

Irvine Community Development Company - Commercial Land Sales

**Irvine Spectrum 3**

Contact: Kevin Turner (949) 263-5391 or Mike Hartel at (949) 263-5392

Lic. #00968394

Lic. #01031013



Sales Map Lot #	Lot Size Acres	Status	Maximum Building Area	Land Price (net of Assessment District Lien & Fees)		85.7 Assessment District Fees PSF (Lien is assumable and payable on property tax bill with bonds maturing in 2032)  Based on Land SF		Total Price		Non - Recurring Fees			Recurring Fees
										Foothill Eastern Transportation Corridor Fee Program - Zone B (Based on SF of Building) \$3.68 PSF  * Subject to change	Project within Community Facilities District No. 86-1 Irvine School District	Irvine Ranch Water District Sewer Connection Fees for Industrial Uses at \$579 / Acre. Irvine Ranch Water District Water Connection Fees for Industrial Uses at \$3,048 / Acre.	
				Price	PSF	Ad Lien Price	Ad Lien / PSF	Price	PSF				
301	1.1070	Available	16,880	TBD	TBD	TBD	\$2.25	TBD	TBD	\$62,118	\$0	\$4,015	1. Property Tax@1.02% of land valuation  2. Community Facility District  3. Associations a. Spectromotion \$0.023 PSF of bldg. per year b. Landscape/ Common Area \$600/yr estimated
302	1.2870	Available	19,620	TBD	TBD	TBD	\$2.25	TBD	TBD	\$72,202	\$0	\$4,668	
303	2.3010	Available	35,080	TBD	TBD	TBD	\$2.25	TBD	TBD	\$129,094	\$0	\$8,346	
304	1.6060	Available	24,490	TBD	TBD	TBD	\$2.25	TBD	TBD	\$90,123	\$0	\$5,825	
305	1.5470	Available	23,590	TBD	TBD	TBD	\$2.25	TBD	TBD	\$86,811	\$0	\$5,611	
306	1.1920	Available	18,170	TBD	TBD	TBD	\$2.25	TBD	TBD	\$66,866	\$0	\$4,323	
307	2.0740	Available	31,620	TBD	TBD	TBD	\$2.25	TBD	TBD	\$116,362	\$0	\$7,522	
308	1.1880	Available	18,110	TBD	TBD	TBD	\$2.25	TBD	TBD	\$66,645	\$0	\$4,309	
													As of 11/24/08

\* All pricing is subject to change without notice. Development fees are estimated and not guaranteed. The buyer should independently verify all information.

# OFFICE/R & D SITES FOR SALE IRVINE SPECTRUM 3

1.1 TO 4.7 ACRES



## FEATURES

- Prime business location in Irvine Spectrum®
- Parcels possess the unique entitlement for Office uses and are ready to build
- Parcels will accommodate building sizes from 16,700 to 71,600 SF
- Freeway frontage along the 5 and 133 Freeways with easy access to the 73 Toll Road and 405 Freeway
- Minutes to John Wayne Airport
- AMTRAK and Metrolink service at nearby Irvine Transportation Center
- Total freeway count of 525,000 cars per day passing the Spectrum 3 site via the 5 and 133 Freeways



