

SIX HUGHES PROFESSIONAL CENTER

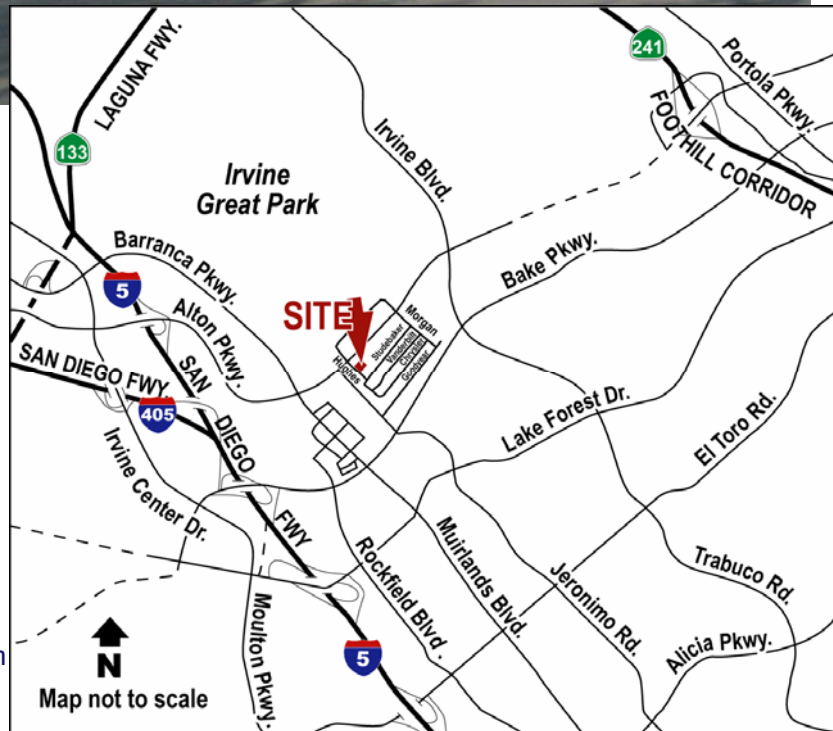
IRVINE SPECTRUM - 6 HUGHES

OFFICE SUITES FOR SALE

3,000 - 20,000 S.F.



- Individual Ownership
- Completely Refurbished - Move-In Ready
02/01/06
(See attached "Scope of Improvements")
- 4.2 Community Commercial Zoning - Flexible Uses / Professional Office Uses Permitted
- Extensive Perimeter Glass
- Efficient Floor Plans
- Elevator-Served
- Abundant Restrooms
- 1.5 Miles to 405/5 Freeways
- Located in the Heart of the Irvine Spectrum
- Retail, Dining and Hotel Amenities Nearby
- Excellent Investment



For Further Information, Contact:

www.6Hughes.com

MICHAEL J. HARTEL
mhartel@colliers-seeley.com

KEVIN TURNER
kturner@colliers-seeley.com

JOE WINKELMANN
jwinkelman@colliers-seeley.com

**COLLIERS
SEELEY**

Ph: (949) 474-0707 Fax: (949) 724-5600

One Park Plaza Suite 900 Irvine, CA 92614

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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Scope of Improvements to be Completed by Seller Prior to the Close of Escrow

- 1) New Roof
- 2) New HVAC
- 3) New ceiling tiles and grid
- 4) New interior suites
- 5) New/upgraded lobby area
- 6) New elevator
- 7) Landscaping/parking lot upgrades
- 8) Building newly painted (interior & exterior)
- 9) Electrical separately metered

