LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR SUBLEASE

TRIQUEST BUSINESS CENTER

15375 BARRANCA PKWY | IRVINE SPECTRUM | ±1,548 TO 6,950 SQUARE FEET

CONTACT

DAVE SMITH
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949.790.3134
DSMITH@LEEIRVINE.COM

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY FEATURES

- MODERNIZED LOW-RISE OFFICE/INDUSTRIAL/R&D CAMPUS.
- OPTIMAL SOUTH ORANGE COUNTY IRVINE SPECTRUM LOCATION.
- EXTENSIVE WINDOW LINE & PLENTY OF NATURAL LIGHT.
- EFFICIENT LAYOUT W/ MIX OF PERIMITER OFFICES, OPEN AREA & WAREHOUSE.
- STRATEGICALLY LOCATED AT THE FRONT ENTRANCE OF THE BUSINESS PARK.
- GROUND FLOOR ENTRANCE OFF PARKING LOT.
- BUILDING SIGNAGE PROVIDING COMPANY IDENTITY.
- FREE SURFACE PARKING (PARKED 3.75:1,000 SF).
- IMMEDIATE ACCESS TO THE 5, 405, 133 & 241 FREEWAYS.
- CLOSE TO THE IRVINE SPECTRUM ENTERTAINMENT CENTER & RETAIL AMENITIES.
- PROACTIVE ON-SITE PROPERTY MANAGEMENT OFFICE.
- PROFESSIONALLY MAINTAINED MASTERPLANNED BUSINESS PARK.
- NATIONALLY CREDITED SUBLESSOR.
- **SUBLEASE TERM THRU AUGUST 31, 2029**

AVAILABILITY



SUITE	SQ FT	LEASE RATE/SF	DESCRIPTION
C-104	±5,402 SF	TBD	6 Private Offices, Conference Room, Open Area, Reception, Break Room w/ Kitchenette, Private Restrooms, IT Room & Warehouse w/ Roll Up Door & Set Double Man Doors.
C-106	±1,548 SF	TBD	3 Private Offices, Reception, Kitchenette, Private Restroom & Warehouse w/ Roll Up Door.
C-104 & 106	±6,950 SF	TBD	9 Private Offices, Conference Room, Open Area, Reception, Break Room w/ Kitchenette, Private Restrooms, IT Room & Warehouse w/ Two (2) Roll Up Doors & a Set of Double Man Doors.

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IRVINE SPECTRUM
CALIFORNIA



SUITE C-104 (±5,402 SQ FT)

SUITE C-106 (±1,548 SQ FT)



***ENTIRE BUILDING = ±6,950 SF**

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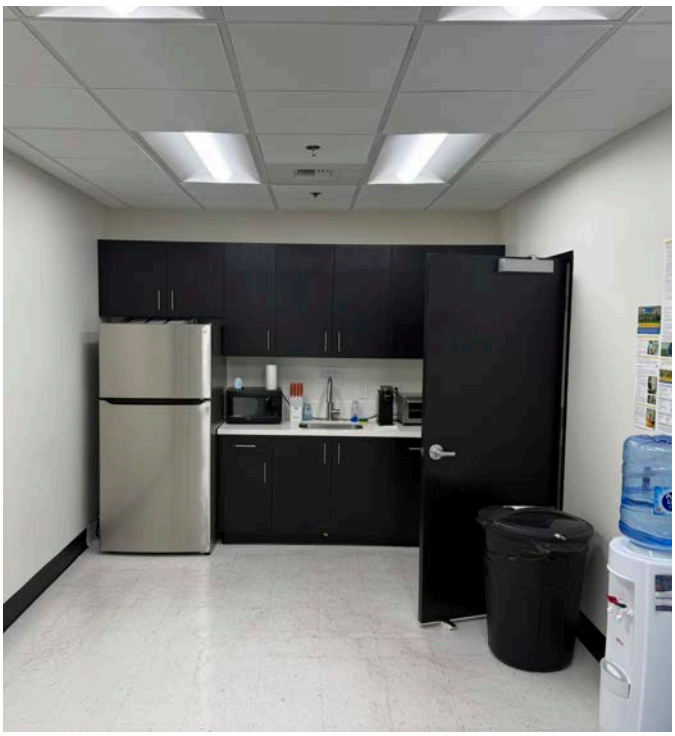
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INTERIOR IMAGES

