## **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:	$^{1}\!\!\!/_4$ " Laminated Viracon glass (Bronze Eclipse). 2" x 4 $^{1}\!\!/_2$ " aluminum mullion system with full drywall receiver around the insider perimeter windows
SYSTEMS:	Mechanical Two roof top curb mounted package units per building (one per floor).
	Fire Protection All buildings fully sprinklered.
	Electrical Systems 277/480-volt three phase 4 wire.
	Building Interconnect 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> <li>Direct access to Oak Creek Golf Club® and Oak Creek Café.</li> <li>Close to the Irvine Spectrum Center with 1.2 million square feet of retail amenities including more than 40 restaurants.</li> <li>Close to Oak Creek® Village Center and Sand Canyon Plaza</li> <li>Lunch served at your doorstep with weekly Gourmet Food Trucks</li> </ul>
ARCHITECT:	LPA
YEAR CONSTRUCTED:	2001



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