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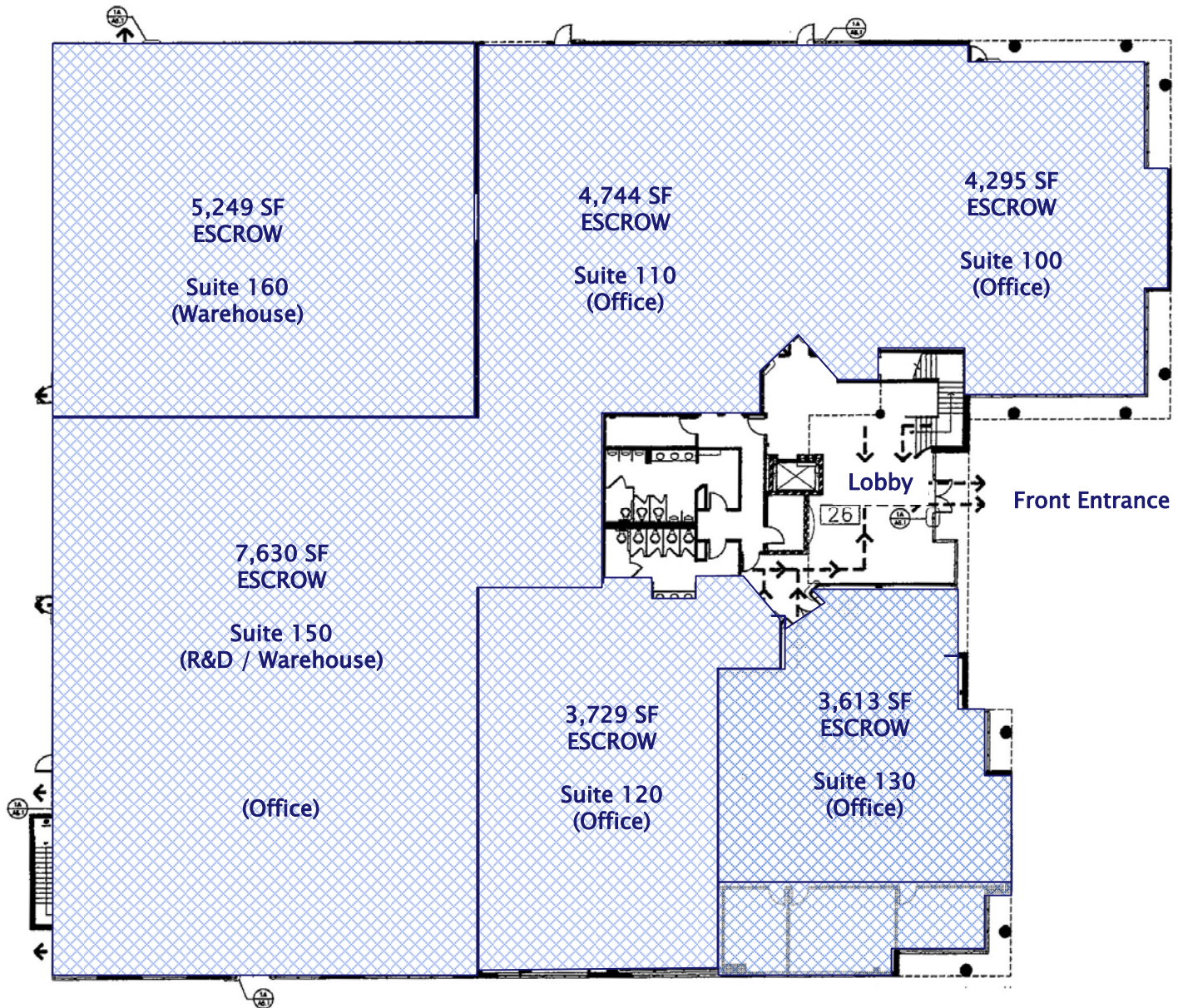
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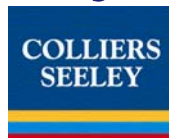
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FIRST FLOOR



