

7700

SPECTRUM

AVAILABILITY

SUITE	LEASE RATE	SUITE SIZE	DESCRIPTION
410	\$2.75 FSG	±2,972 SF	NEW SPEC SUITE. 5 Offices, Break Area, Open Area.
430	\$2.75 FSG	±2,621 SF	NEW SPEC SUITE. 4 Offices, Conference, Break Area, Open Area.
460	\$2.50 FSG*	±2,975 SF	NEW SPEC SUITE. 3 Offices, Conference, Break Area, Open Area.
480	\$2.75 FSG	±2,525 SF	NEW SPEC SUITE. 4 Offices, Conference, Break Area, Open Area.
650	\$2.50 FSG*	±4,743 SF	NEW SPEC SUITE. 6 Offices, Conference, Break Area, Open Area.
750	\$2.50 FSG*	±4,640 SF	FURNISHED SUITE. 6 Offices, Conference, Break Area, IT Room.
930	\$2.95 FSG	±2,512 SF	SPEC SUITE 3 Offices, Kitchen, Open Area. Call to Show.
945	\$2.95 FSG	±1,603 SF	NEW SPEC SUITE. 3 Offices, Break Area, Open Area.

** Denotes promotional rate for AS-IS transaction subject to terms approved by Landlord.*

GROUND FLOOR LOBBY RENOVATIONS IN 2023

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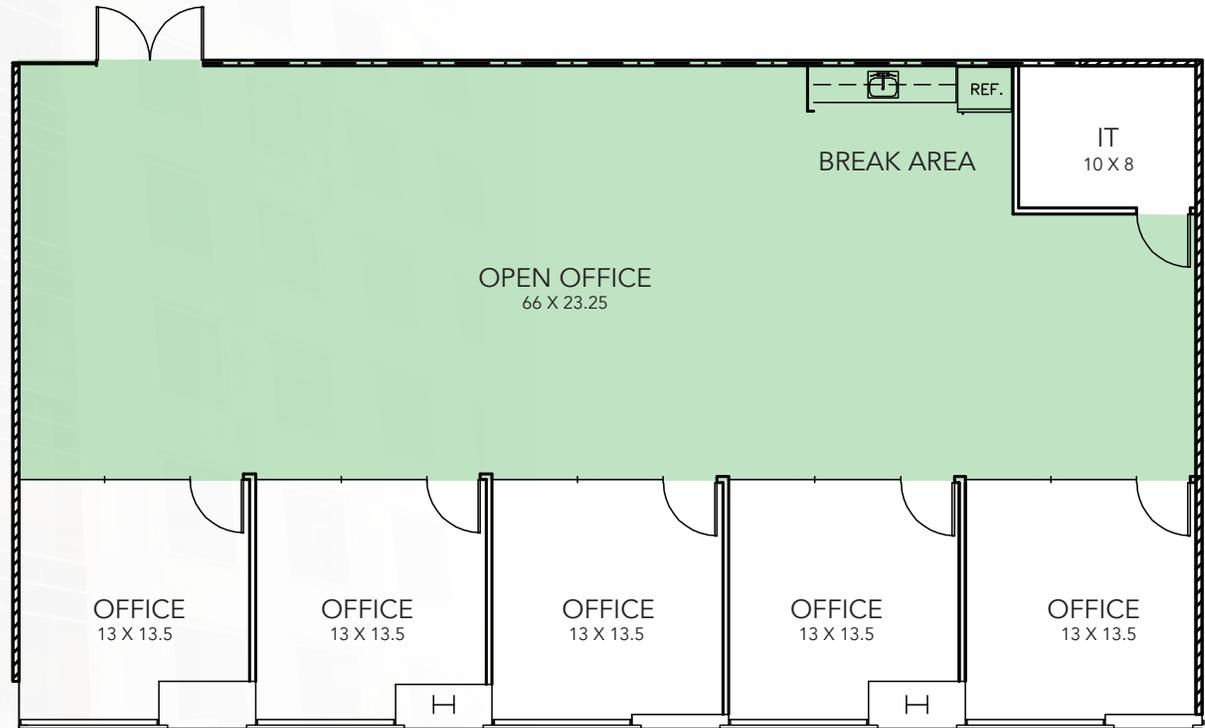
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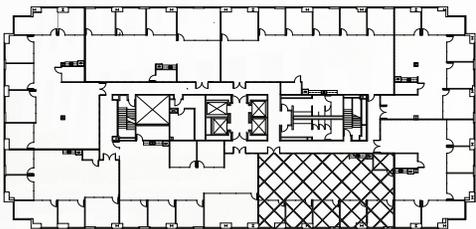
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IRVINE CENTER DRIVE

