

FIRST YEAR PROMO RATE:
\$1.45 PSF NNN
YEAR 2: \$1.70 PSF NNN & 4% ANNUAL INCREASES

TIDEMARK
Real Estate Services



AVAILABLE FOR LEASE

±5,000 SF HIGH-IMAGE OFFICE SPACE

584 WALD IRVINE SPECTRUM, CA 92618

For more information, please contact:

TAYLOR SNYDER, MBA

Senior Vice President

(949) 533-1321

taylor@tidemarkrealestate.com

DRE Lic. 02092420

STEPHEN MARGARETIS

Senior Associate

(949) 439-1988

stephen@tidemarkrealestate.com

DRE Lic. 02112014

584 Wald: Modern Creative Office Headquarters in the Irvine Spectrum

584 Wald presents a high-image, turnkey office headquarters featuring a modern aesthetic throughout the ±5,000 SF layout. Designed to foster a collaborative and upscale work environment, the building features premium interior improvements including polished concrete floors, upgraded architectural lighting, and floor-to-ceiling glass, providing abundant natural light throughout the workspace.

The property includes five private offices, an executive conference room, two open work areas, four renovated restrooms, and an inviting reception area. The building also benefits from highly visible building-top signage opportunities and an abundant free surface parking ratio of 4 spaces per 1,000 SF.

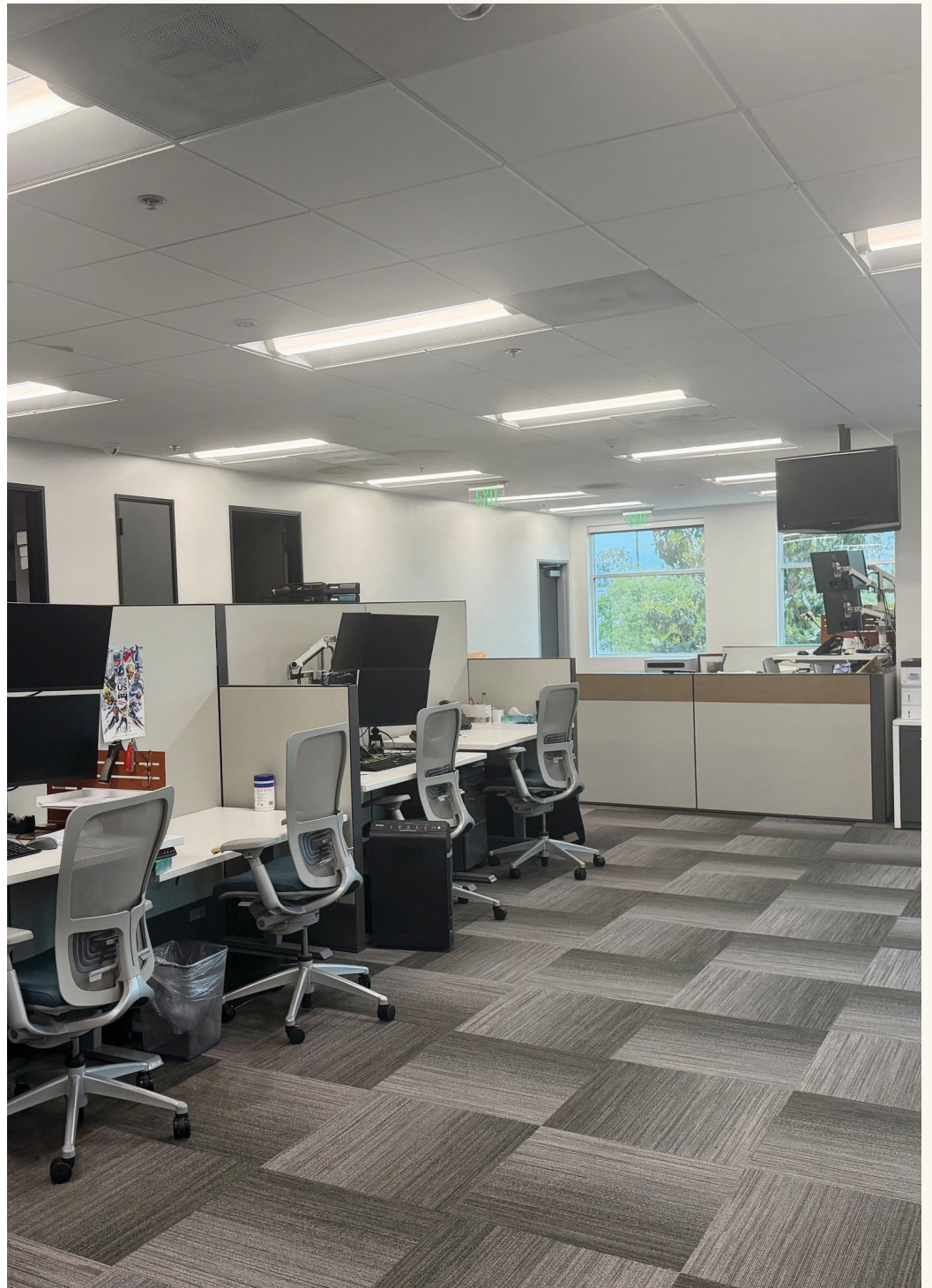
Located within the Irvine Spectrum submarket, the property offers exceptional regional connectivity combined with strong lifestyle amenities. The location provides immediate access to the I-5, I-405, and CA-133 freeways, positioning the property at the center of Orange County's transportation network. In addition, the building is just minutes from premier dining, retail, and entertainment destinations, including the Los Olivos Marketplace and Irvine Spectrum Center, creating an attractive environment for both employees and clients alike.