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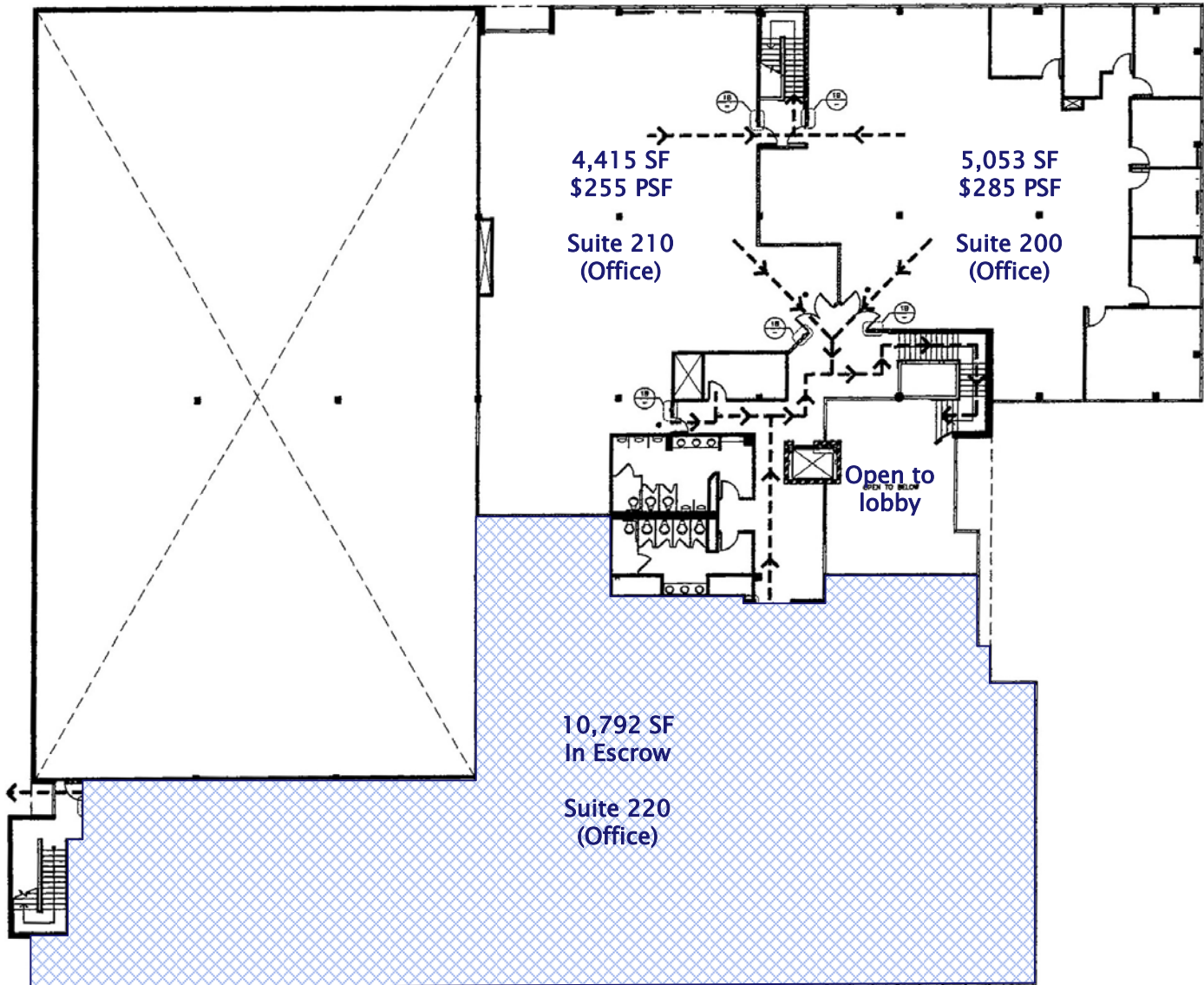
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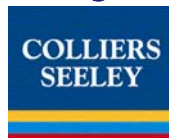
OFFICE SUITES FOR SALE

SECOND FLOOR



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