

FOR LEASE | IRVINE SPECTRUM OFFICE/FLEX

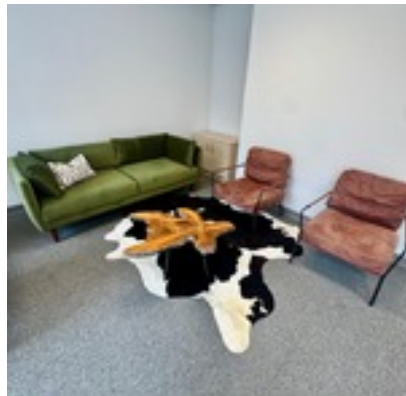
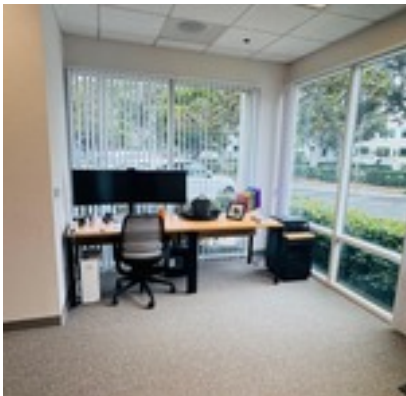
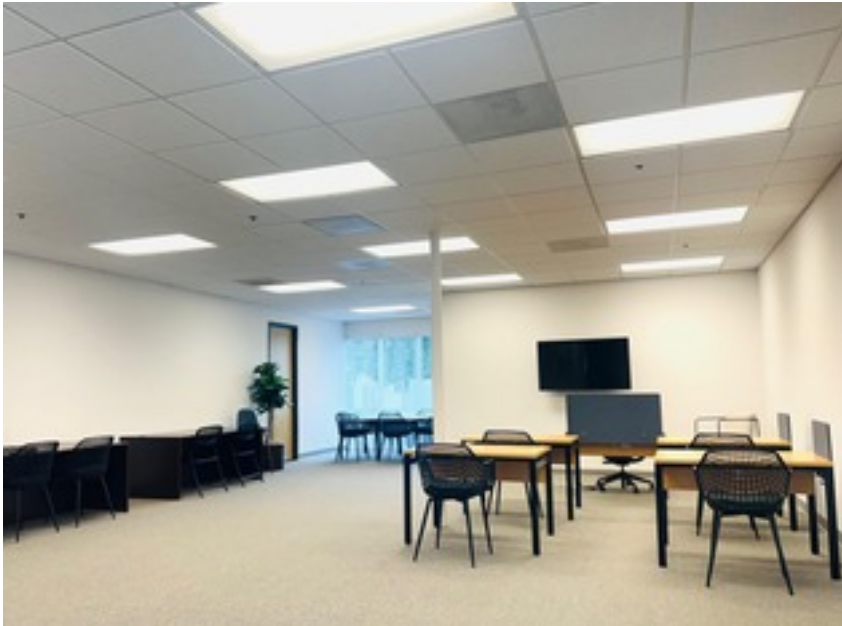
# 23 MAUCHLY DR., SUITE 110

Irvine, CA 92618

**±2,390 SF**

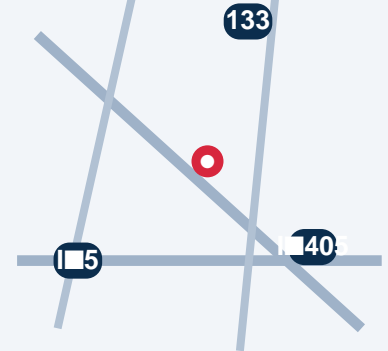
\$1.79/SF/Month + NNN





## LOCATION

**23 MAUCHLY DR**  
Irvine Spectrum Area



## AMENITIES

- Irvine Spectrum Center
- John Wayne Airport
- Irvine Station
- Restaurants & Retail

## DEMOGRAPHICS (CITY)

Median HH Income (Irvine): \$136,719  
Population (2023 est.): 308,160

## TRAFFIC COUNTS (ADT)

Alton Pkwy: ~46,200 (existing)  
Barranca Pkwy: ~35,300 (existing)

## Suite Features

- Plug & Play buildout with reception and conference areas
- Two window offices plus large open work area
- Coffee bar / break area
- Two private restrooms
- Excellent natural light
- Prime Irvine Spectrum location with freeway proximity