SUITE 410: ±2,972 SF NEW SPEC SUITE



4TH FLOOR KEY PLAN



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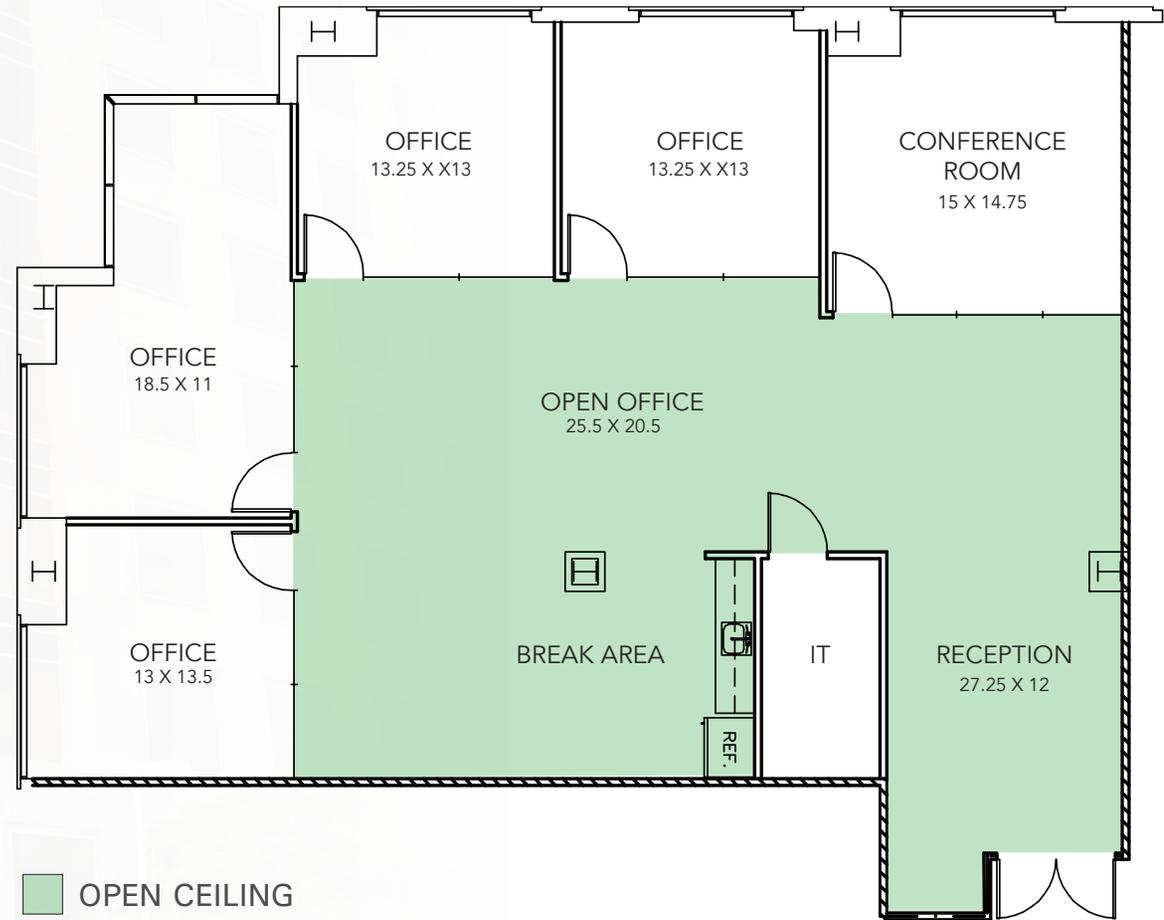
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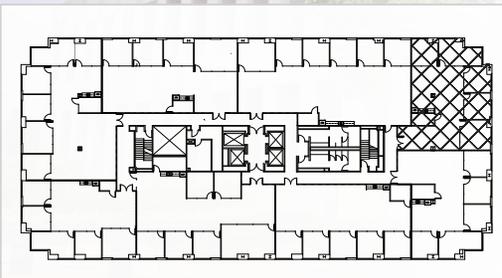
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IRVINE CENTER DRIVE

