

For Lease

8 HUGHES, SUITES 125, 150 & 210

*Up to ±25,396 SF Office Space
Available in Irvine Spectrum*



PRIME IRVINE SPECTRUM OFFICE SPACE

Prominent location with direct frontage and visibility on Alton Pkwy

Close proximity to Irvine Spectrum Entertainment Center and 405/5 freeway access

Parking includes 4 stalls per 1,000

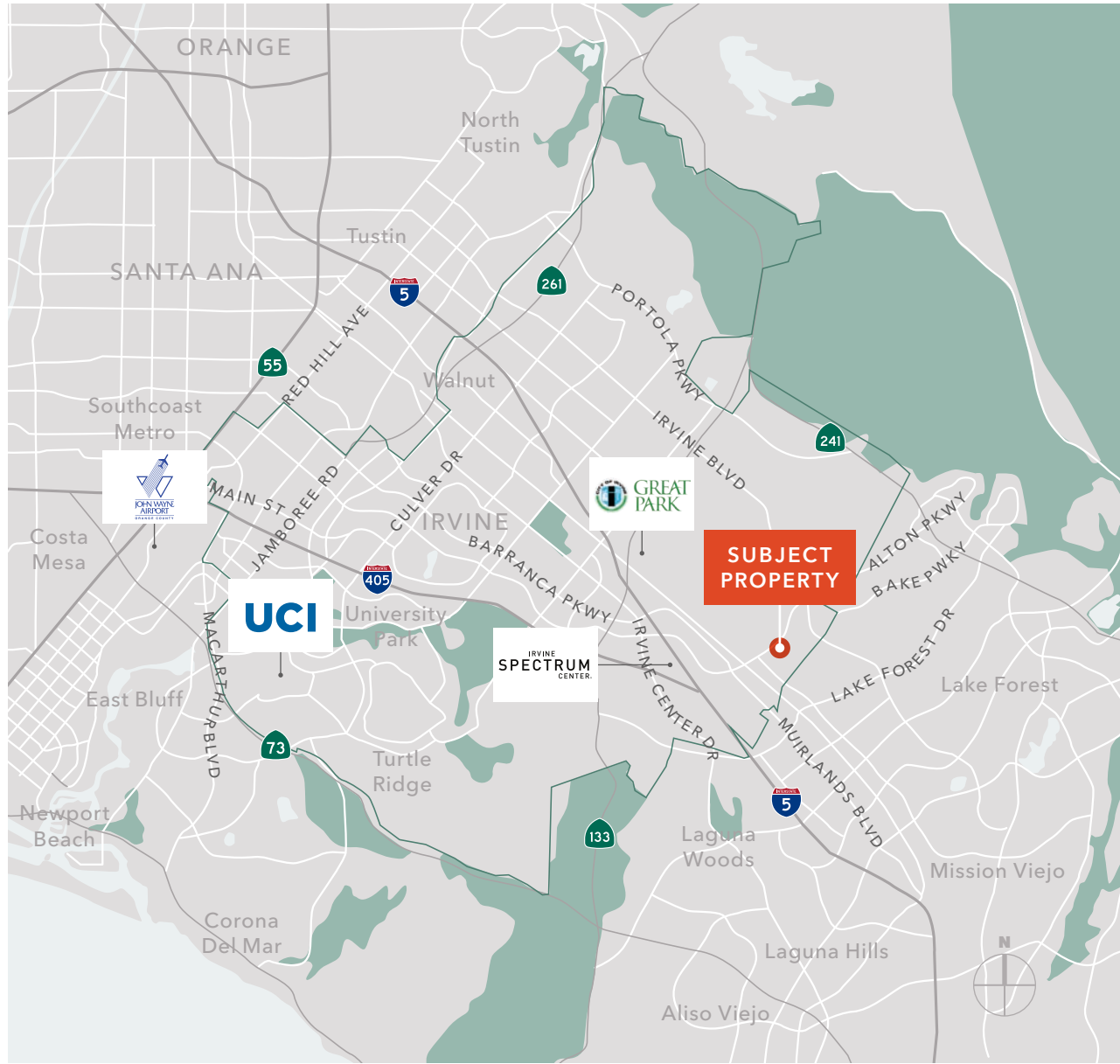
Flexible 4.2 community commercial zoning

