

7700

SPECTRUM

7700 IRVINE CENTER DRIVE
Irvine, California 92618



NEWMARK



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

7700 SPECTRUM

SPECTRUM

7700

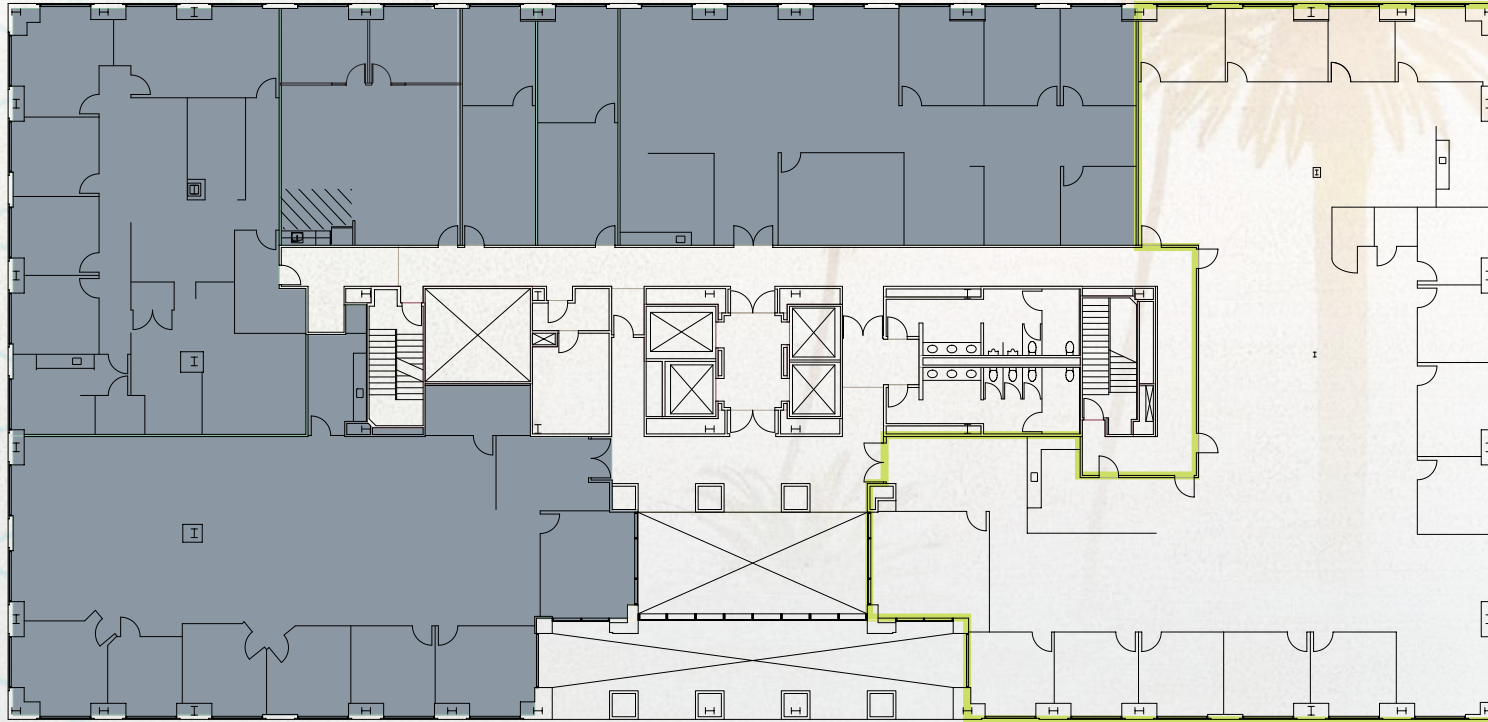


AVAILABILITIES

Suite	RSF	Available	Notes
200	8,936 SF	June 1, 2026	13 offices, conference room, kitchen/break room and open area
600	6,061 SF	Vacant	6 offices, conference room, kitchen and open area
680	3,933 SF	July 1, 2026	Creative Spec Suite: 4 offices, conference room, kitchen, storage room and open area
710	1,897 SF	Vacant	2 offices, conference room, open kitchen and open area