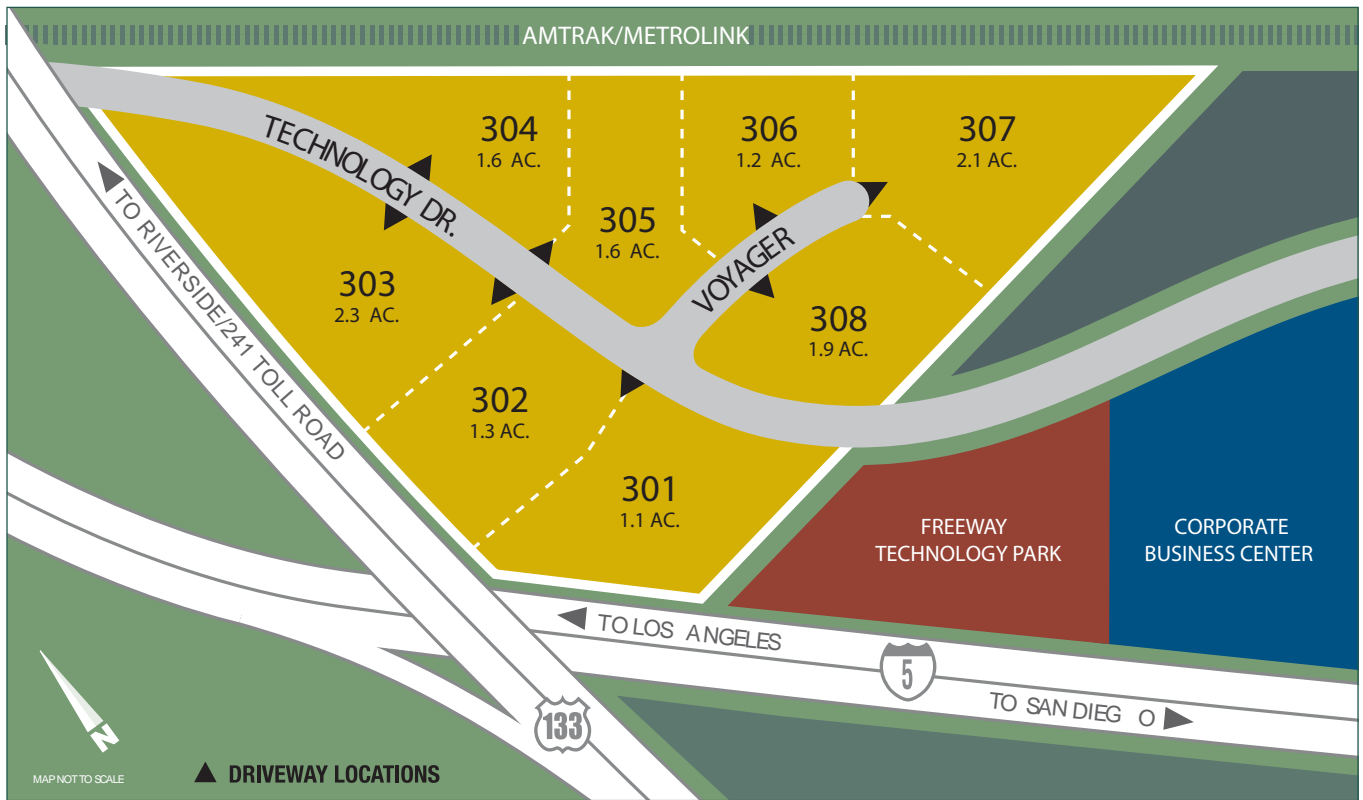
 **IRVINE COMPANY** | **COMMUNITY DEVELOPMENT**  
Since 1864

[IrvineLandSales.com](http://IrvineLandSales.com)

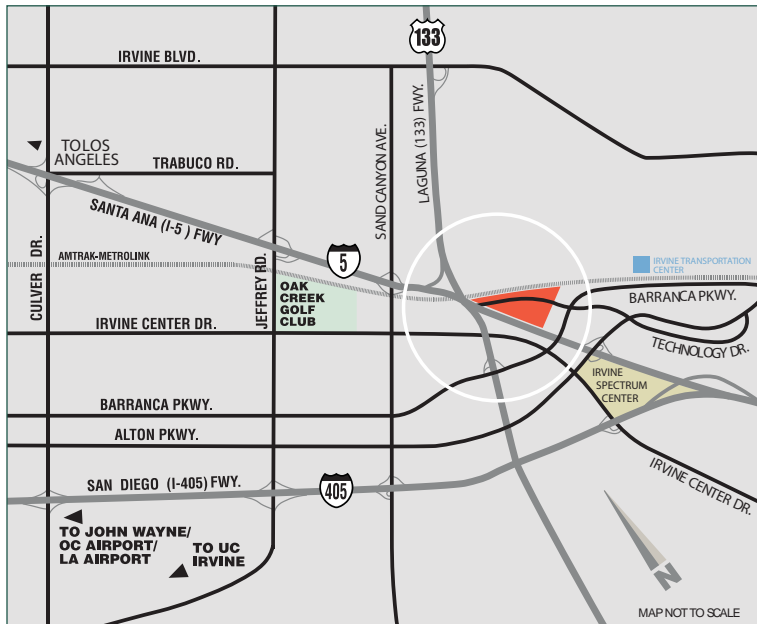
# IRVINE SPECTRUM 3

## IRVINE SPECTRUM

# OFFICE/R&D SITES FOR SALE



Site Map



Location Map

For more information, please contact:

Michael Hartel  
Lic. #01031013  
MHartel@voitco.com  
(949) 851-5100 Fax (949) 261-9092

Kevin Turner  
Lic. #00968394  
KTurner@voitco.com  
(949) 851-5100 Fax (949) 261-9092



© 2008 The Irvine Company, LLC. These products, projects and improvements are currently planned for development by Irvine Community Development Company. The existence of such projects and the existence and possible alignment of roadways and impact due to aircraft activity are based on the current plans and policies of affected public agencies and/or current economic and marketing assumptions. The foregoing is subject to change without notice at any time. This information should not be the only basis of decision to buy or lease an Irvine Community Development Company property, and the prospective buyers or lessees should conduct their own independent investigation prior to making such a decision. The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all the information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.



IrvineLandSales.com