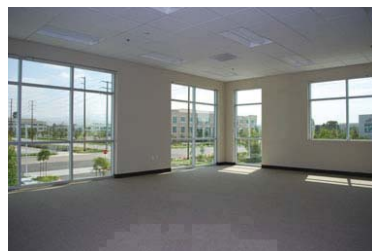


WATERWORKS BUSINESS PARK

IRVINE SPECTRUM

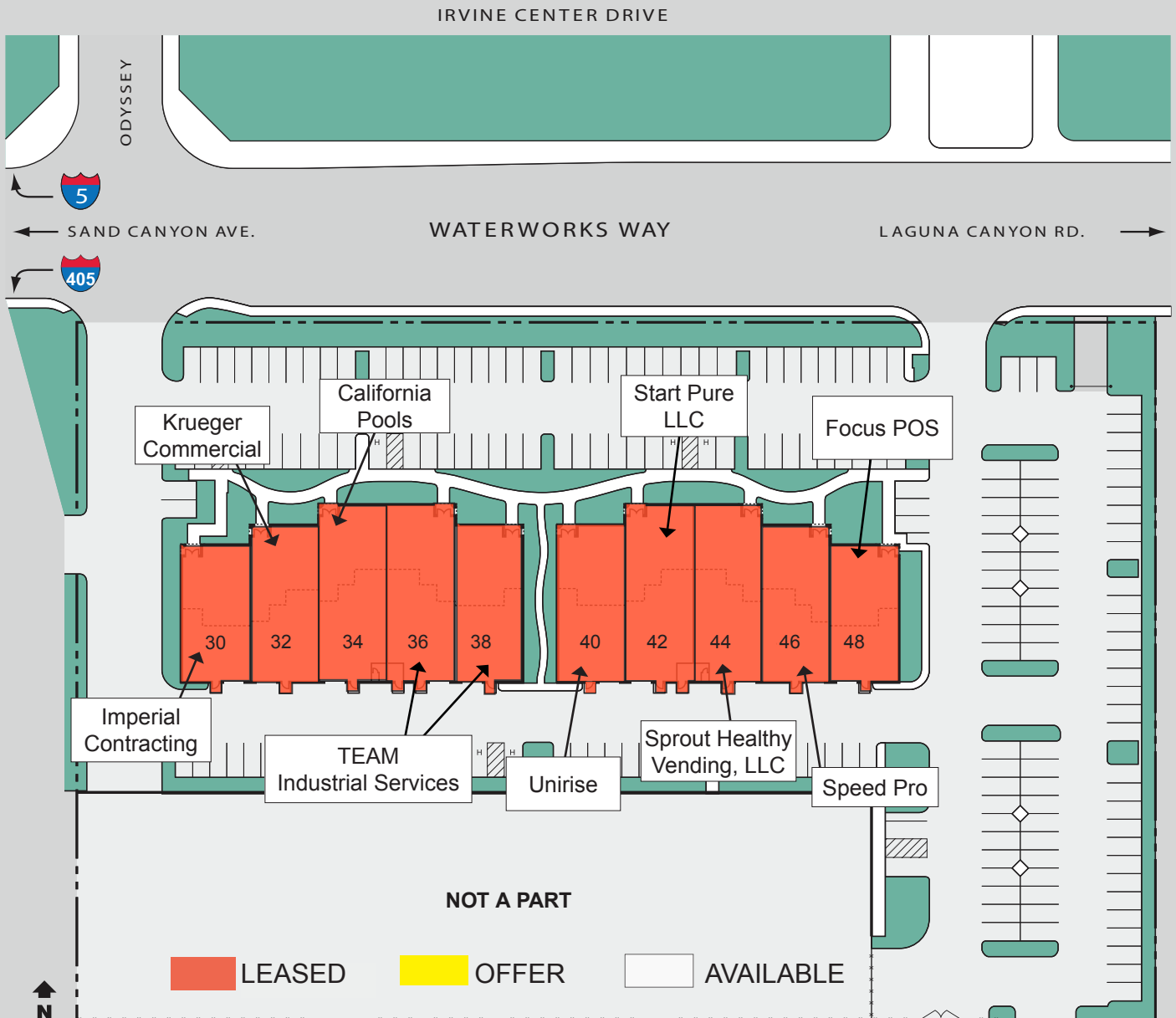


30-48 WATERWORKS WAY, IRVINE, CA



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WATERWORKS BUSINESS PARK



Building Address	Total Square Feet	1st Floor Office (Approx.)	2nd Floor Mezzanine (Approx.)	Warehouse
30	3,363	1,302	963	1,098
32	3,704	1,318	983	1,403
34	3,923	1,307	971	1,645
36	3,923	1,307	971	1,645
38	3,707	1,302	963	1,442
40	3,707	1,302	963	1,442
42	3,923	1,307	971	1,645
44	3,923	1,307	971	1,645
46	3,704	1,318	983	1,403
48	3,363	1,302	963	1,098
36, 38	7,630	2,609	1,934	3,087



FEATURES

- ±50% Improved Office Area, Restrooms Included
- Close Proximity to Irvine Regional Hospital and Kaiser Permanente
- One Block to Retail Amenities
- Ground Level Loading (12' W x 14' H)
- Approximately 3:1 Parking Ratio (Expandable)
- Approximately 22' Warehouse Clearance
- Flexible Unit Sizes from 3,360 Square Feet to 18,620 Square Feet
- 200 Amps, 208/120 Power (3 Phase, 4 Wire)
- Fully Sprinklered
- Close to the 5, 405 & 133 Freeways
- Close to the Irvine Spectrum Entertainment Center



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FOR FURTHER INFORMATION,
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Irvine, CA 92614



AMENITIES

WITHIN A 3 MILE RADIUS TO WATERWORKS BUSINESS PARK

ENTERTAINMENT

Irvine Spectrum Entertainment Center 4 Golf Courses

SHOPPING

Albertsons Office Depot Ralphs
Gelson's Petsmart Trader Joe's

FAST FOOD

Burger King Jamba Juice Quiznos
Carl's Jr. McDonald's Starbucks

RESTAURANTS

Baja Fresh Cheesecake Factory Fox Sports Grill PF Chang's
California Pizza Kitchen Daphne's Johnny Rockets Yard House