

A V A I L A B L E F O R L E A S E



9451 T O L E D O W A Y

A World Class Corporate Headquarters Building

I R V I N E S P E C T R U M | C A L I F O R N I A



9451 TOLEDO WAY

Irvine Spectrum, California



BUILDING INFORMATION

Building Size:	±27,200 Square Feet Above Standard Tenant Improvements Lunch Room with Covered Patio Upgraded Conference Room with Sophisticated Multi-Media Equipment Setup for Presentations Warehouse Possible
Land Size:	±20 Acres
Parking:	4:1 Ratio Expandable to 10:1
Power:	600 Amps, 277/480 Volt, 3 Phase 4 Wire
Building Data:	High Image Location at the Corner of Alton Parkway & Toledo Way Building Signage Available Furniture Available Security System with Card Access
Lease Rate:	\$1.30 Net
Net Expenses:	\$0.29 Per Square Foot

LOCATION ATTRIBUTES

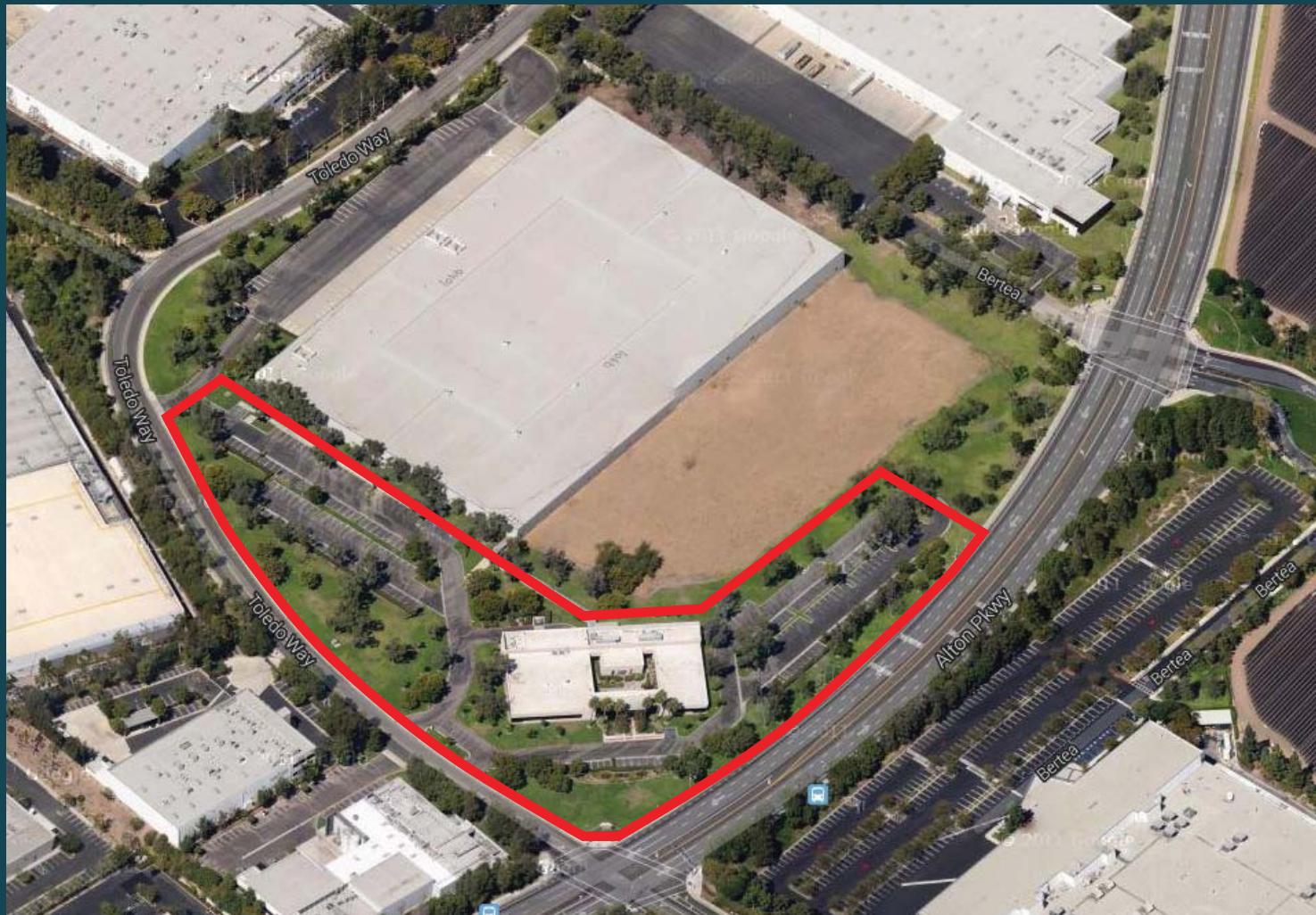
Excellent location at the confluence of the San Diego (I-405) and Santa Ana (I-5) Freeways

