

BUILDINGS FOR SALE

KOLL CENTER

IRVINE SPECTRUM

3,000-7,400 SQUARE FEET



IRVINE CENTER DRIVE & SCIENTIFIC WAY

IRVINE, CALIFORNIA

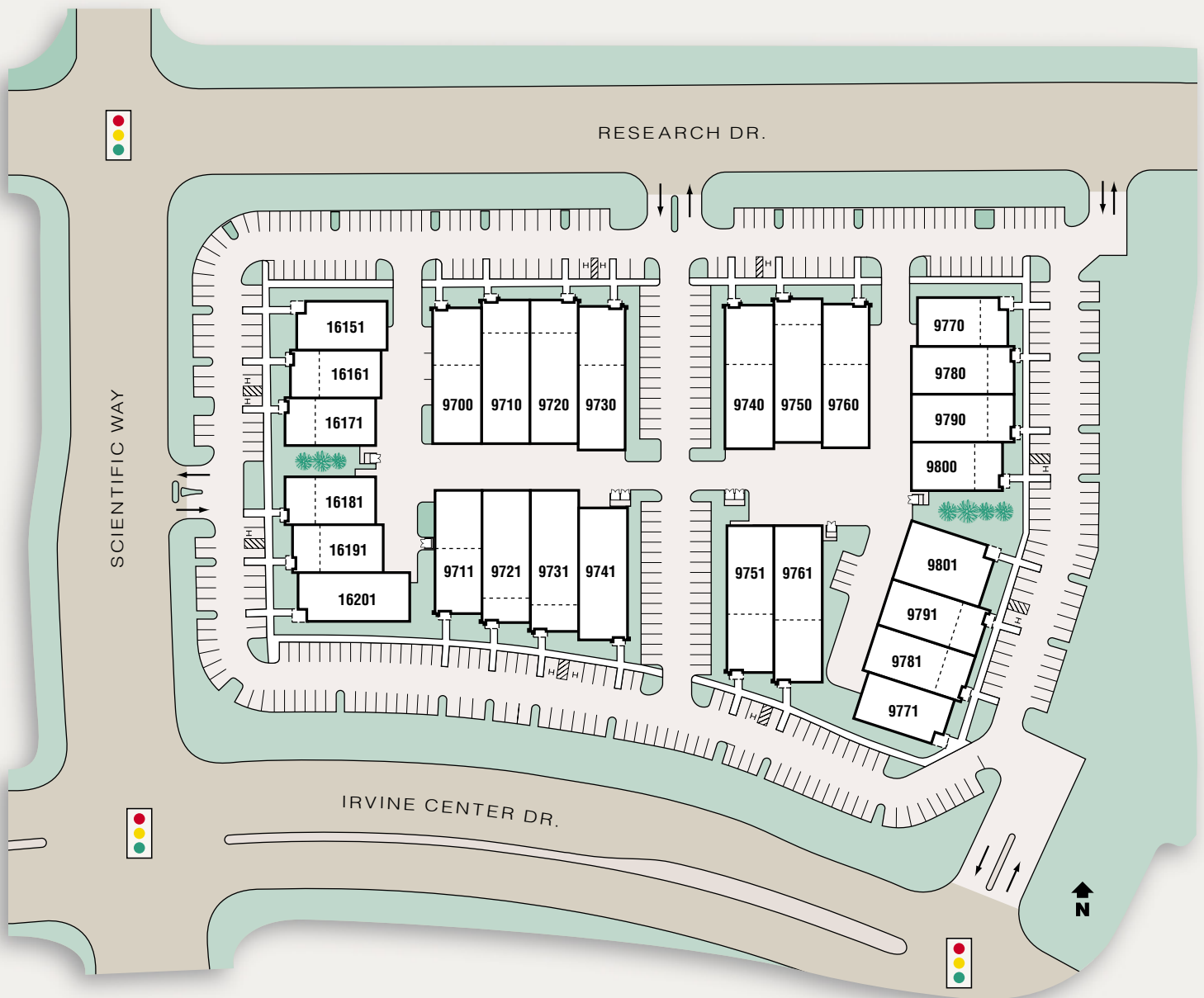
BUILDING ADDRESS	TOTAL FOOTPRINT	MEZZANINE	TOTAL SQUARE FEET	POWER
16201 Scientific Way	3,790	0	3,790	200 Amps
16191 Scientific Way	3,055	1,160	4,215	200 Amps
16181 Scientific Way	2,874	1,171	4,045	200 Amps
16171 Scientific Way	2,874	1,171	4,045	200 Amps
16161 Scientific Way	3,055	1,160	4,215	200 Amps
16151 Scientific Way	3,079	0	3,079	200 Amps
9700 Research Dr.	4,523	2,025	6,548	200 Amps
9710 Research Dr.	4,801	1,125	5,926	200 Amps
9720 Research Dr.	4,801	1,125	5,926	200 Amps
9730 Research Dr.	4,881	2,231	7,112	200 Amps
9741 Irvine Center Dr.	4,405	0	4,405	200 Amps
9731 Irvine Center Dr.	4,747	1,132	5,879	200 Amps
9721 Irvine Center Dr.	4,442	1,124	5,566	200 Amps
9711 Irvine Center Dr.	4,019	2,146	6,165	200 Amps
9751 Irvine Center Dr.	5,019	2,227	7,246	400 Amps
9740 Research Dr.	4,894	2,227	7,121	200–400 Amps
9750 Research Dr.	4,775	1,133	5,908	200–400 Amps
9760 Research Dr.	4,739	2,017	6,756	200–400 Amps
9770 Research Dr.	3,064	1,168	4,232	200 Amps
9780 Research Dr.	3,414	1,155	4,569	200 Amps
9790 Research Dr.	3,414	1,157	4,571	200 Amps
9800 Research Dr.	2,909	1,168	4,077	200 Amps
9801 Irvine Center Dr.	3,811	0	3,811	200 Amps
9791 Irvine Center Dr.	3,365	1,160	4,525	200 Amps
9781 Irvine Center Dr.	3,313	1,156	4,469	200 Amps
9771 Irvine Center Dr.	3,002	2,966	5,968	200 Amps
9761 Irvine Center Dr.	5,083	2,177	7,260	400 Amps

