

OAK CREEK BUSINESS CENTER

FACT SHEET

PROJECT DESCRIPTION:	Four (4) two-story campus office buildings with richly landscaped people areas connected to Oak Creek Golf Club.
LOCATION:	Conveniently located off Sand Canyon Road on Oak Canyon.
ADDRESS:	6400 Oak Canyon, Irvine, California 92618. 6410 Oak Canyon, Irvine, California 92618. 6430 Oak Canyon, Irvine, California 92618. 6440 Oak Canyon, Irvine, California 92618.
ACCESS:	Via the 5 Freeway off of Sand Canyon Road, via the 405 Freeway off of Sand Canyon Road or 133 Toll Road.
SIZE:	6400 Oak Canyon— 2-story, approximately 49,422 rentable square feet. 6410 Oak Canyon— 2-story, approximately 44,572 rentable square feet. 6430 Oak Canyon— 2-story, approximately 44,572 rentable square feet. 6440 Oak Canyon— 2-story, approximately 49,422 rentable square feet.
PARKING:	4 stalls per 1,000 USF of office space leased.
ELEVATORS:	One hydraulic elevator, 2,500 pound capacity per building.
EXTERIOR:	Tilt-up concrete panels with punched glass, integral reveals, painted finish.
WINDOWS:	¼" Laminated Viracon glass (Bronze Eclipse). 2" x 4 ½" aluminum mullion system with full drywall receiver around the insider perimeter windows
SYSTEMS:	<u>Mechanical</u> Two roof top curb mounted package units per building (one per floor). <u>Fire Protection</u> All buildings fully sprinklered. <u>Electrical Systems</u> 277/480-volt three phase 4 wire. <u>Building Interconnect</u> Two 4" conduits interconnect electrical rooms of all buildings on site and extend to public utility easement(s) for connection to data/fiber-optic service as available.
ELECTRICAL:	125 Amp Service
AMENITIES:	<ul style="list-style-type: none">• Direct access to Oak Creek Golf Club® and Oak Creek Café.• Close to the Irvine Spectrum Center with 1.2 million square feet of retail amenities including more than 40 restaurants.• Close to Oak Creek® Village Center and Sand Canyon Plaza• Lunch served at your doorstep with weekly Gourmet Food Trucks
ARCHITECT:	LPA
YEAR CONSTRUCTED:	2001



IRVINE COMPANY
OFFICE PROPERTIES

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FOR LEASING INFORMATION, CALL 949.720.2550