Convenient to the John Wayne Airport and only one (1) mile to Amtrak and Metrolink service at the Irvine Transportation Center

Located in the master-planned Irvine Spectrum, home to over 2,500 diverse companies

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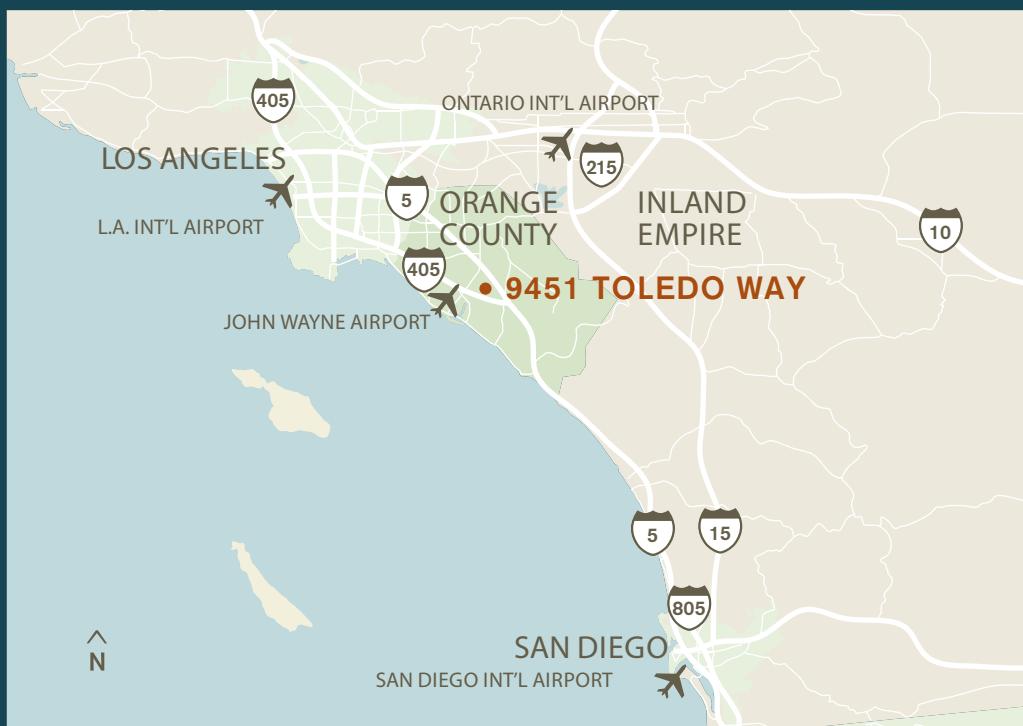


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Architectural Landmark with Stunning Interior Improvements



Exclusively Offered By:

