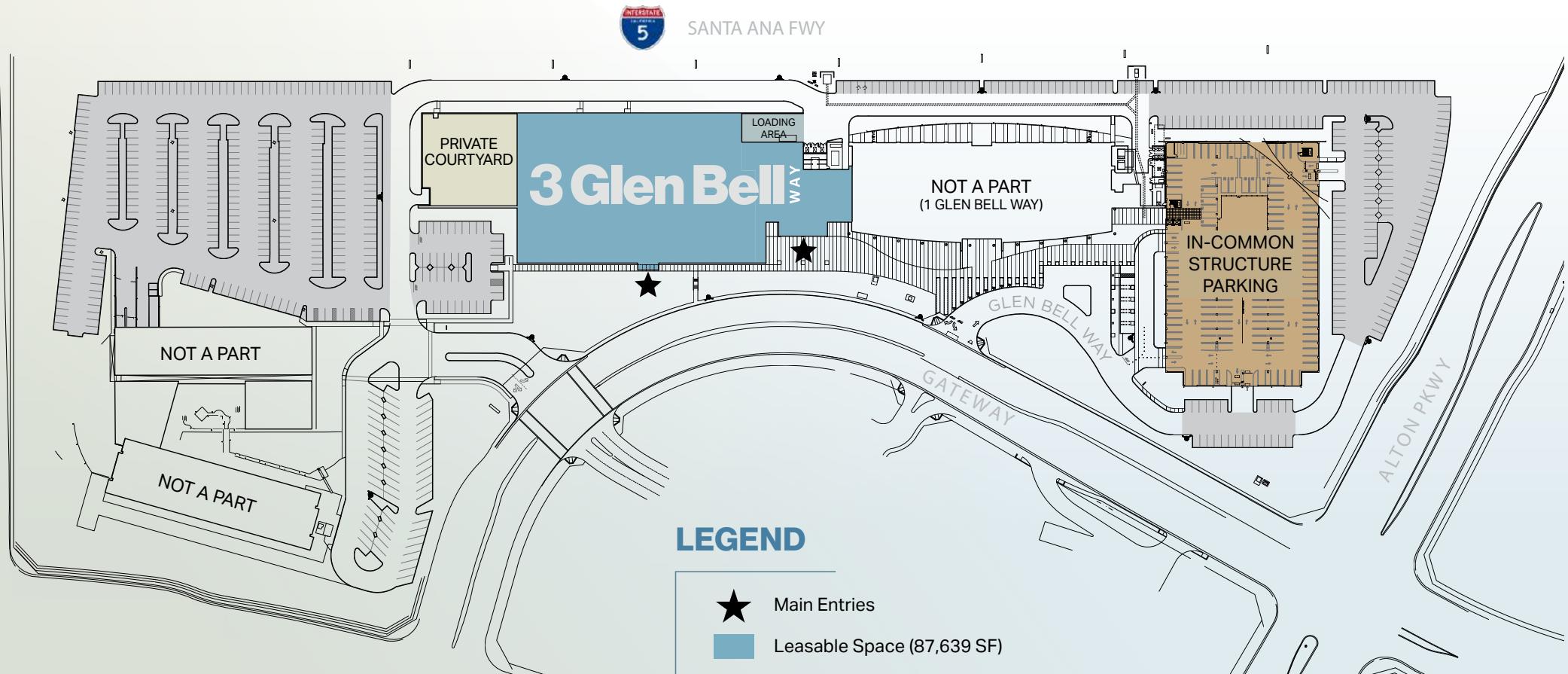
**271 Keys**

IRVINE



Barranca Parkway

# Site Plan

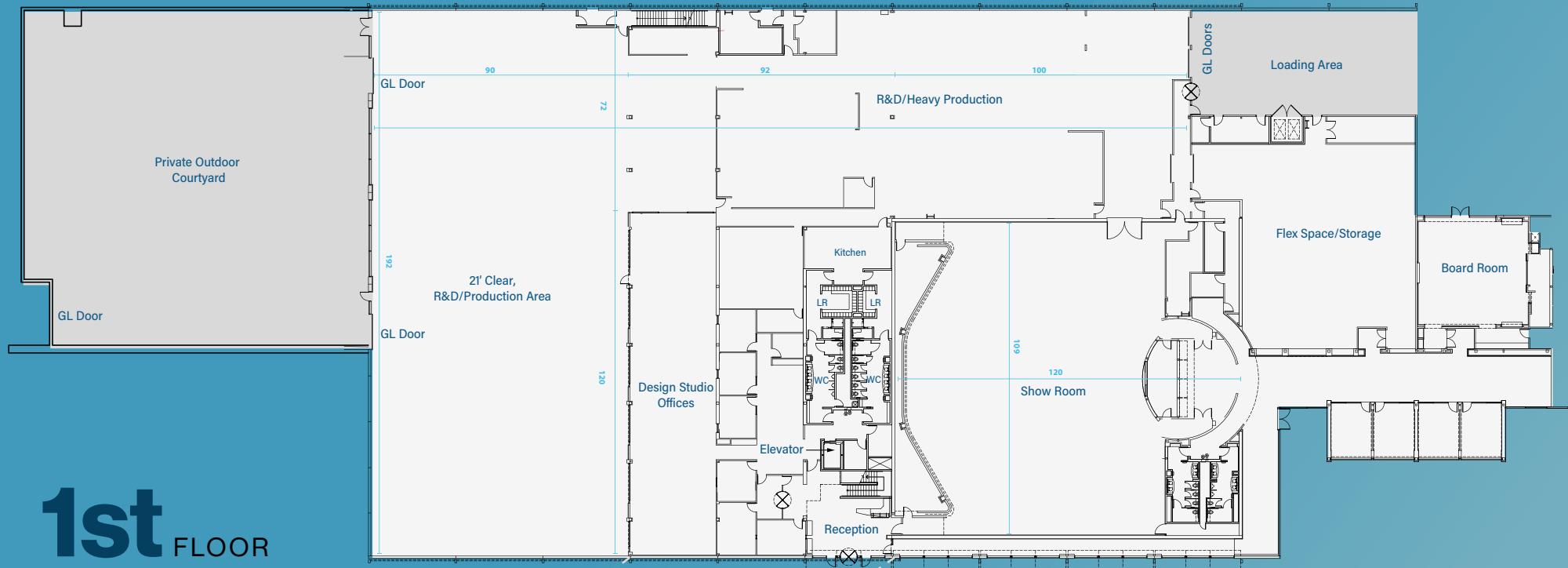


## LEGEND

- ★ Main Entries
- Leasable Space (87,639 SF)
- Private, Open-Air Courtyard (13,640 SF)
- In-Common 4-Story Parking Structure
- In-Common Surface Parking
- Loading Area