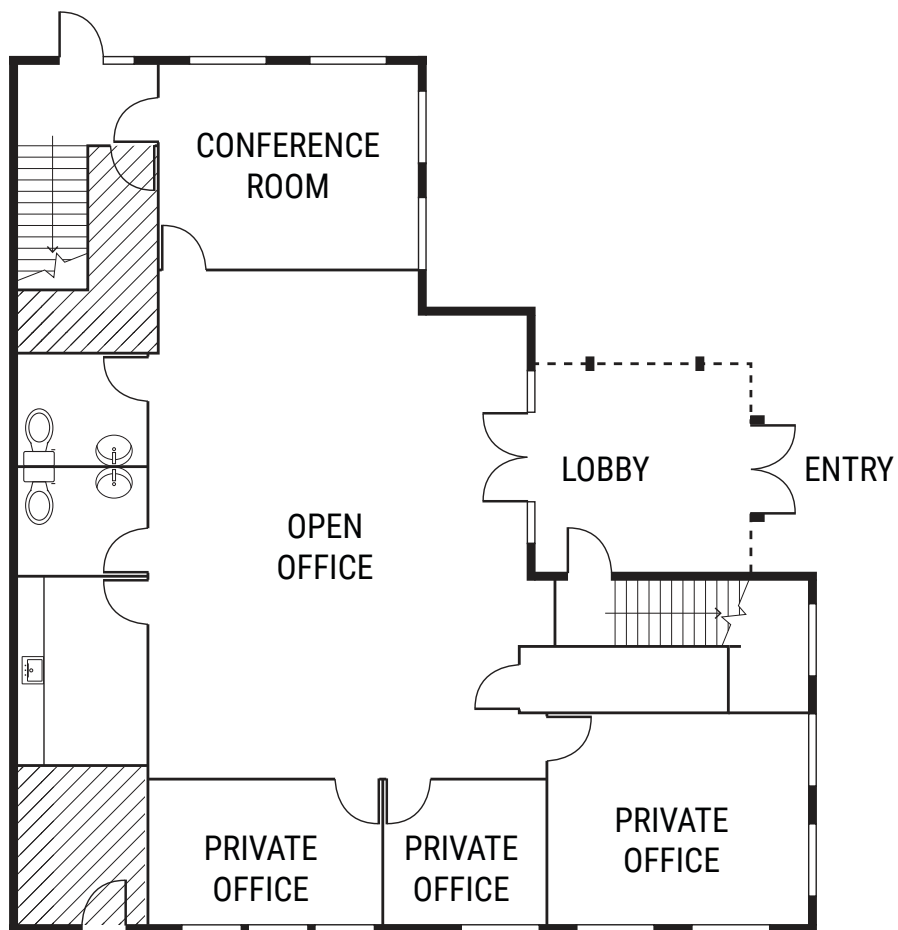
PROPERTY DESCRIPTION

- » ±5,000 SF High-Image Office Unit in the Wald Business Center
- » Renovated with High-End Improvements Throughout
- » Floor-to-Ceiling Glass Line Throughout
- » Professional Lobby with Polished Concrete Finishes
- » Four (4) Private Offices and One (1) Conference Room
- » Four (4) Renovated Restrooms
- » 4:1 Parking Ratio
- » Building Signage Available
- » Zoned 5.4A General Industrial
- » Located in the Irvine Spectrum Submarket in Close Proximity to Numerous Retail Amenities
- » Excellent Access to the 405, 5, and 133 Freeways
- » **Available December 1, 2026**