**VERICRE**

Commercial Real Estate

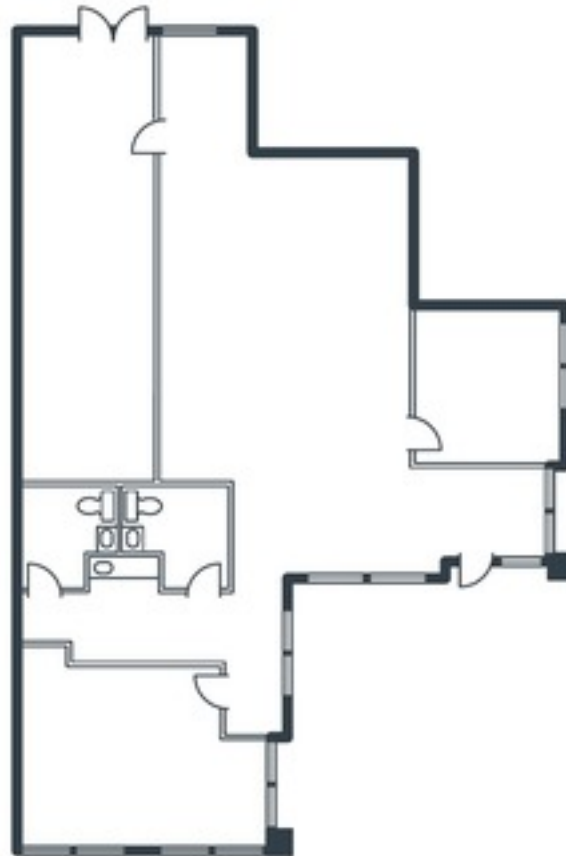
**OLEN SPECTRUM CENTRE**

23 Mauchly, Suite 110  
Irvine, CA

Approximately 2,390 Square Feet

\$1.79/SF/Month

Triple Net Lease

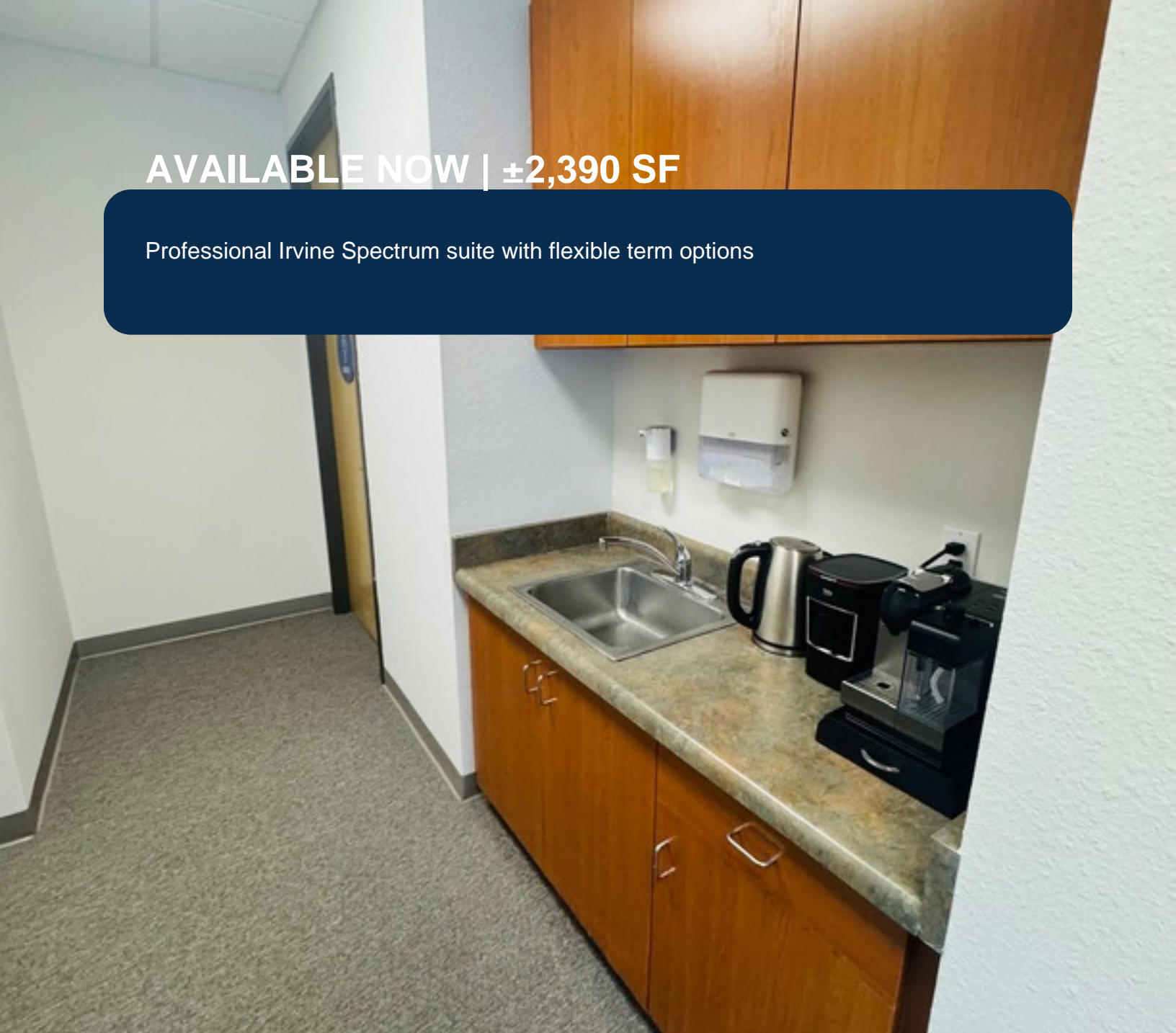


**NOTES**

- Reception
- 2 Window Offices
- 2 Restrooms
- Coffee Bar
- Large Open Work Area
- Part of a Professionally Managed Business Park

**AVAILABLE NOW | ±2,390 SF**

Professional Irvine Spectrum suite with flexible term options



## **Otto Jacobsen**

Executive Vice President

### **VERICRE**

Commercial Real Estate

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