SUITE 430: ±2,621 SF NEW SPEC SUITE



4TH FLOOR KEY PLAN



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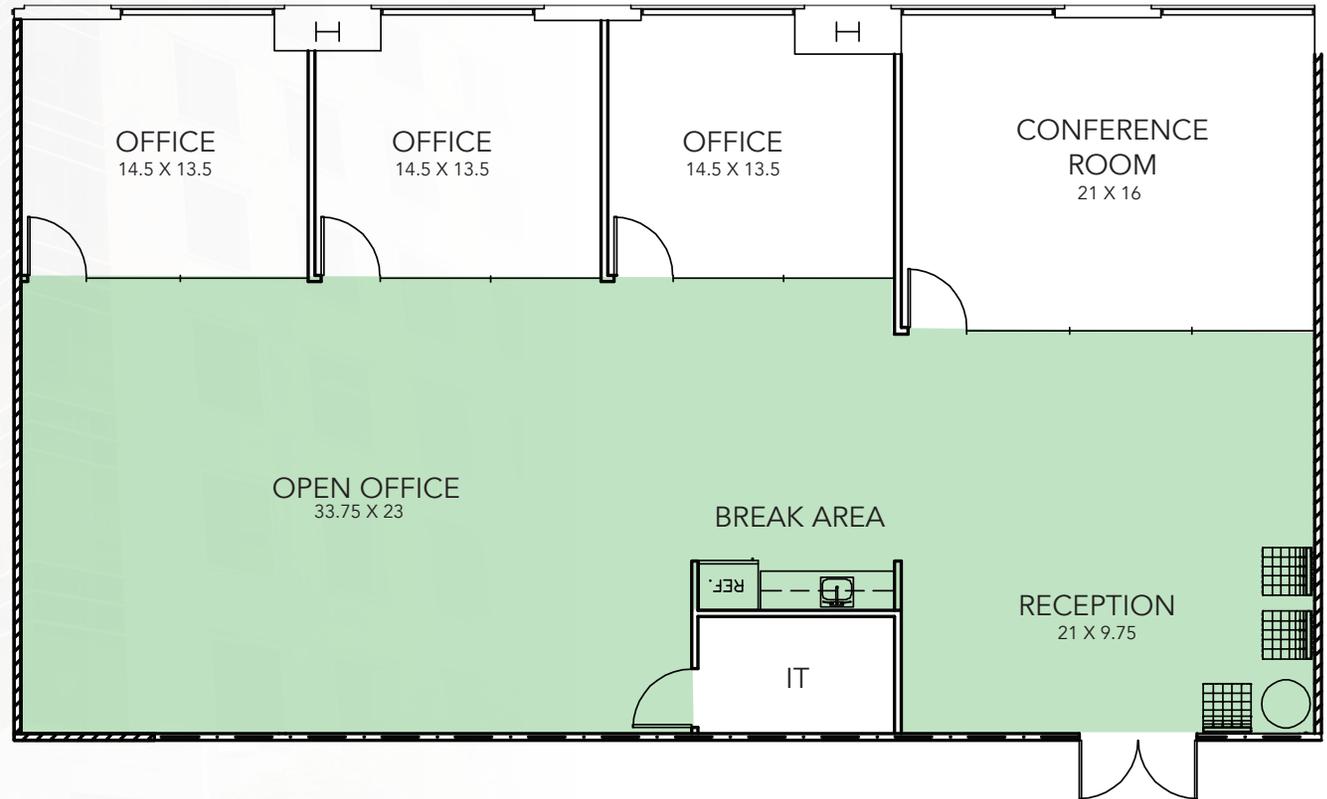
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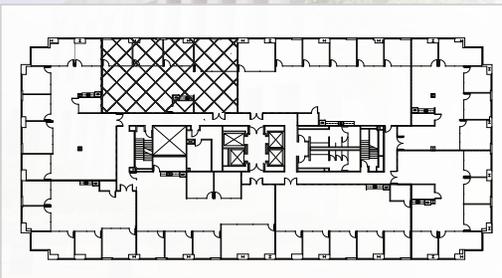
IRVINE CENTER DRIVE