15375 BARRANCA PKWY, STE C-104 & 106 | IRVINE SPECTRUM















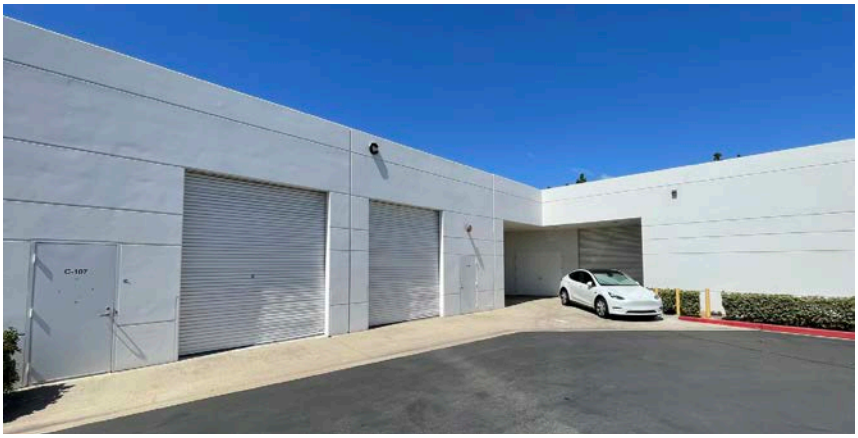
EXTERIOR IMAGES

15375 BARRANCA PKWY, STE C-104 & 106 | IRVINE SPECTRUM

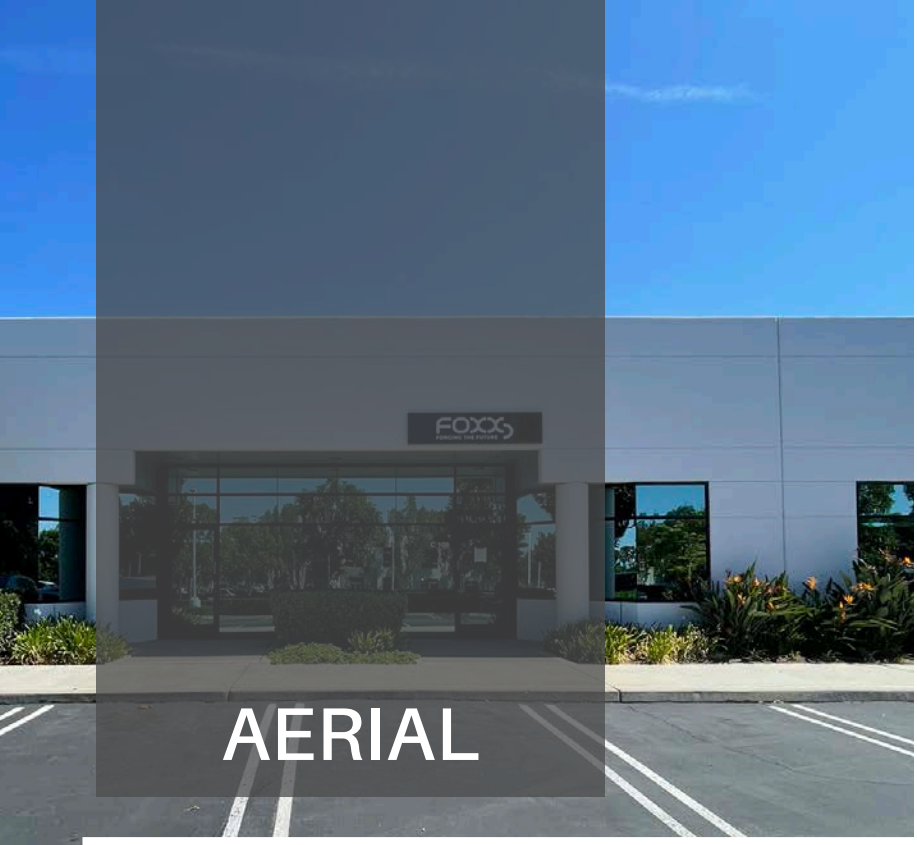












AERIAL

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