

DUPONT  
CENTRE



DESIGNED  
FOR THE

DRIVEN

// 2201 & 2301 DUPONT DRIVE

CBRE





# WELCOME TO Dupont Centre

A premier office destination in the heart of Irvine, offering an exceptional blend of modern architecture and convenience. This 250,000 square foot project on a 6-acre site is ideally located near the airport, top-tier restaurants, and excellent hospitality. Positioned in Irvine's thriving business district, the property provides easy access to major transportation hubs and a host of amenities, making it the perfect choice for forward-thinking companies.

# Property Features



Full city block  
three points of access



Two-building  
campus layout



Large central outdoor plaza with  
outdoor seating



Generous window line with  
exceptional skyline views



Steel frame construction



Abundant neighboring retail and  
restaurant amenities



Preferred structured and  
visitor parking



Excellent on-site amenities



# Property Benefits



- + 250,000 SF of Class 'A' office
- + Highly-efficient floor plates appeal to all tenant uses & sizes
- + On-site conference facility recently upgraded



- + High-identity location
- + Walking distance to an exceptional variety of restaurants, service retail & business hotels



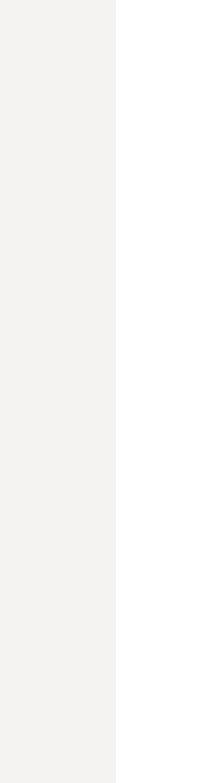
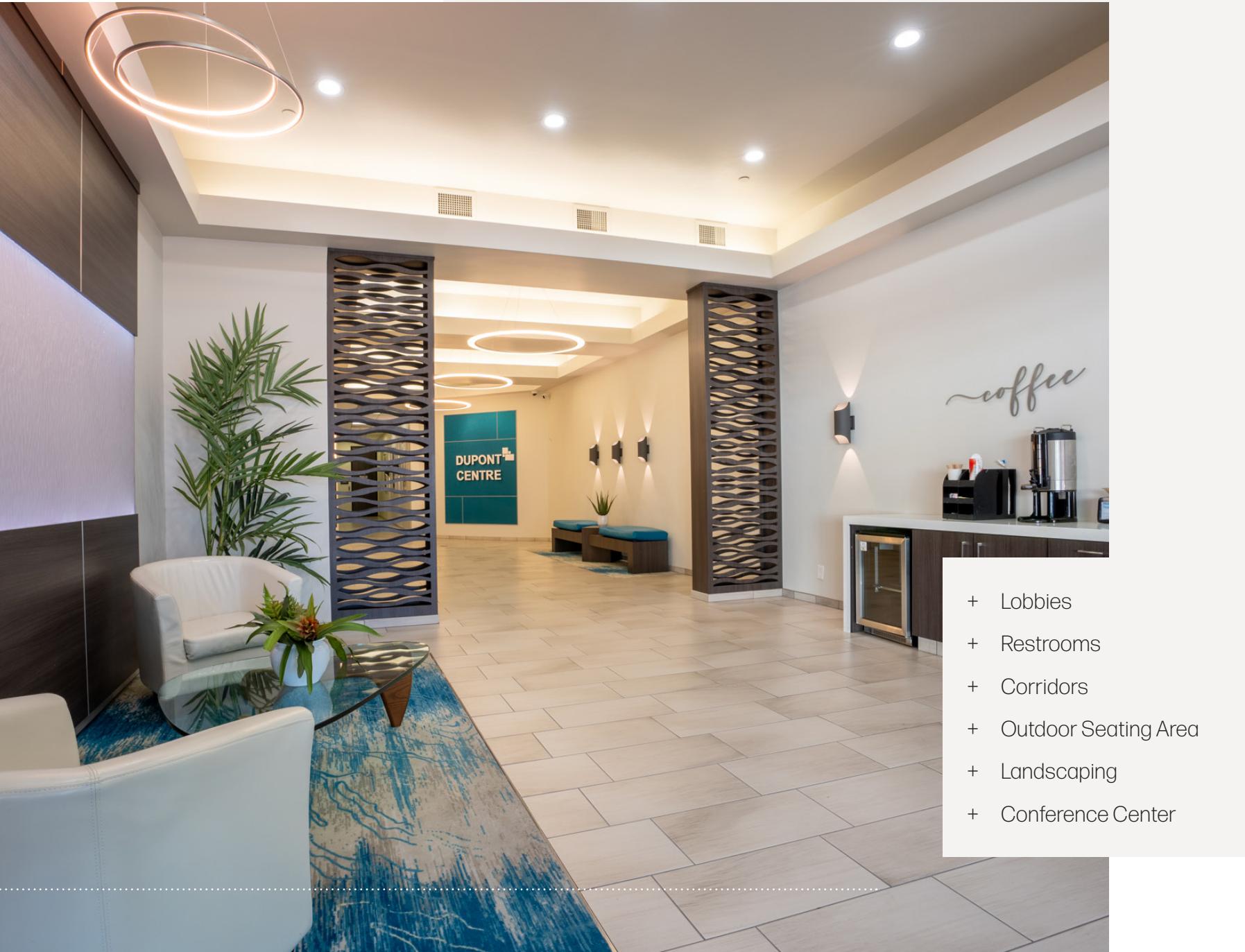
- + On-site secure tenant storage area in parking structure
- + On-site car detailing
- + EV charging stations
- + Structured parking/ 4:1,000 parking ratio