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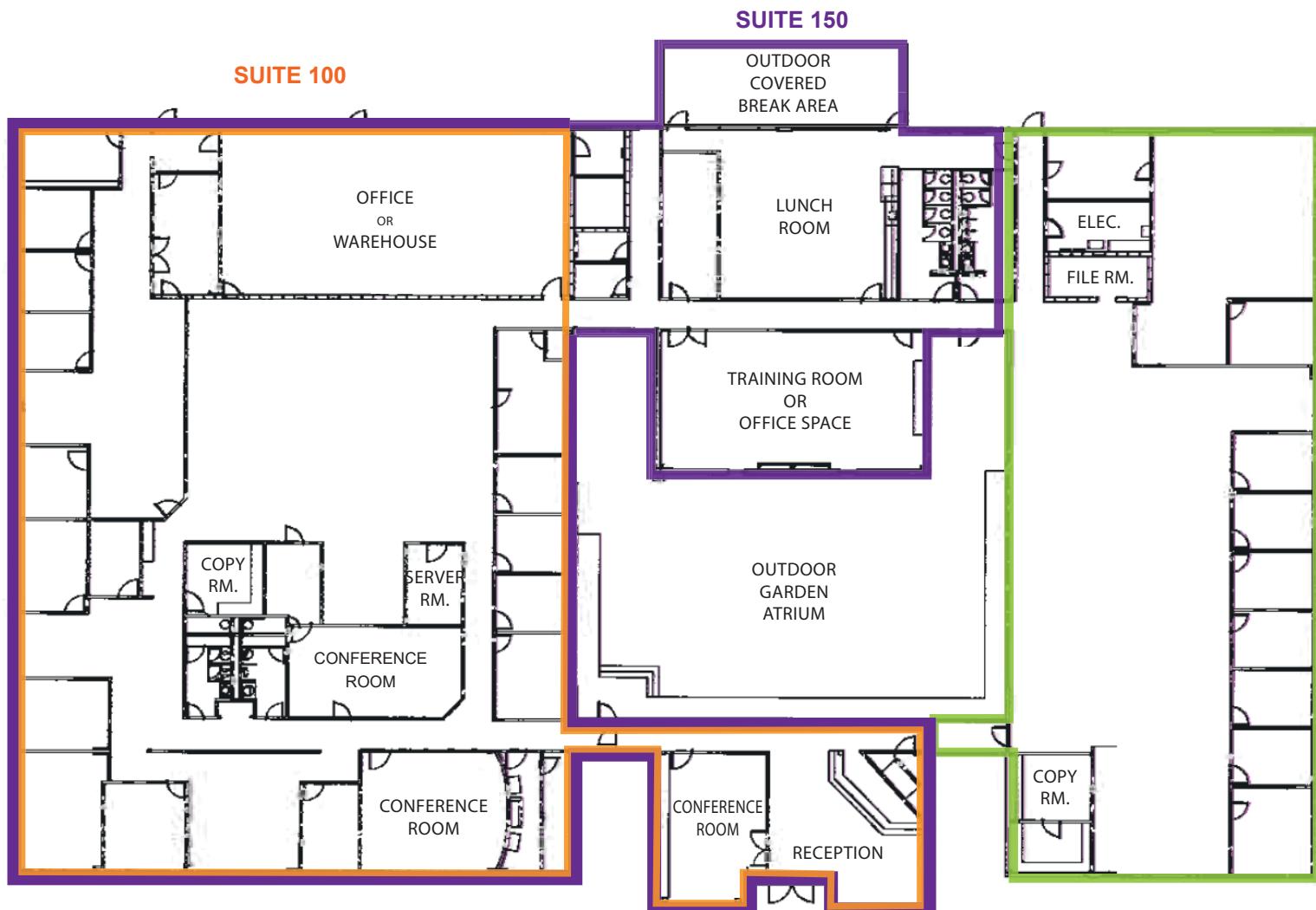
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FLOOR PLAN

- SUITE 100
- SUITE 150
- SUITE 200



Suite	SF	Parking	Storage/WN	Details
Suite 100	14,988	4:1	Poss.	17 offices, 3 conference rooms, open area, copy room
Suite 150	19,401	4:1	Poss.	17 offices, 3 conference rooms
Suite 200	7,800	4:1	No	8 offices, open area, kitchen
Building	27,200	4:1	Poss.	