SUITE 460: ±2,975 SF NEW SPEC SUITE



■ OPEN CEILING

4TH FLOOR KEY PLAN



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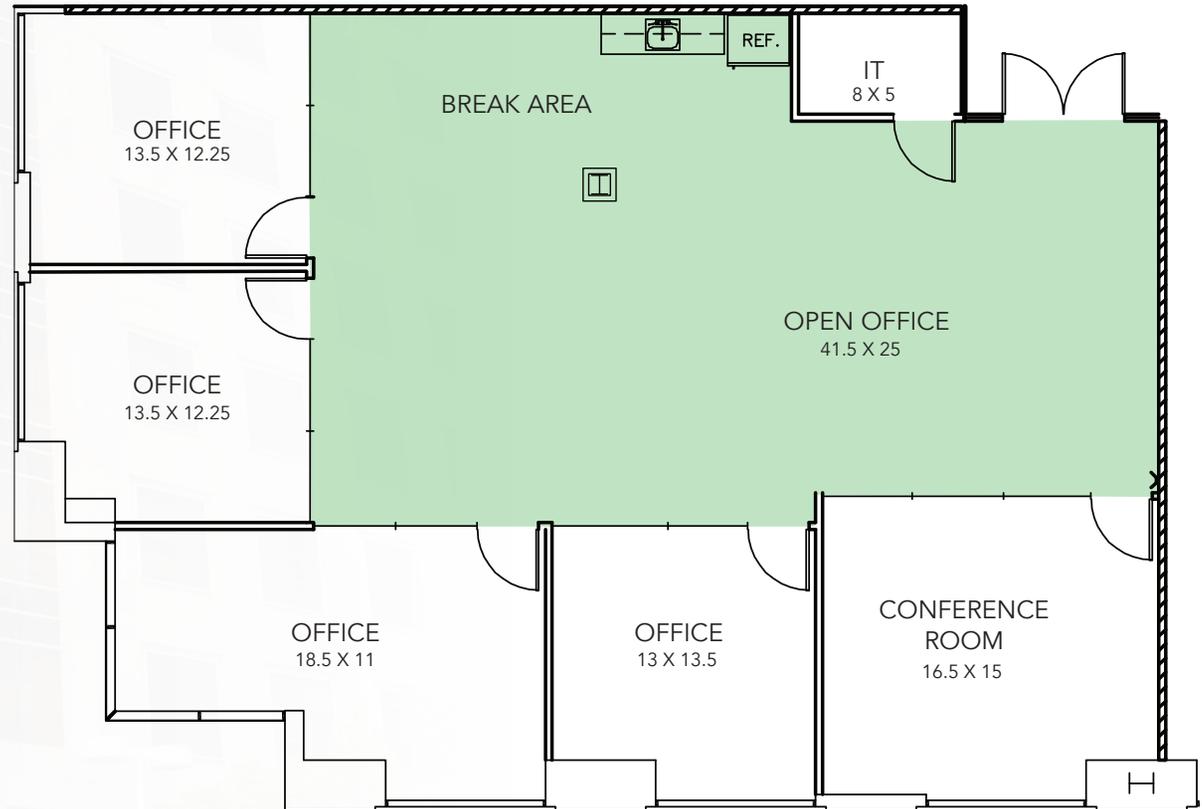
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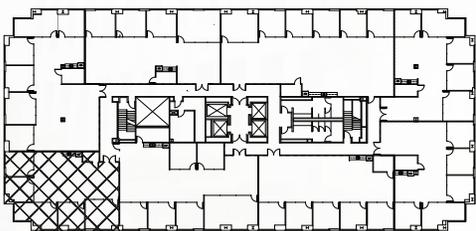
IRVINE CENTER DRIVE

