



# AVAILABLE FOR LEASE

±4,190 - ±9,510 SF CREATIVE OFFICE SPACE



## 75 DOPPLER - THE PREMIER CREATIVE SPECTRUM BUILDING

Irvine Spectrum Center, CA

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Property Touring Guidelines >

**Voit**

REAL ESTATE SERVICES

2020 Main Street, Suite 100  
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## PROPERTY FEATURES

- 2nd Floor  $\pm 4,190$  -  $\pm 9,510$  SF Space Ready for Immediate Occupancy
- $\pm 4,190$  -  $\pm 9,510$  SF Freestanding Creative Office Space
  - *Exposed Ceiling with Hard Ducting*
  - *Polished Concrete Floor*
  - **Abundant Glassline with Operable Windows**
- 4:1 Surface Free Parking
- Signage on Irvine Center Drive Possible



## LOCATION

- Close Proximity to John Wayne Airport
- Minutes to Irvine Spectrum Entertainment Center
- Immediate access to Santa Ana (5) and San Diego (405) Freeways and Eastern Transportation Corridor (133) Toll Road
- **Walking Distance to Los Olivos Marketplace (Whole Foods, Panini's, Angelina's, Starbucks, Wells Fargo & Chase Bank)**

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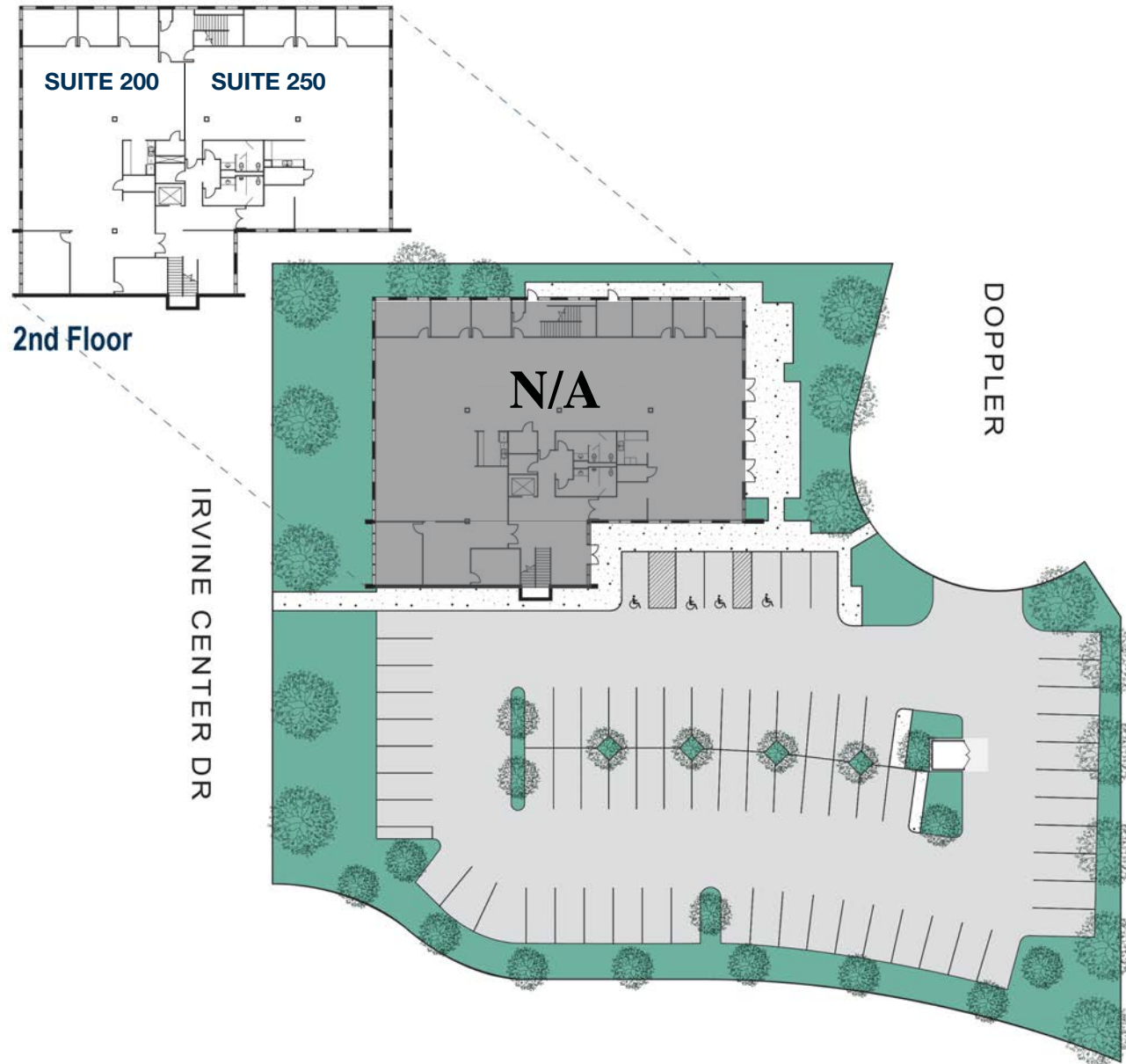
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## AVAILABLE SUITE'S