## 1st FLOOR



## 2nd FLOOR



## Area Measurements

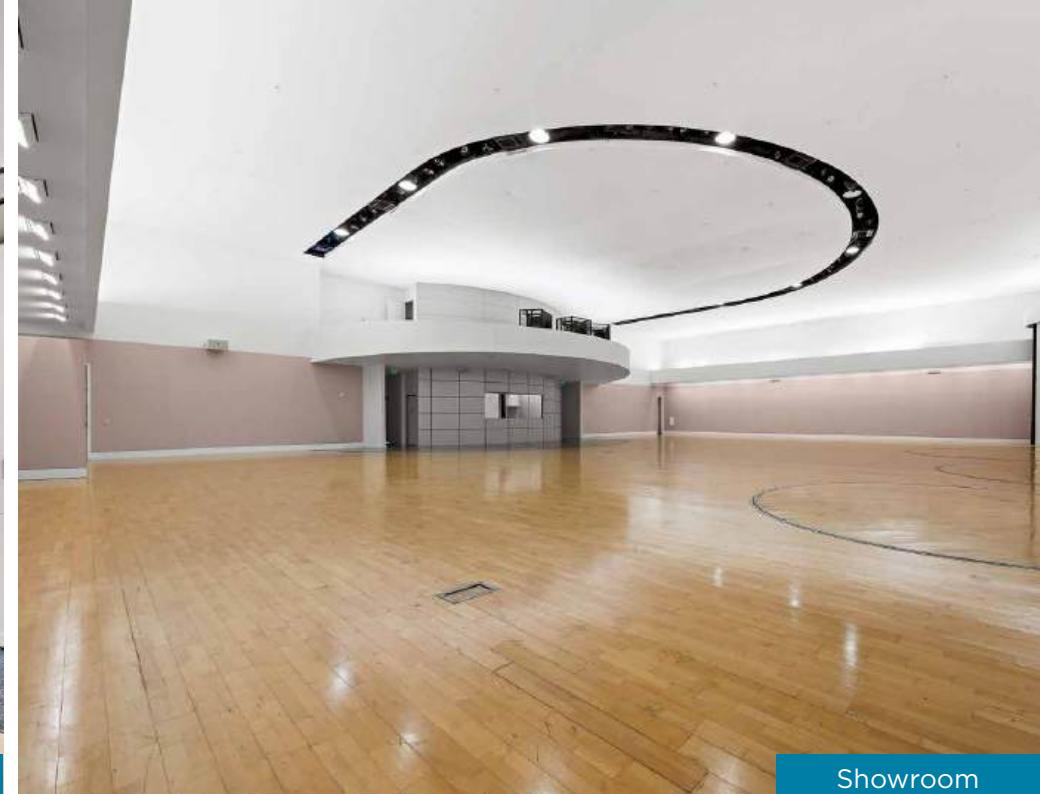
1st Floor: 71,389 SF

2nd Floor: 16,250SF

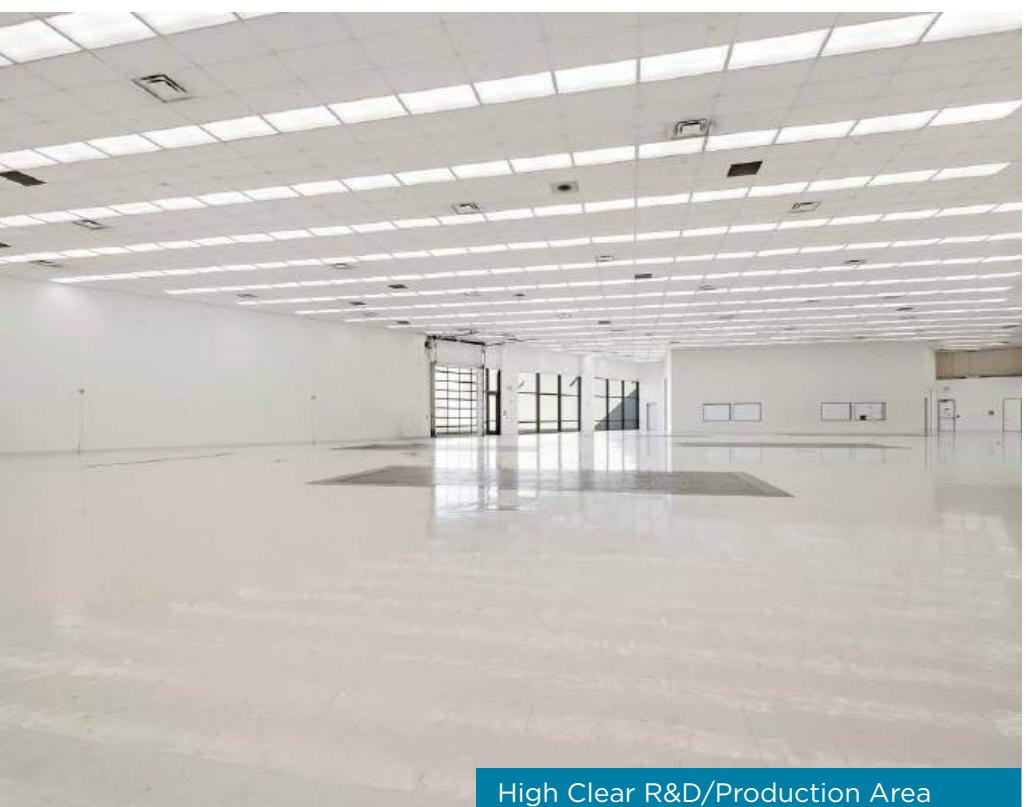
Total: 87,639 SF



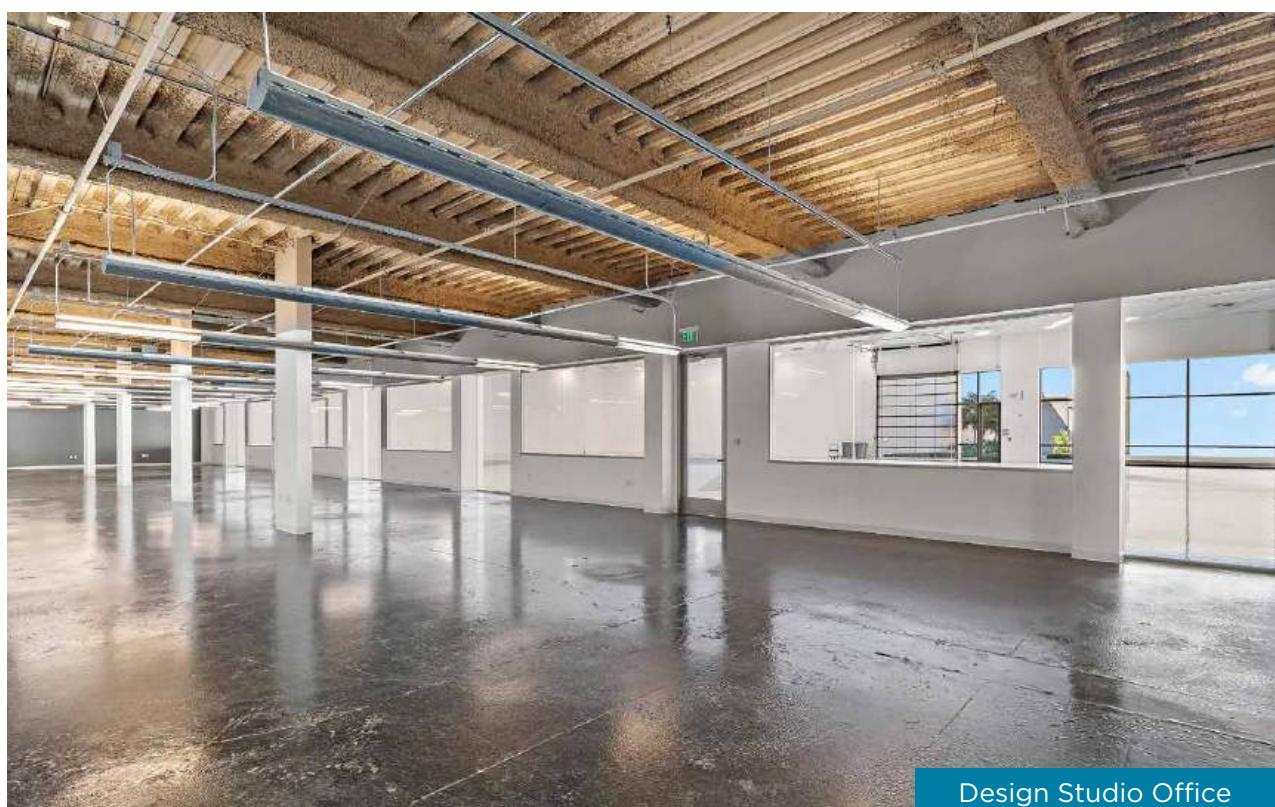
Lobby



Showroom



High Clear R&D/Production Area



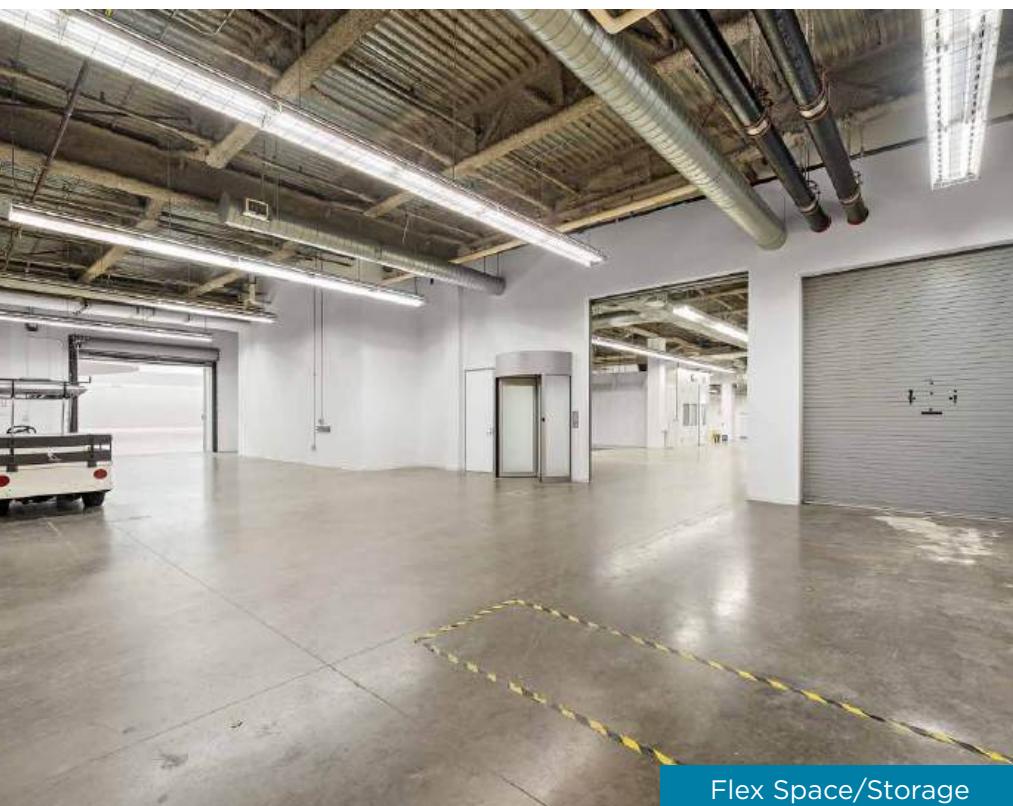
Design Studio Office



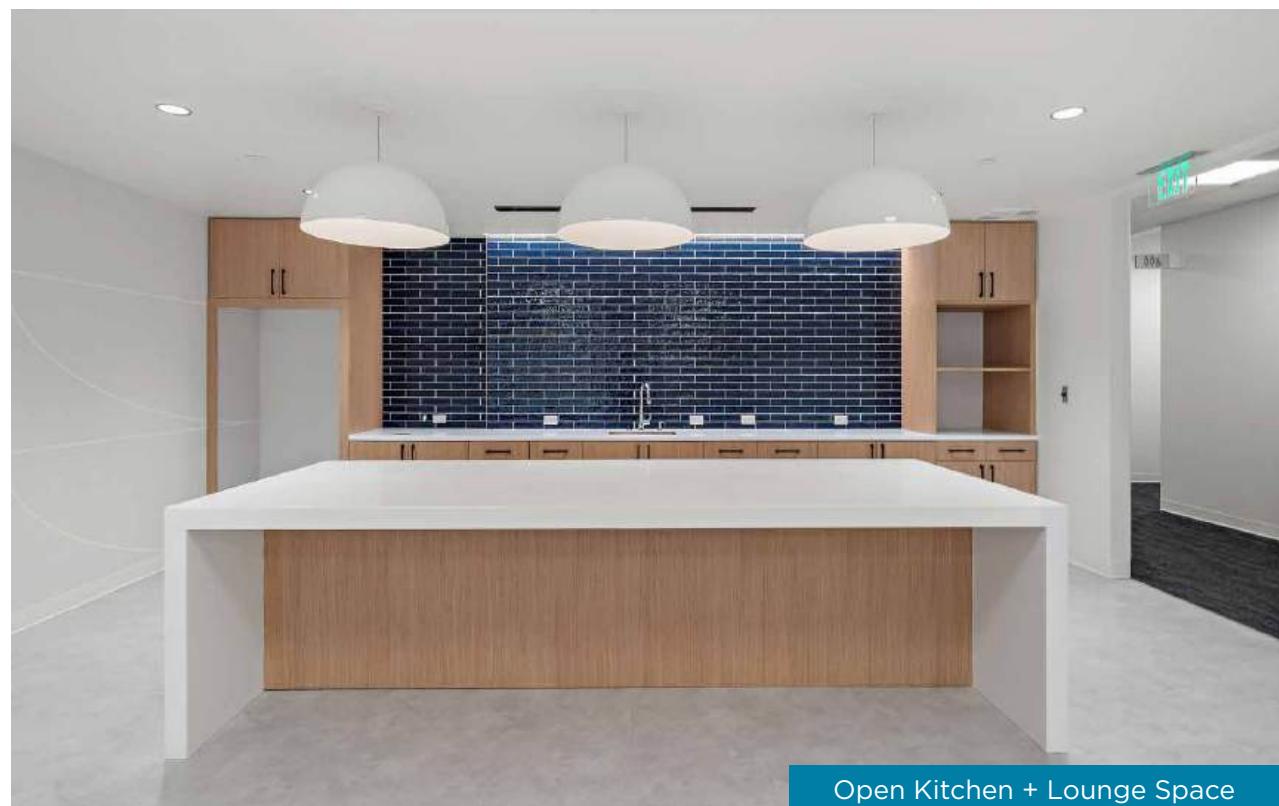
Private Courtyard



2nd Floor Office



Flex Space/Storage



Open Kitchen + Lounge Space

# IRVINE SPECTRUM

## Where Business, Innovation, and Lifestyle Converge

The Irvine Spectrum is one of Southern California's most active business hubs, spanning 5,000 acres with 38 million SF of commercial space and home to 3,500 companies and 80,000 employees. With more than 3,000 residents—40% of whom work within the district—it offers a strong live-work environment anchored by exceptional amenities.

At its center is the 1.2-million-square-foot Irvine Spectrum Center, featuring 130+ stores, restaurants, and entertainment venues, including Nordstrom, Target, a 21-screen Regal Cinemas, and the iconic Ferris wheel. Since opening in 1995, the Spectrum has grown into one of Orange County's most recognized and vibrant mixed-use destinations.

