

For Lease

8 HUGHES, SUITES 150 & 210

*Up to ±16,770 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 $\pm 16,770$ SF
AVAILABLE



FUNCTIONAL
OPEN OFFICE
CONFIGURATION



TENANT
IMPROVEMENT
CONTRIBUTION
NEGOTIABLE

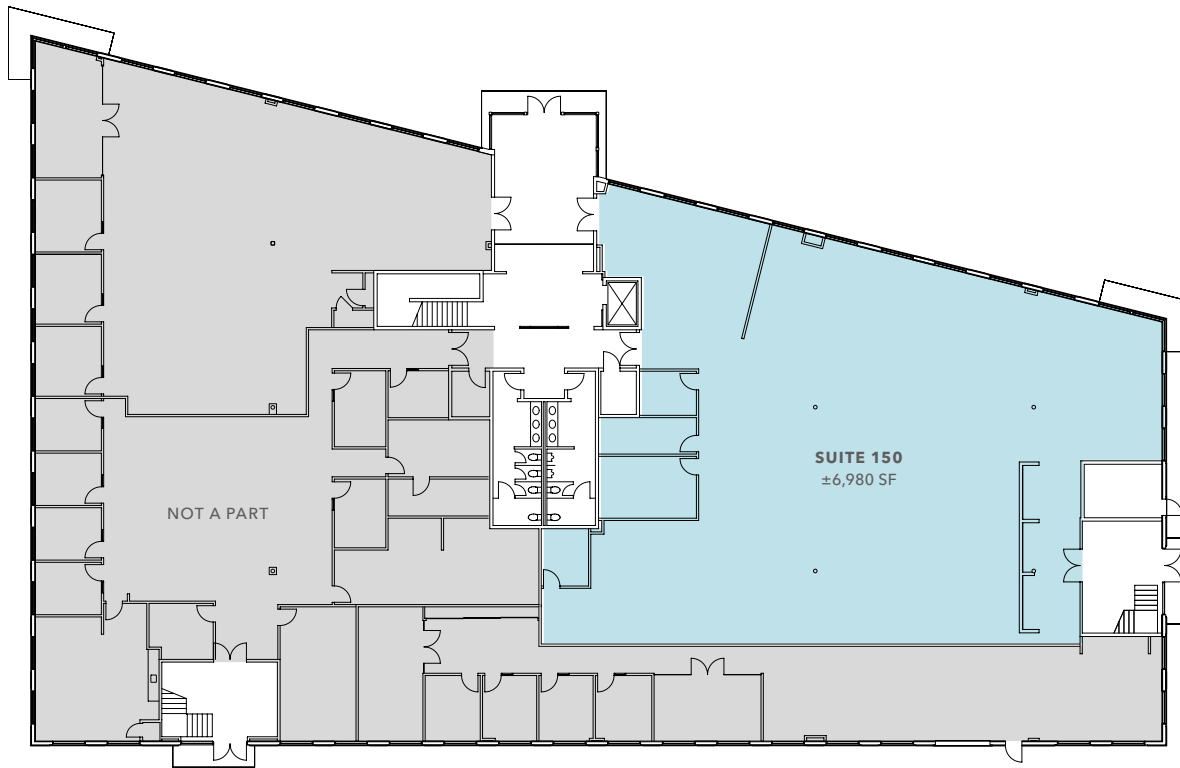


CENTRALLY
LOCATED TO
NEARBY SHOPPING
CENTERS



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