SUITE 480: ±2,525 SF NEW SPEC SUITE



 OPEN CEILING

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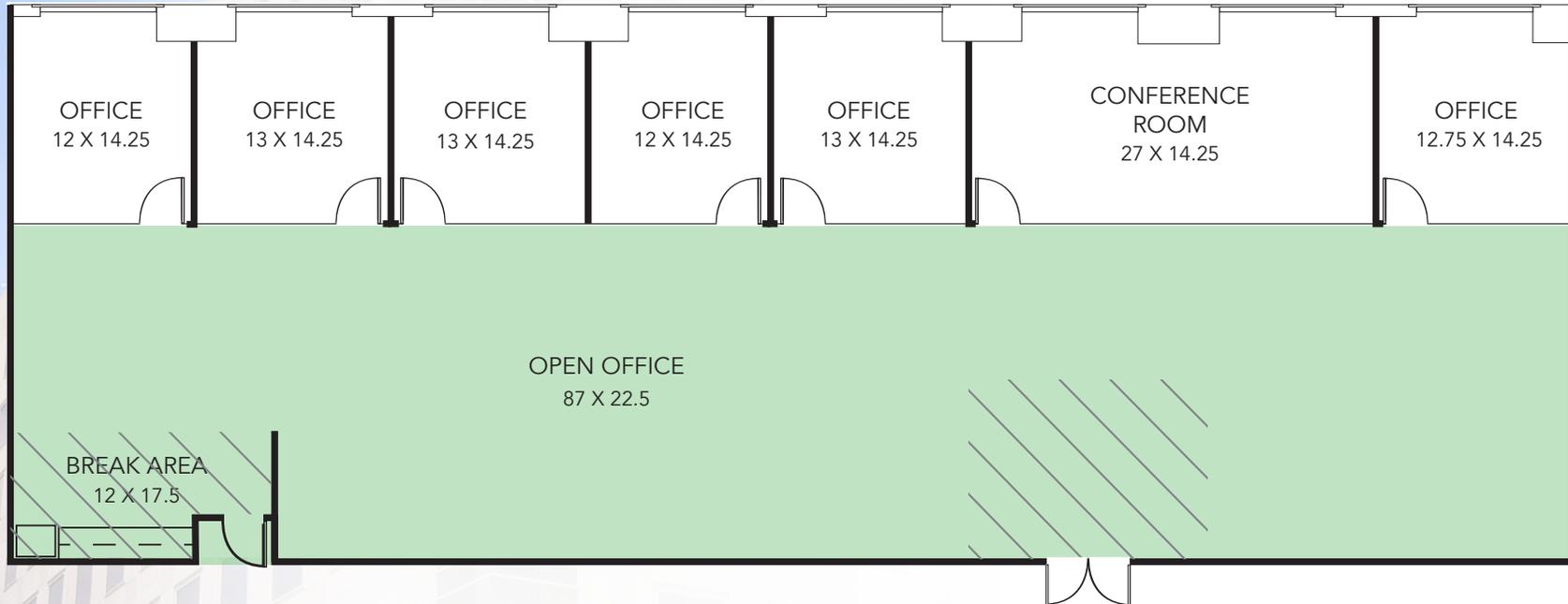
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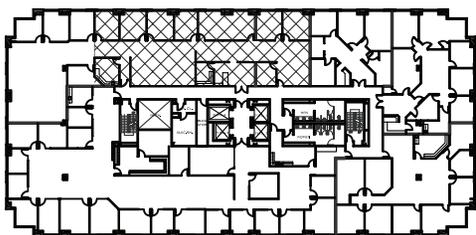
IRVINE CENTER DRIVE