### The Stats

**3,500**  
COMPANIES

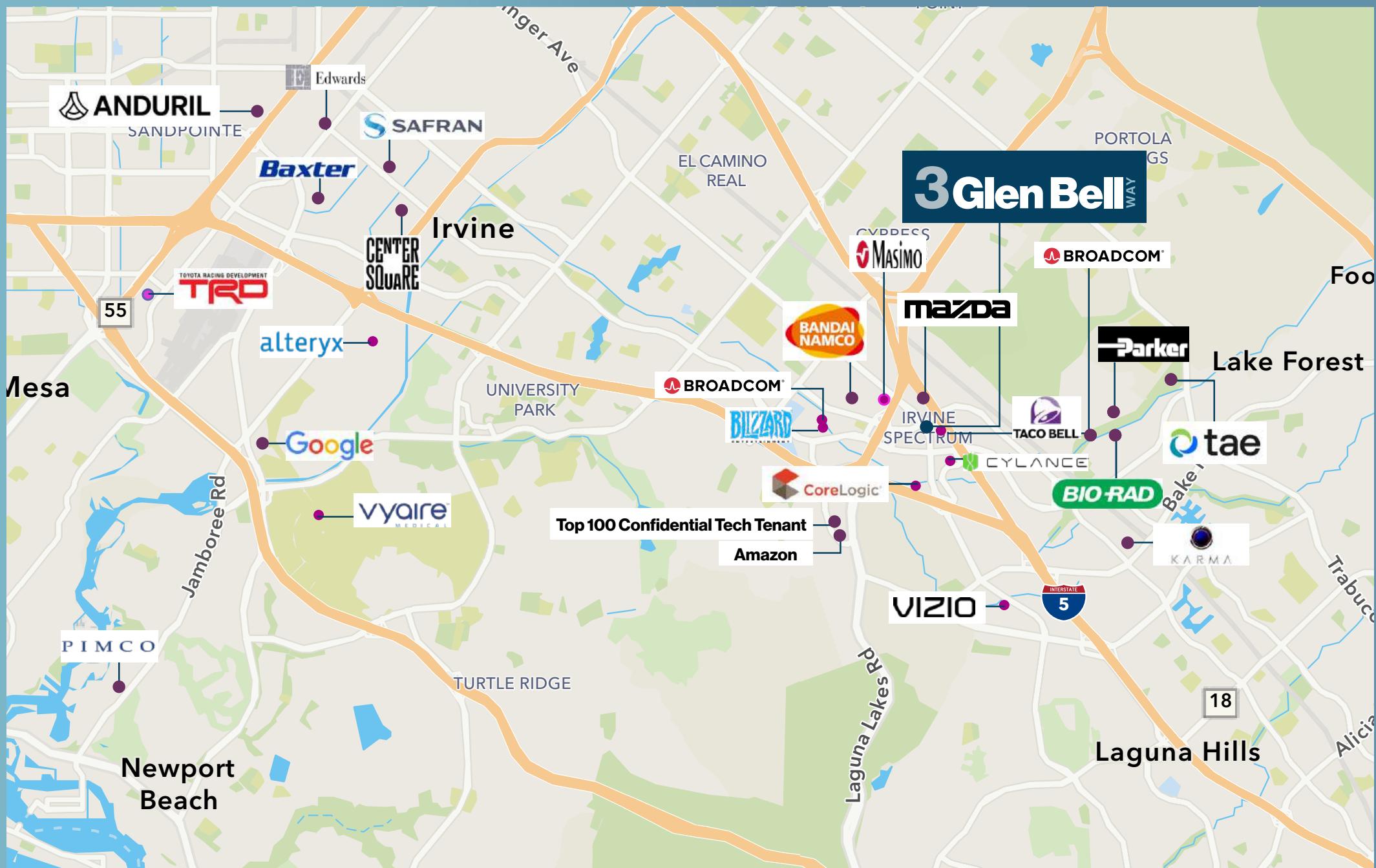
**80,000**  
EMPLOYEES

**1.2 M**  
LOCATION SF

**130+**  
STORES/RESTAURANTS

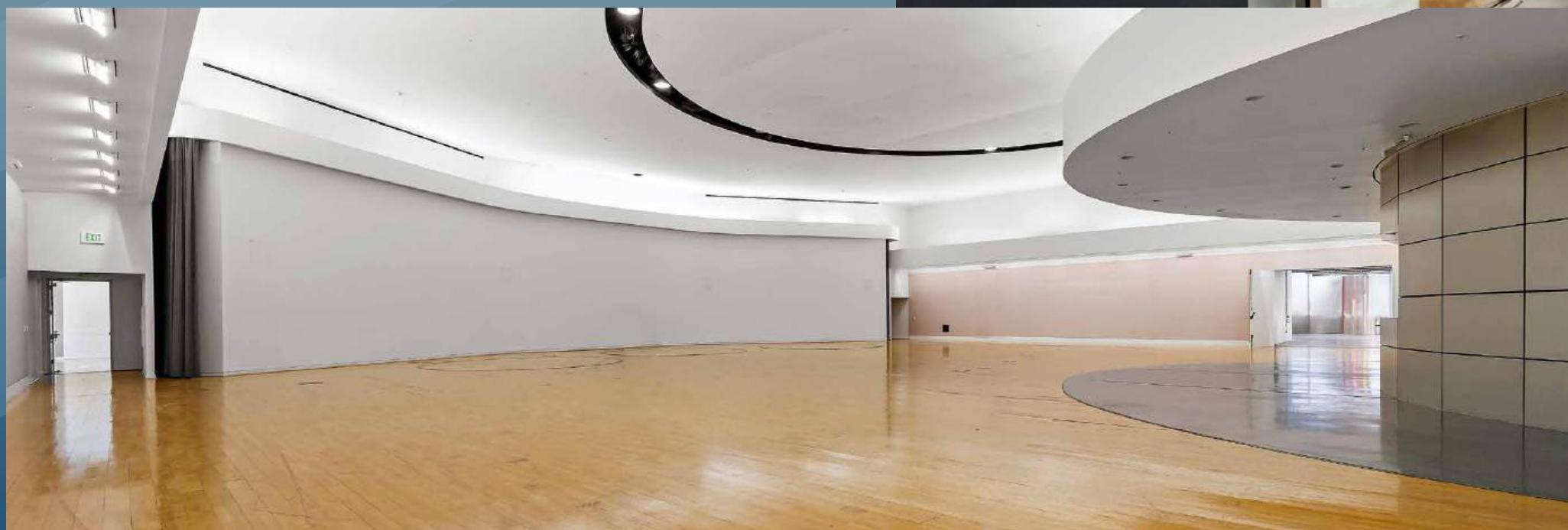


# Surrounding Businesses



# DESIGNED TO INSPIRE PRODUCTIVITY.

Its flexible design is ideally suited for R&D/Tech, Showroom/Design Center, Life Science and Industrial/Office occupiers.