FIRST FLOOR PLAN



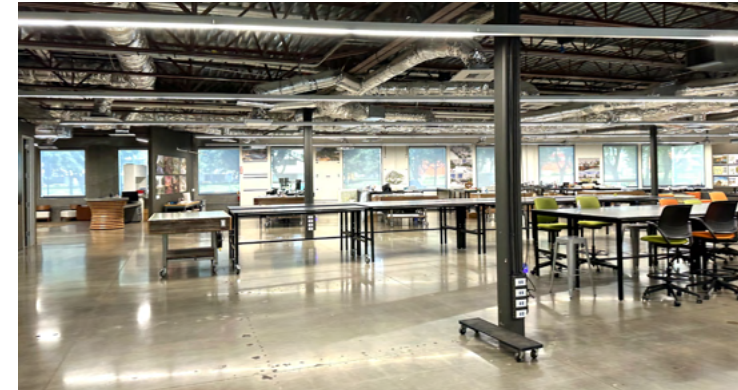
±6,980 SF

SUITE 150

NOW

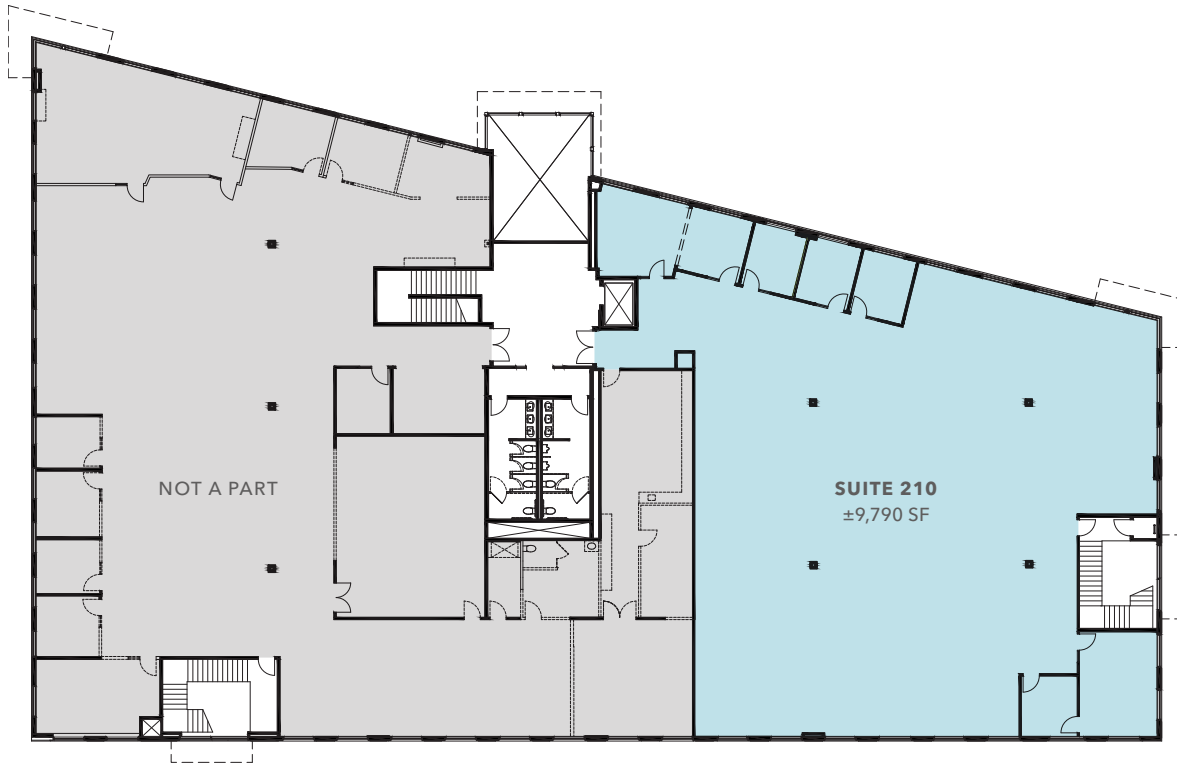
AVAILABLE

AVAILABLE FOR LEASE



KIDDER MATHEWS

SECOND FLOOR PLAN



±9,790 SF *NOW*
SUITE 210 AVAILABLE

AVAILABLE FOR LEASE



KIDDER MATHEWS



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