SUITE 650: ±4,743 SF NEW SPEC SUITE



-  POLISHED CONCRETE
-  OPEN CEILING

6TH FLOOR KEY PLAN



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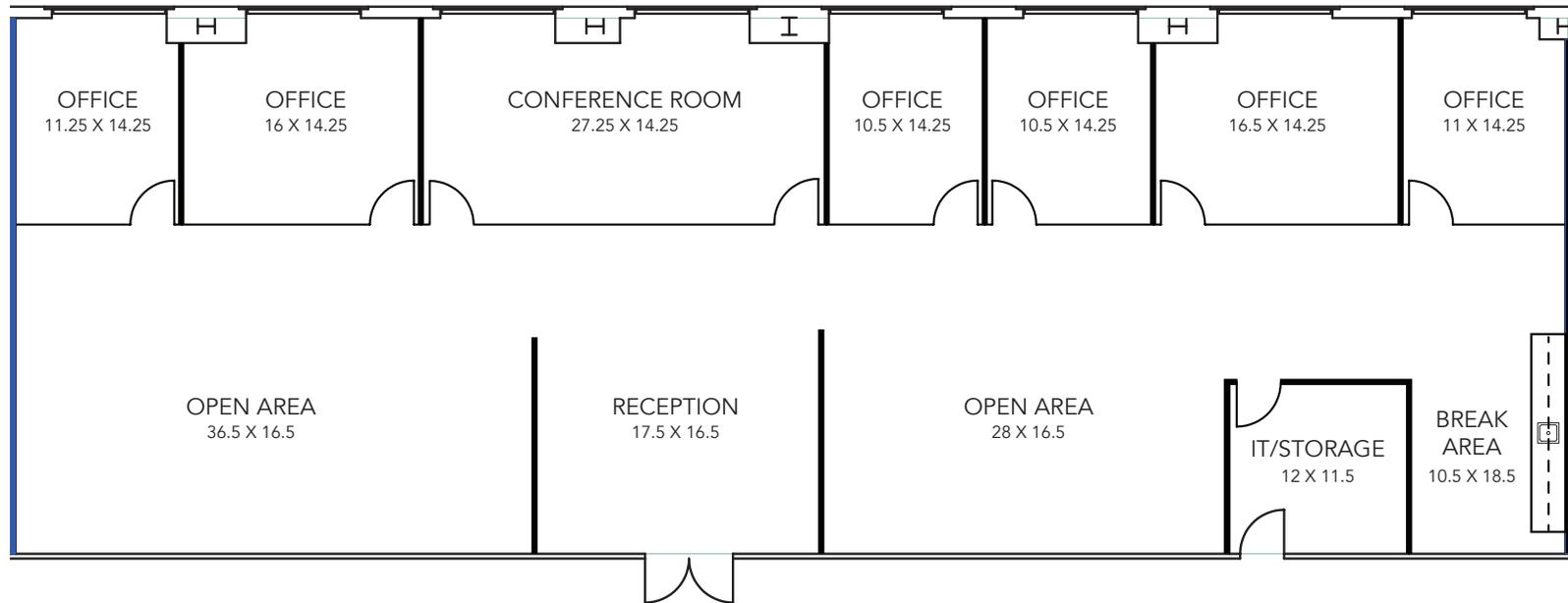
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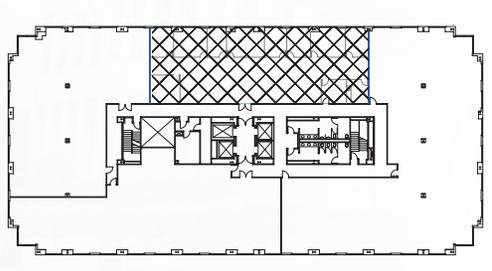
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IRVINE CENTER DRIVE