# 3

# Glen Bell

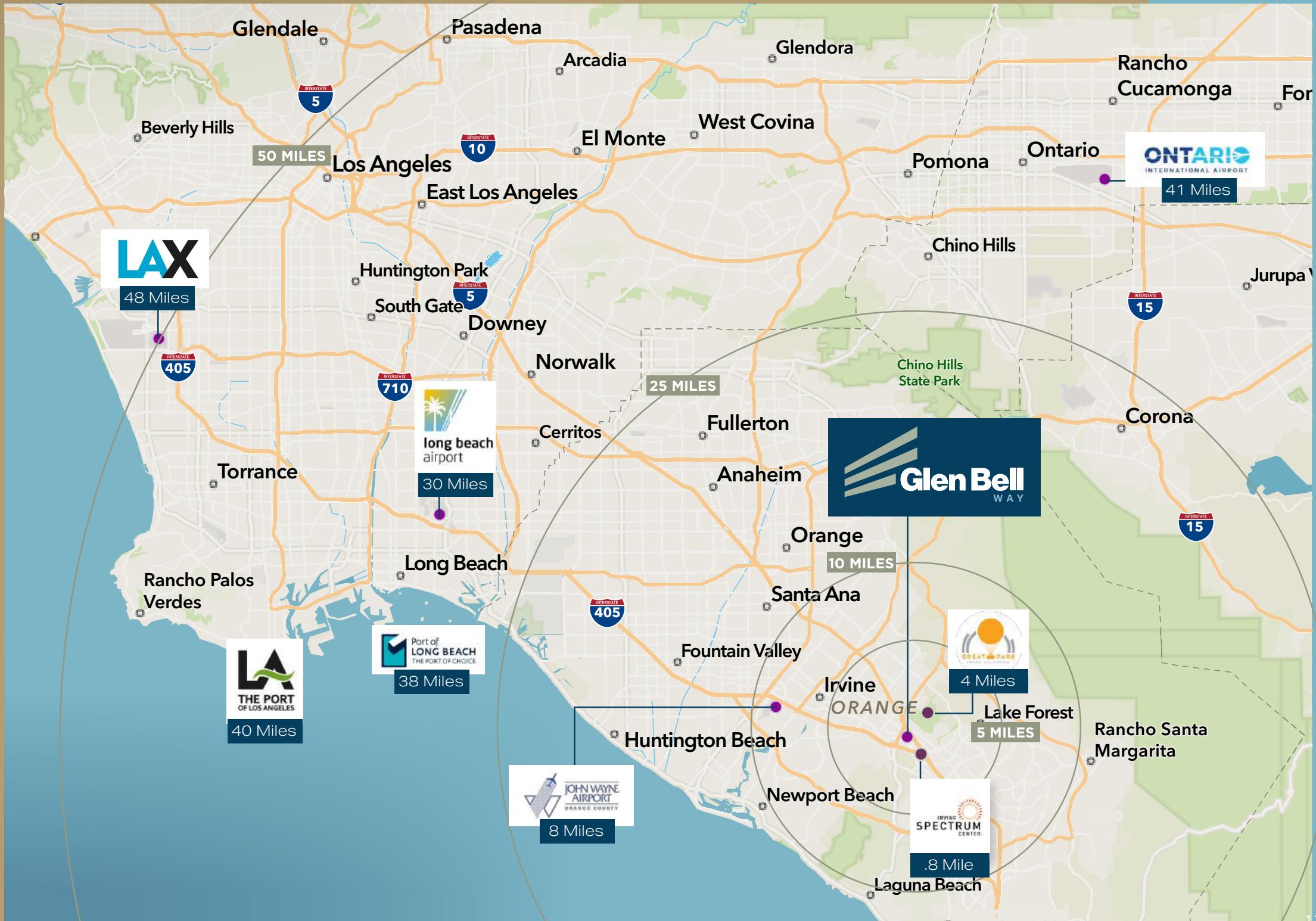


## A Modern Corporate Space, Designed for Flexibility

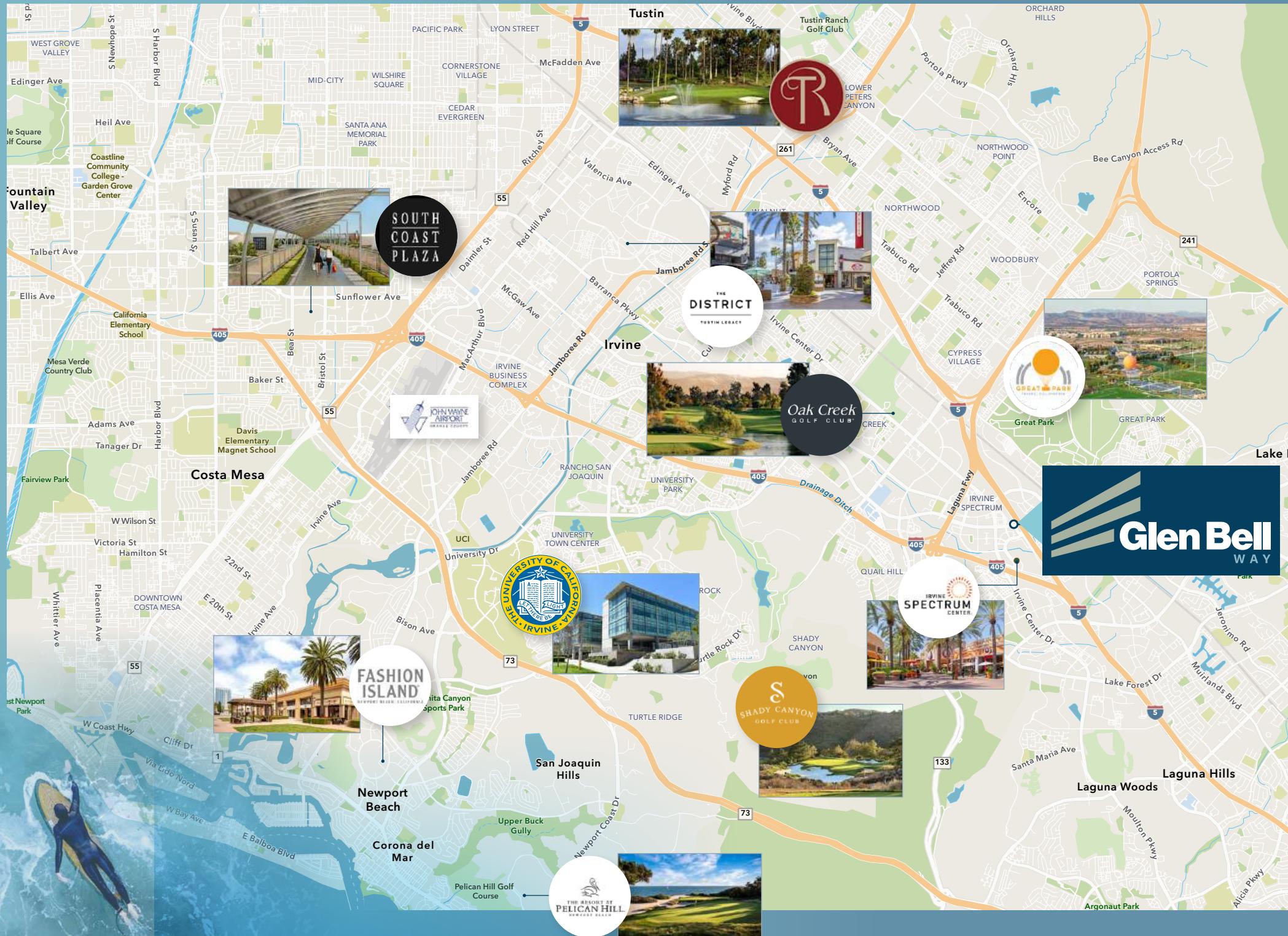
3 Glen Bell Way offers a refined architectural presence, with expansive glass lines, open volumes, and thoughtfully planned workspace environments. The building's high-clear areas provide an impressive canvas for product display, creative environments, or large-scale innovation. Natural light, clean structural lines, and flexible interior zones allow the space to function as both a modern workspace and a striking visual statement.



# Southern California Locator Map



# Amenities that Elevate the Workplace Experience



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WAY

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