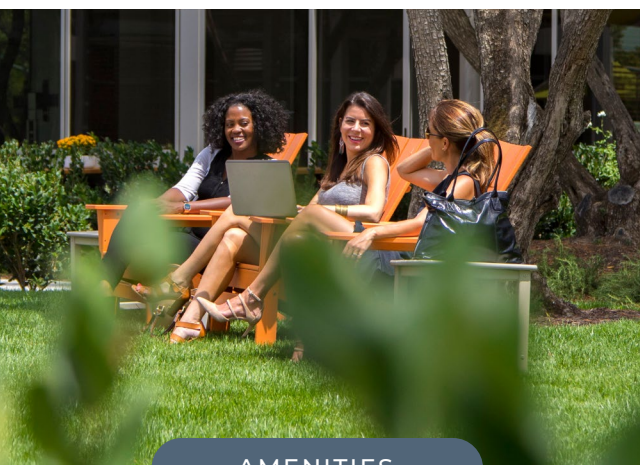


SAND CANYON BUSINESS CENTER
15495 SAND CANYON AVE.
IRVINE SPECTRUM®

Full-Floor Opportunity

SUITE 400 / ±26,920 SF





AMENITIES

- 
BIKE LOCKERS
- 
BIKE TRAIL
- 
BOCCE BALL
- 
EV CHARGING
- 
OUTDOOR WORKSPACE (WIFI-ENABLED)
- 
VOLLEYBALL
- 
WALKING TRAIL

Full-floor creative workspace featuring floor-to-ceiling glass and open ceilings

WiFi-enabled open-air gathering areas with a bocce ball court, plush soft seating, shade structures and a barbecue area

Adjacent to Oak Creek Community Park

Easy access to major freeways and Irvine Station

Walking distance to restaurants at Sand Canyon Plaza

Nearby resort-style living at Centerpointe, Los Olivos®, The Park, Westview, Pacifica Place and Avella

Where Breakthroughs Happen

15495 SAND CANYON AVE. / ±26,920 SF

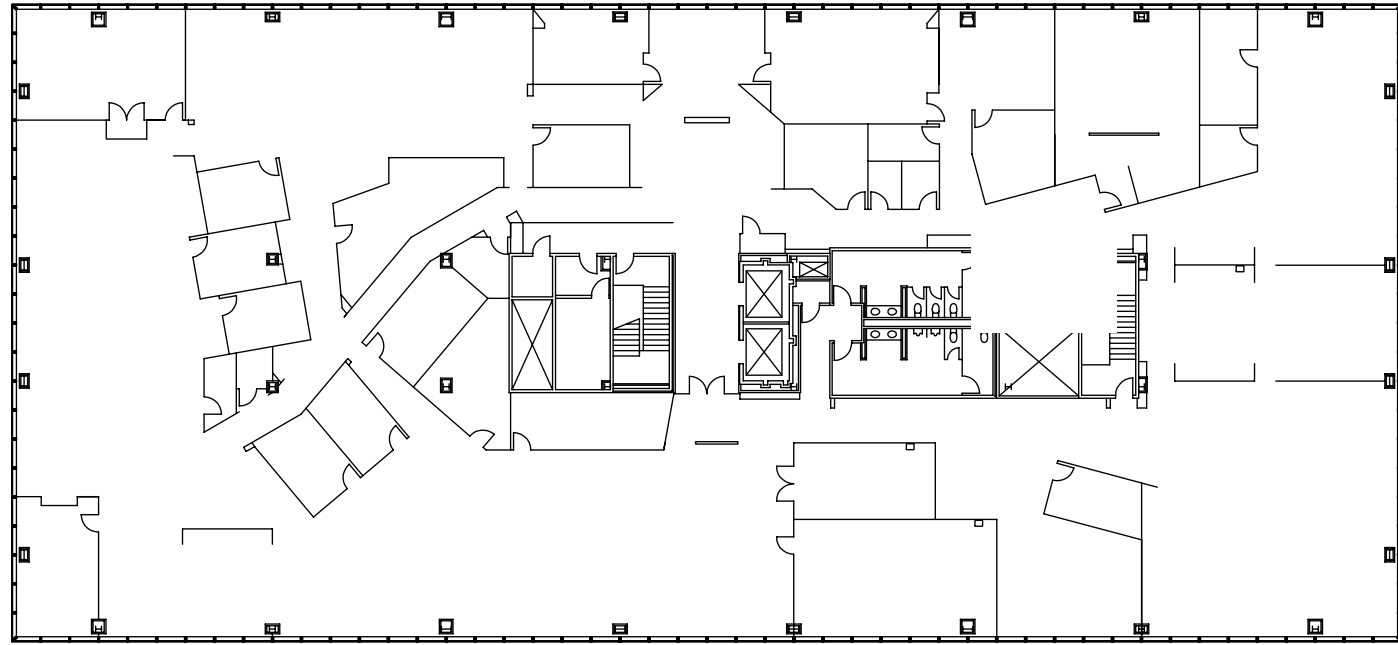
// SAND CANYON BUSINESS CENTER

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

FLOOR PLANS

15495 Sand Canyon Ave.

SUITE 400 / ±26,920 SF



// SAND CANYON BUSINESS CENTER

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

Amenity-rich Neighborhood



GREAT PARK

IRVINE STATION

IRVINE SPECTRUM CENTER®
175+ Dining, Retail and Entertainment Options

OLD TOWN IRVINE
5+ Dining & Retail Options

NEW APARTMENTS COMING 2027

SAND CANYON PLAZA
20+ Dining, Fitness & Retail Options

SAND CANYON BUSINESS CENTER
15495 SAND CANYON AVE.
±26,920 SF

IRVINE CENTER DR.

SAND CANYON AVE.

OAK CREEK COMMUNITY PARK

VALLEY OAK RD.

// SAND CANYON BUSINESS CENTER

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810



// SAND CANYON BUSINESS CENTER

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





IRVINECOMPANYOFFICE.COM / 949.720.2550

MIKE VUKOVICH
SENIOR DIRECTOR, LEASING
mvukovich@irvinecompany.com
LIC. 01460010
949.720.3542

KARA WINTERS
DIRECTOR, LEASING
kwinters@irvinecompany.com
LIC. 01755312
949.720.3140



All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC.#02041810. ©2026 Irvine Management Company. All rights reserved. All renderings/pictures shown are for information and illustration purposes only and are subject to change. Products, features, and amenities subject to availability. While we believe this information to be reliable, Irvine Management Company makes no representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. You should conduct a careful, independent investigation of the property and verify all information. International WELL Building Institute™ and the related logo are trademarks used with permission from the International WELL Building Institute™. The Sunwave, Irvine Company and Irvine Spectrum Center are registered trademarks of Irvine Management Company. Trademarks are the property of their respective owners.