Project Advantages:

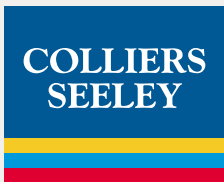
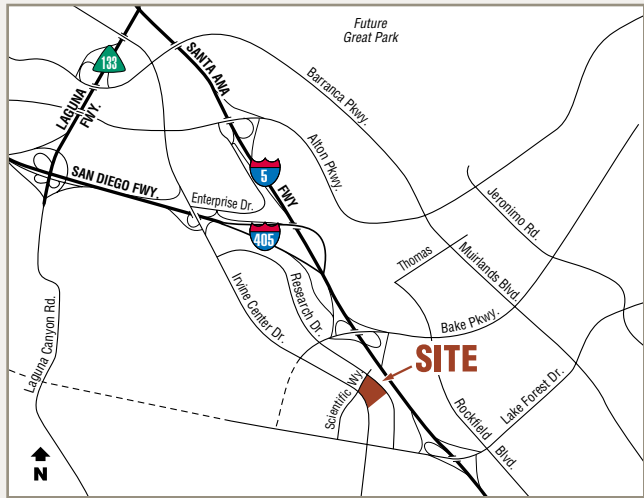
- High-visibility location at Irvine Center Drive / Scientific Way / Research Drive
- Multiple access points in and out of the project
- Drive around circulation for truck deliveries
- Abundant parking
- Flexible uses permitted

Project Features:

- Flexible sizes: 3,000–7,400 square feet
- ±3:1 parking
- 16'–22' warehouse clearance
- Ground level loading
- Sprinkler at .33 GPM/3,000 square feet
- 200–400 amps of power
- Warehouse skylights
- Metal Halide warehouse lights



Located in the heart of the Irvine Spectrum, the Koll Center *Irvine Spectrum* offers the best location of any "Building for Sale" project in Orange County. Access, visibility, amenities, and state-of-the-art design, sets Koll Center *Irvine Spectrum* apart from any other project of its kind. The project is one-half mile from one of Orange County's most popular regional destinations for shopping, dining, and after-hours recreation — The Irvine Spectrum Center. Koll Center *Irvine Spectrum* is near the desirable master-planned villages of Irvine and many new South Orange County residential communities and just minutes from the John Wayne Airport and UC Irvine. The project's access from either the I-5 or the 405 (San Diego Freeway), exiting via Irvine Center Drive, Bake Parkway, or Lake Forest Drive makes Koll Center *Irvine Spectrum* truly the best location in Orange County.



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