2ND FLOOR PLAN

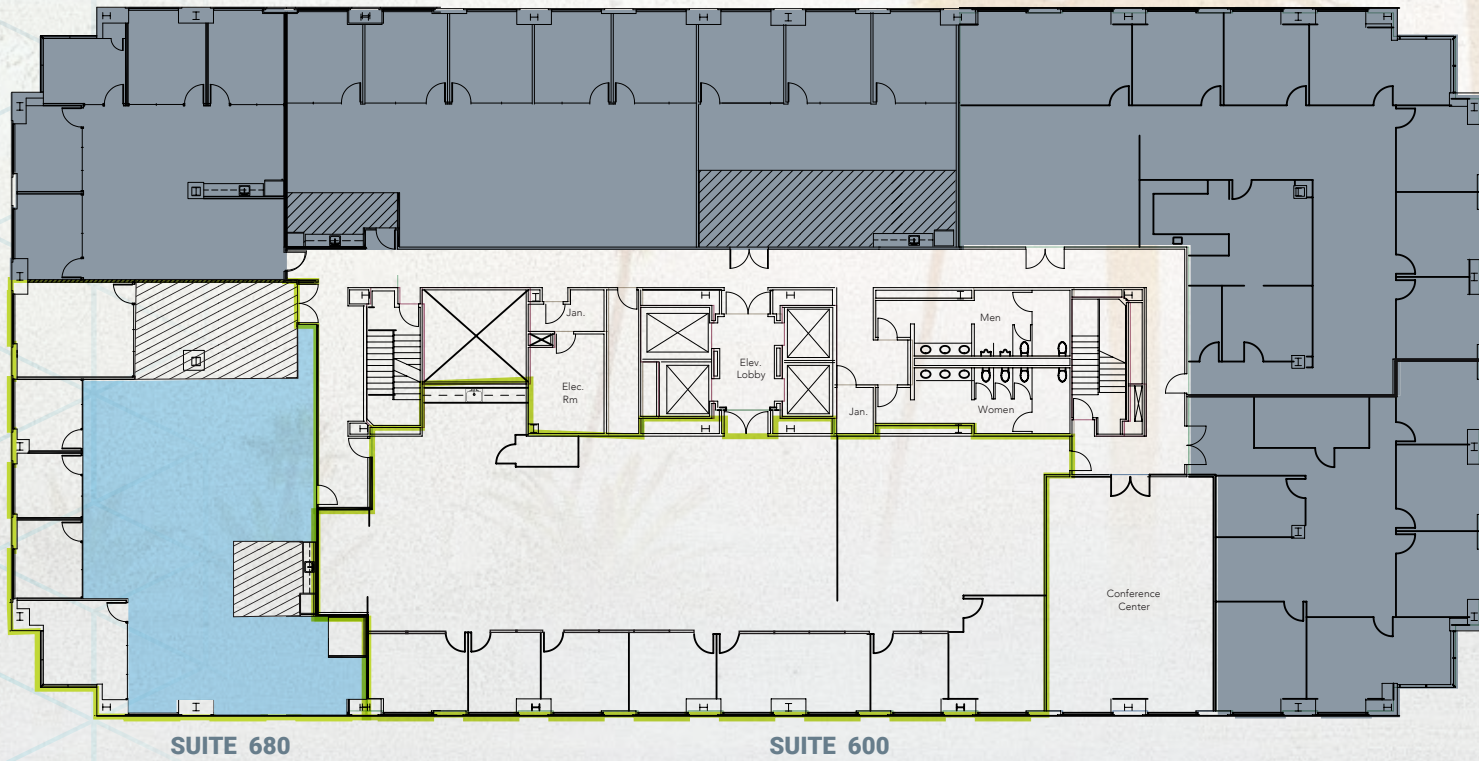


SUITE 200

Suite 200

8,936 SF

6TH FLOOR PLAN



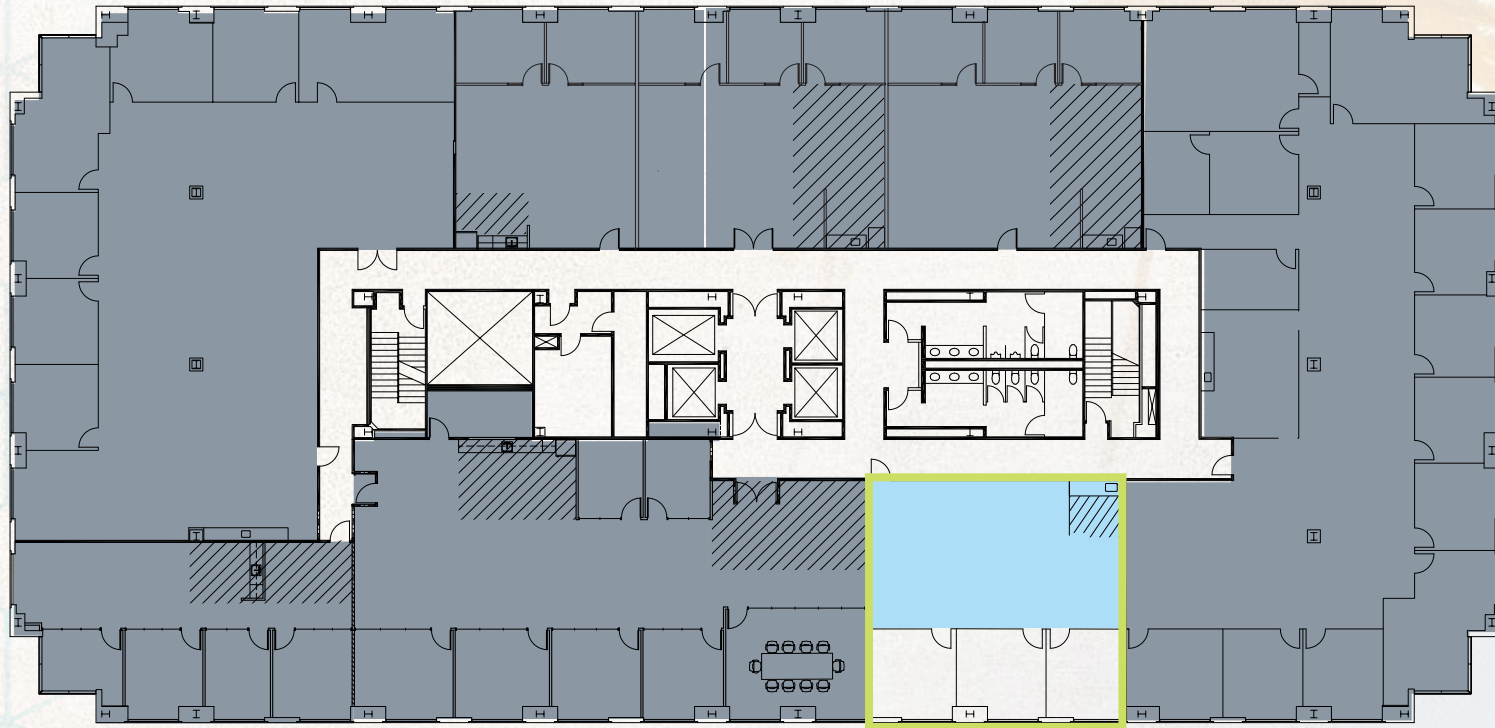
Suite 600	Suite 680
-----------	-----------

6,061 SF

3,933 SF

■ Open Ceiling ▨ Polished Concrete

7TH FLOOR PLAN



SUITE 710

Suite 710

1,897 SF

Open Ceiling Polished Concrete

7700 SPECTRUM

ALTON
MARKETPLACE
IRVINE SPECTRUM

MARRIOTT
IRVINE SPECTRUM



IRVINE
SPECTRUM
CENTER.

LOS OLIVOS
MARKETPLACE
IRVINE SPECTRUM



7700
SPECTRUM

SPECTRUM

7700

Richard P. Sung

Senior Managing Director

t 949-608-2178

m 408-205-3412

richard.sung@nmrk.com

CA RE Lic. #01953211

Andrew Robben

Senior Managing Director

t 949-608-2073

m 949-400-5855

andrew.robben@nmrk.com

CA RE Lic. #01372891

18401 Von Karman Avenue, Suite 150, Irvine, CA 92612

nmrk.com

CORPORATE LICENSE #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK



CAMPHOR
PARTNERS

7700 IRVINE CENTER DRIVE
Irvine, California 92618