SUITE 750: ±4,640 SF FURNISHED SUITE



7TH FLOOR KEY PLAN



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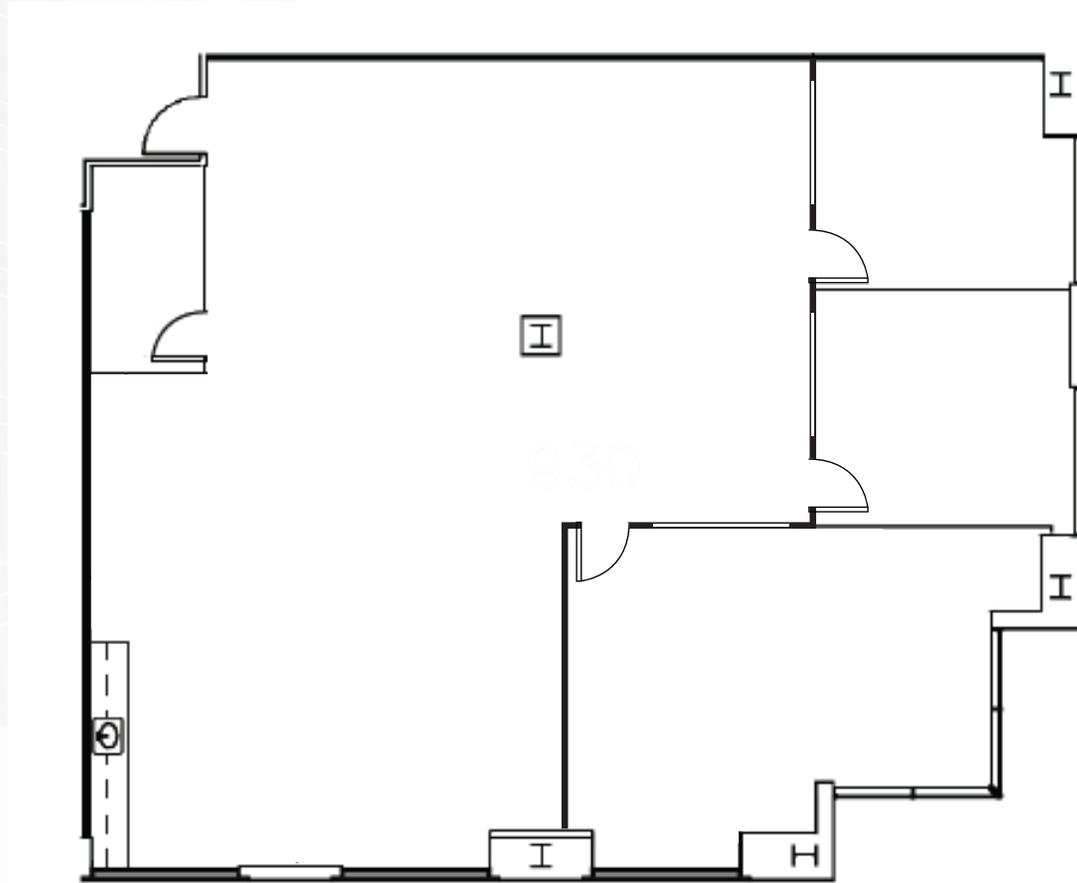
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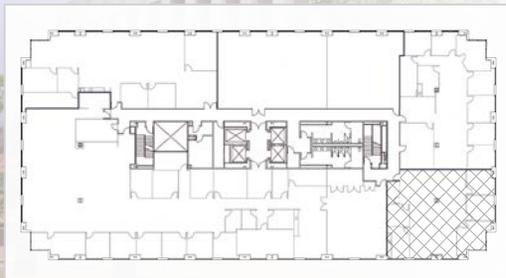
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IRVINE CENTER DRIVE