8 MIN

FROM IRVINE SPECTRUM
ENTERTAINMENT CENTER

15 MIN

FROM JOHN WAYNE AIRPORT





UP TO ±25,396 SF
AVAILABLE



FUNCTIONAL
OPEN OFFICE
CONFIGURATION



TENANT
IMPROVEMENT
CONTRIBUTION
NEGOTIABLE

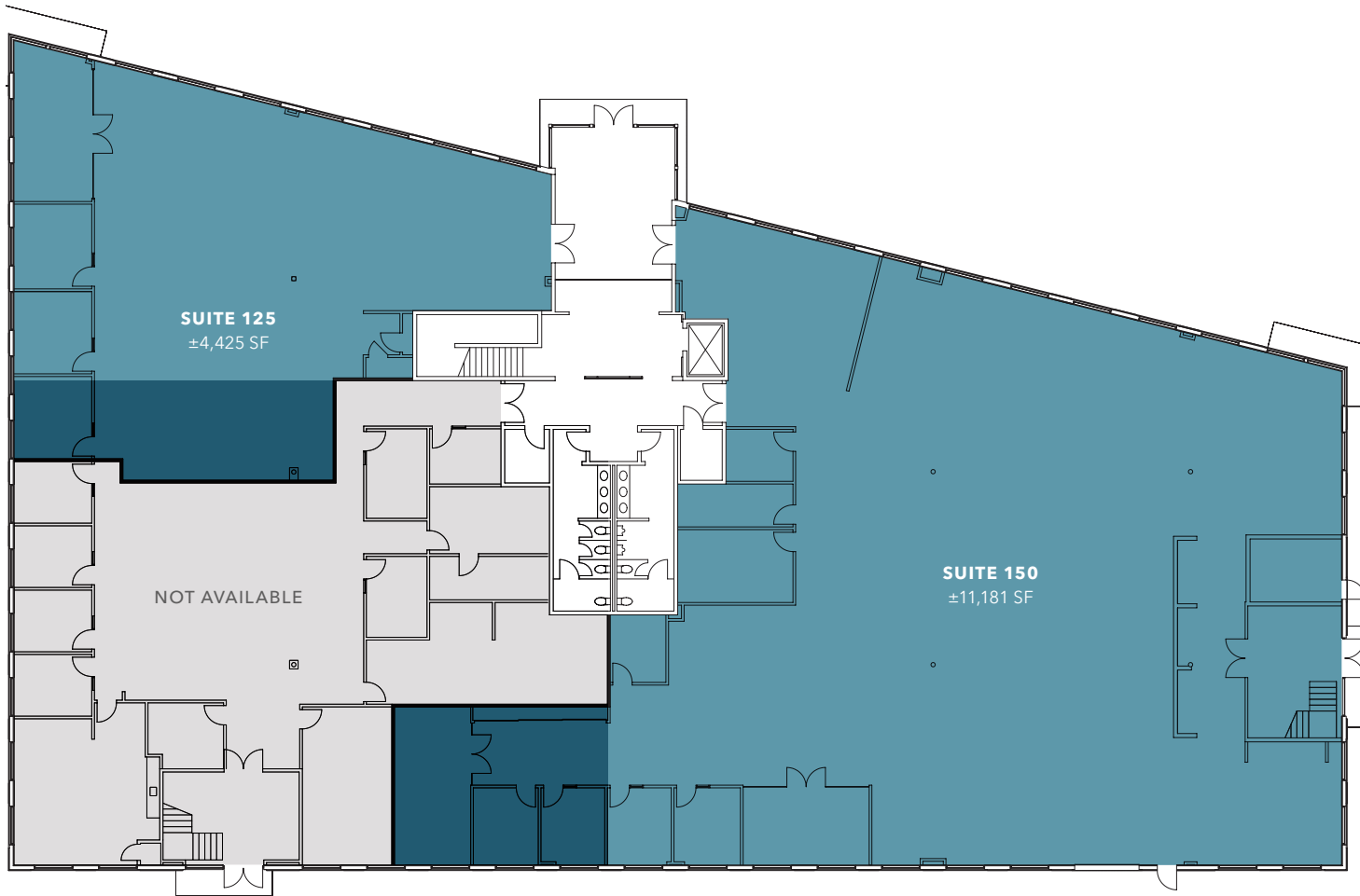


CENTRALLY
LOCATED TO
NEARBY SHOPPING
CENTERS



*High identity 41,563 SF
2-story office building*

FIRST FLOOR PLAN



±4,425 SF

AVAILABLE (SUITE 125)

±11,181 SF

AVAILABLE (SUITE 150)

SECOND FLOOR PLAN

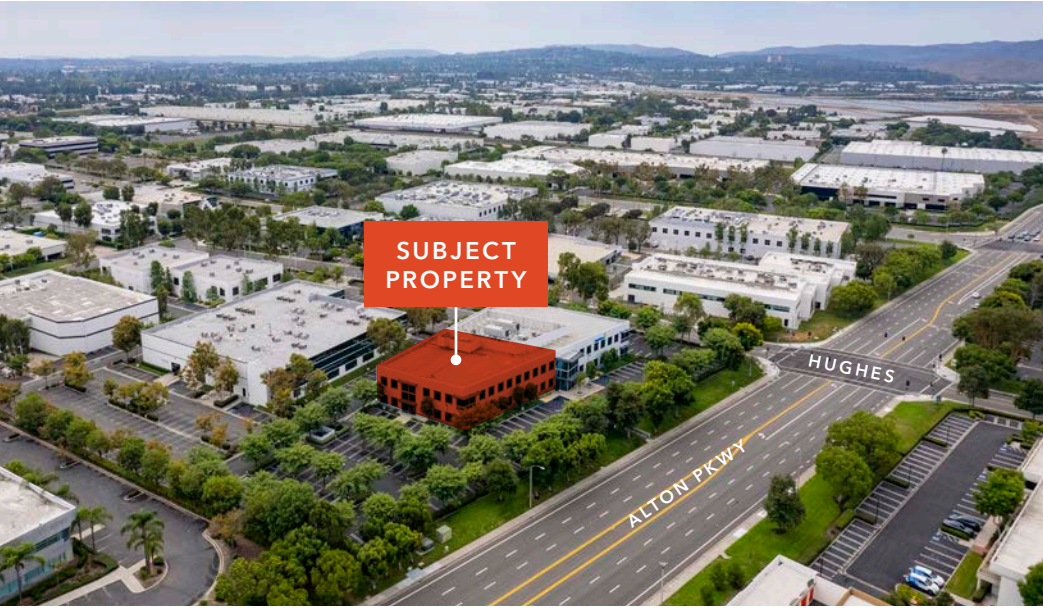


±9,790 SF

AVAILABLE



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Exclusively listed by

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