

SAND CANYON BUSINESS CENTER
15525 SAND CANYON AVENUE
IRVINE SPECTRUM

Move-in Ready Opportunity

SUITE 200 & 300 / ±55,637 SF





AMENITIES



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

Up to two full floors of premium workspace, ready for occupancy

Excellent building top signage opportunity

Newly constructed lobby with upgraded flooring, finishes and lighting

WiFi-enabled open-air gathering areas with a volleyball court, 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

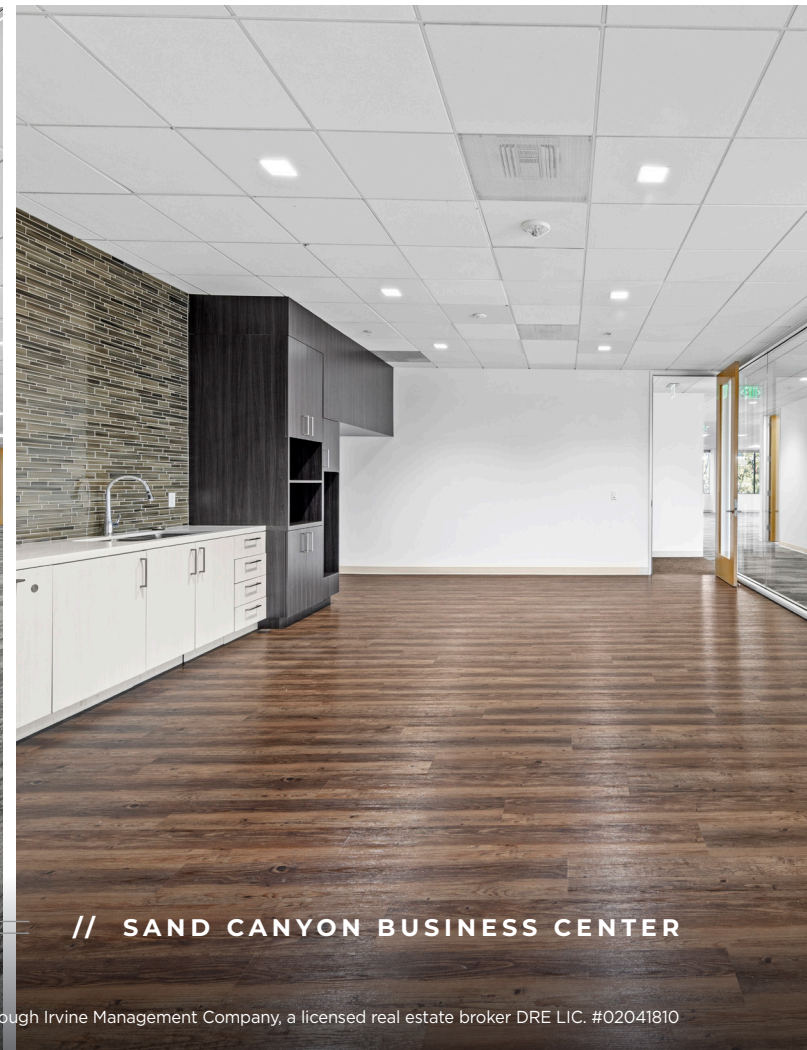
Nearby resort-style living at Centerpointe, Los Olivos, The Park, The Village and Westview apartment communities

Where Breakthroughs Happen

15525 SAND CANYON AVENUE / ±55,637 SF

// SAND CANYON BUSINESS CENTER

2ND FLOOR: 27,877 SF



// SAND CANYON BUSINESS CENTER

3RD FLOOR: 27,760 SF



Amenity-rich Neighborhood



OLD TOWN IRVINE

GREAT PARK

IRVINE STATION

IRVINE SPECTRUM CENTER®
2 miles from 175+ retail, shopping & dining options.



NEW APARTMENTS COMING 2027

SAND CANYON PLAZA
20+ retail, shopping, fitness & dining options



Irvine Center Drive

15525 SAND CANYON AVENUE

Sand Canyon Avenue



VALLEY OAK ROAD

OAK CREEK COMMUNITY PARK

// 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 129 million 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.





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