

High-end Irvine Spectrum Office Available for Sublease



400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618



Building Profile

14th Fl / Suite 1400
PREMISES

12,168 RSF
TOTAL SF AVAILABLE

Withheld
ASKING LEASE RATE PER SF

Immediate
AVAILABILITY

Thru 06/30/2029
TERM

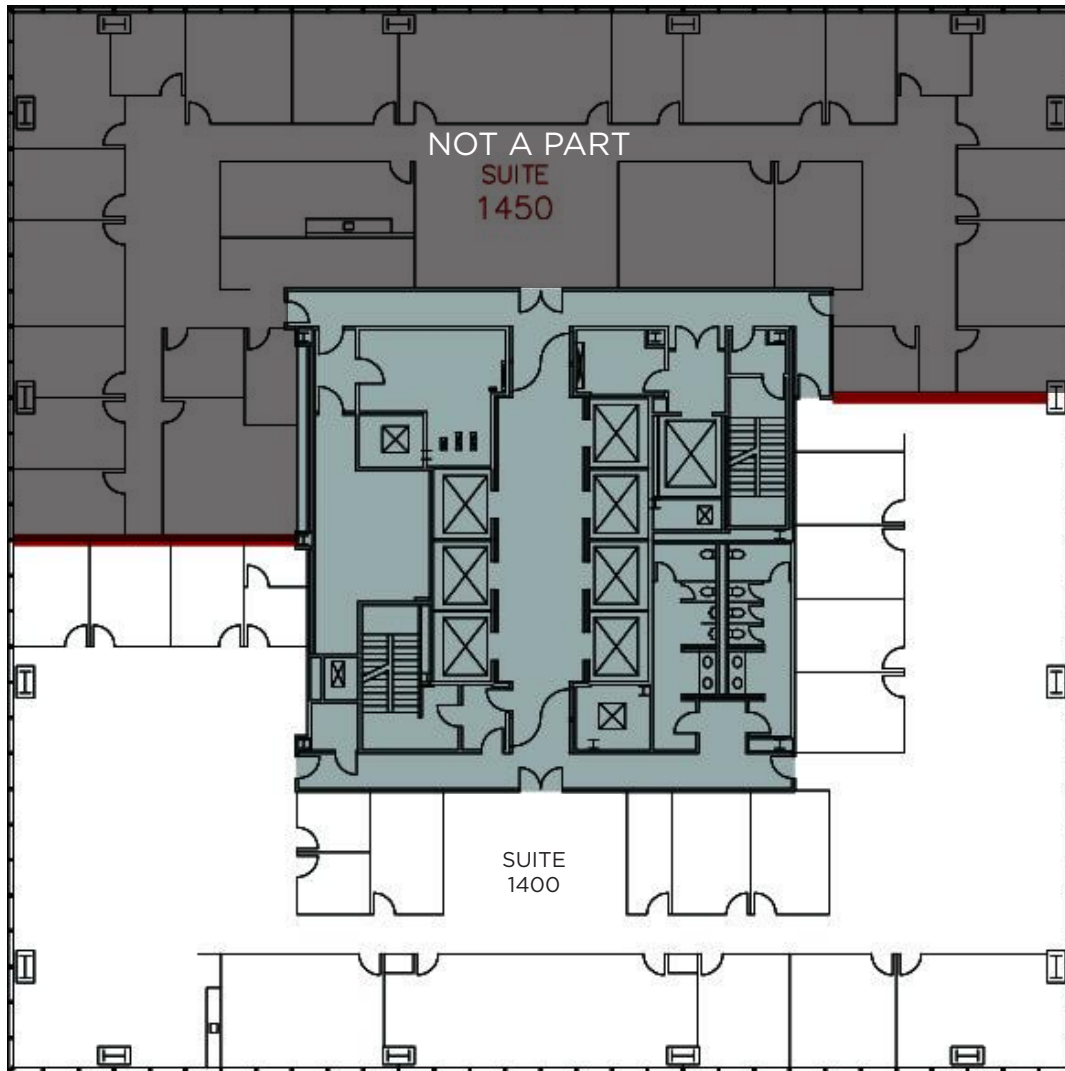
KEY HIGHLIGHTS

- Iconic 21-story Irvine Spectrum tower offering 428,000+ SF of modern workspace, highlighted by floor-to-ceiling glass and sweeping panoramic views.
- Strategically located with convenient access to the I-5 and I-405 Freeways and the 133 Toll Road.
- ±1.2 miles to Irvine Transportation Center offering Metrolink and Amtrak service.
- Immediate access to Irvine Spectrum Center's 175+ dining and retail experiences creates an unmatched amenity-rich environment.
- Please call to schedule a tour.

For more information, please contact:

Madison Beckley

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the
commonsIRVINE
SPECTRUM
CENTER**SUITE 1400 FEATURES**

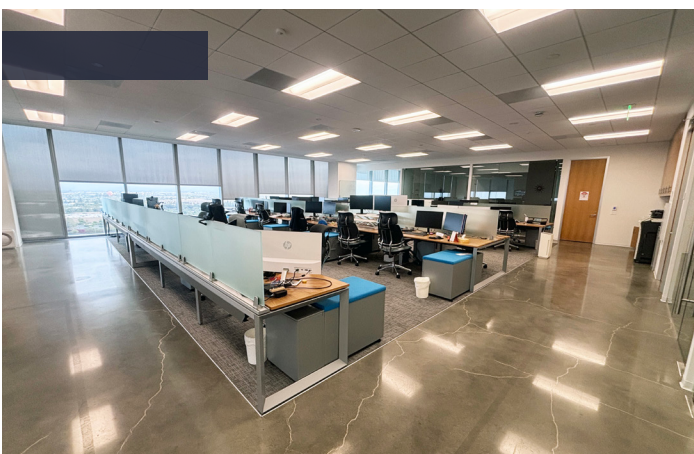
- 8 private offices
- 62 workstations
- Conference room
- Large open work area
- IT Room / Storage Room
- Reception area
- Furniture included
- Floor-to-ceiling glass with panoramic views and natural light
- Column-free floor plates / highly efficient layout

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INTERIOR PHOTOS



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