SUITE 930: ±2,512 SF SPEC SUITE



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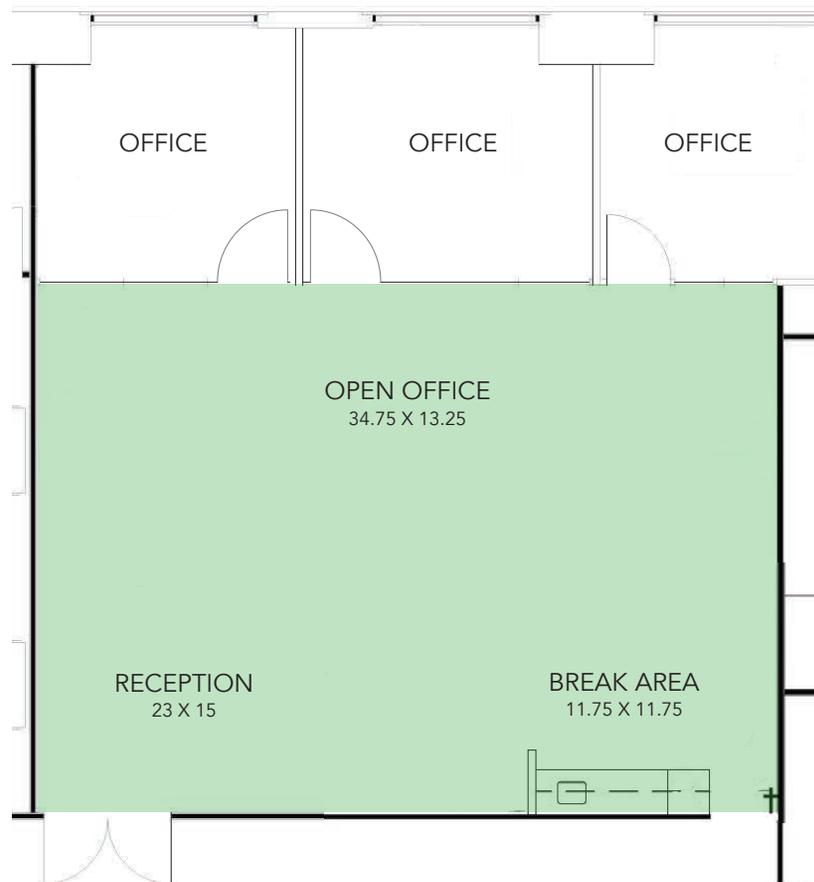
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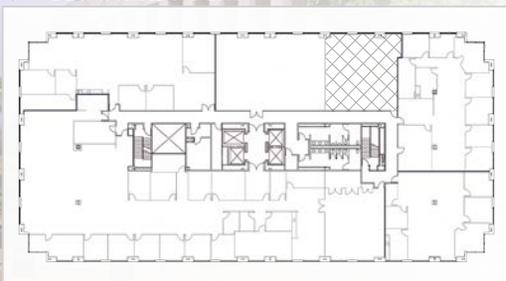
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IRVINE CENTER DRIVE

SUITE 945: ±1,603 SF NEW SPEC SUITE



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