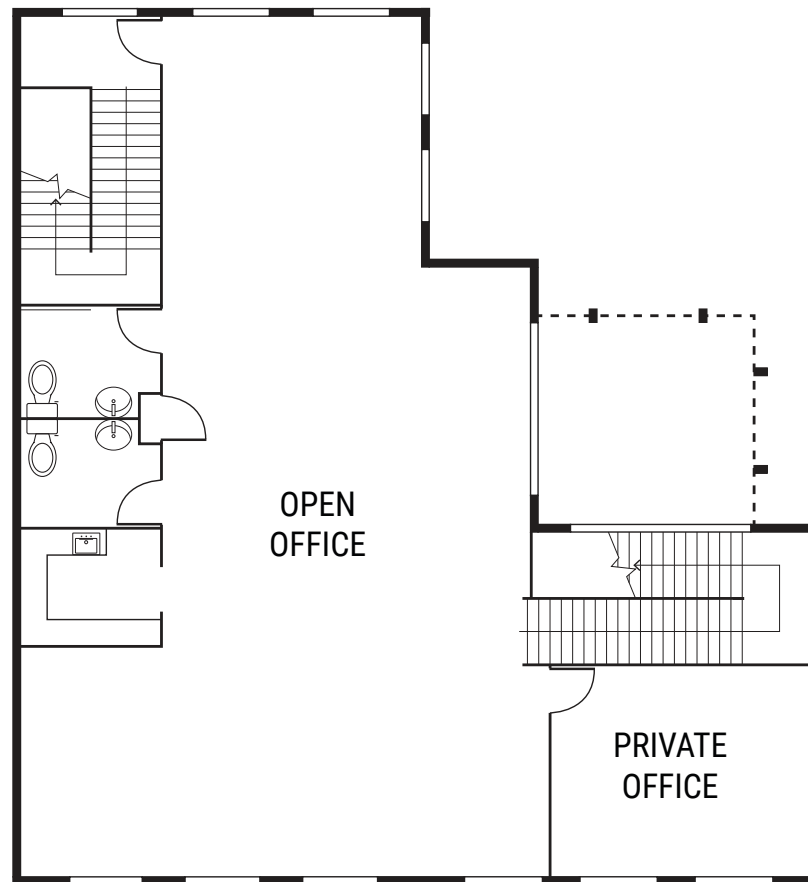
DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Tidemark Real Estate Services, Inc., its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Tidemark Real Estate Services, Inc., its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

ALTON MARKETPLACE

- Bass Pro Shops
- Bassett Furniture
- Carl's Jr
- Costco
- Del Taco
- Living Spaces
- Subways
- Wendy's



SPECTRUM CROSSROADS / PLAZA DEL LAGO / LAGUNA HILLS RETAIL CENTER

- Baja Fish Tacos
- Carl's Jr
- Del Taco
- Domino's Pizza
- Flame Broiler
- Krazy Eddy's Donut Shop
- McDonalds
- Moe's Deli & Catering
- Pick Up Stix
- Pita Pita
- Pizza 900 Wood Fired Pizzeria
- Snooty Fox
- Subway
- Sweet Lili's Bakery
- Taco 900
- Vanilla Street Bakery
- Yummy Land
- Zach's Chicken

Los Olivos Marketplace

MOULTON PLAZA

- Bank of America
- Chaupain Bakery
- Classic Chinese Restaurant
- Kosher Bite Deli
- Maki-Yaki Express
- Pizza Guys
- Polly's Pies
- Savers
- Starbucks

OAK BRIDGE VILLAGE

- Couer Pilates
- Kotobuki Japanese Restaurant
- REI
- Road Runner Sports
- Scratch Bakery Cafe
- Soba Izakaya MINAMI
- Trader Joe's
- Woody's Diner



LAKE FOREST GATEWAY SHOPPING CENTER

- Binga Boonga
- Buffalo Wild Wings
- DeLucia's Italian Restaurant & Bar
- Diho Siam
- DönerG Turkish & Mediterranean Grill
- The Hat
- IHOP
- Ike's Love & Sandwiches
- Kirin Noodle House
- Krave kobe burger grill
- Nektar Juice Bar
- Panera Bread
- Poke Tiki
- Starbucks
- Taqueria De Anda
- Thanh Binh II
- Uoko Sushi and Japanese Cuisine
- WaBa Grill

LAKE FOREST TOWN CENTER

- Brio Brio Bakery & Café
- Earth Bowl Superfoods
- Henry's Donuts
- Jack in the Box
- Java Bakery Café
- M Cafe & Grill
- Michael Alan Jewelers
- Morena's Mexican Cuisine
- Pep Boys
- Pho King Way
- Plern Thai Cafe
- Sana'a Cafe
- U Babci Polish Kitchen
- Wingstop

LAKE FOREST MARKETPLACE / THE ORCHARD +

- Arby's
- BRU Grill & Market
- Cafe Rio
- Corner Bakery
- Crumbl
- Del Taco
- Dunkin
- Frank's BBQ & Chinese Cuisine
- Lucille's Smokehouse
- Original Tommy's
- Royal India Restaurant
- Simply Pho
- Plus 35+ More Restaurants