- + 2 minutes to John Wayne Airport
- + Excellent access to the 405 and 55 freeway & 73 toll roads



# Newly Renovated

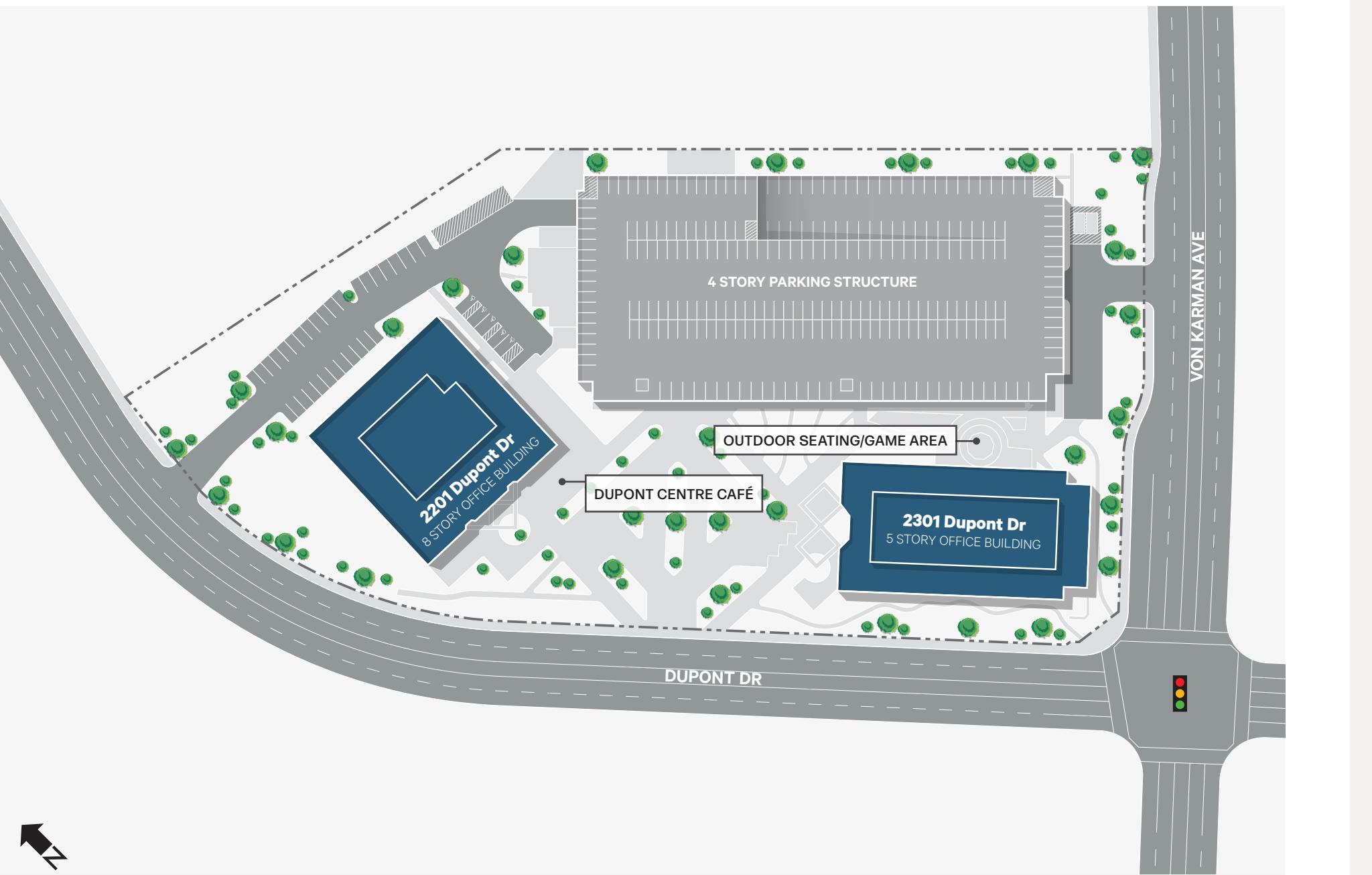


## Dupont Centre Café

- + On-Site Restaurant serving breakfast, lunch, dinner, wine & beer
- + In-office food catering services
- + Peet's Coffee Espresso Bar



# Site Plan





For more information,  
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