SUITE 200 - 5,320 SF

Available Now

SUITE 250 - 4,190 SF

Available Now

COMBINE SUITES - ±9,510 SF

All Vacant and Ready for  
Occupancy



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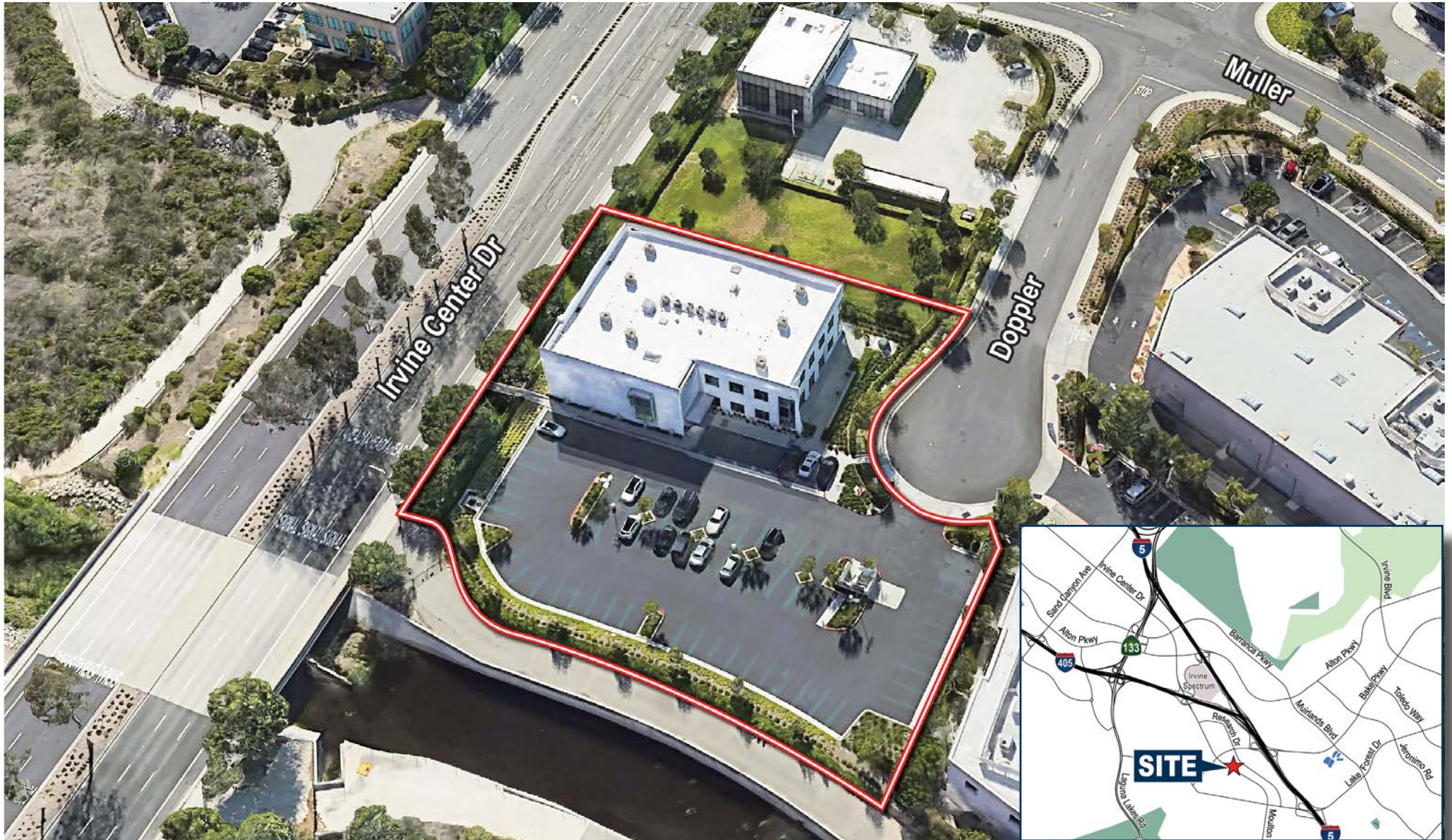
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