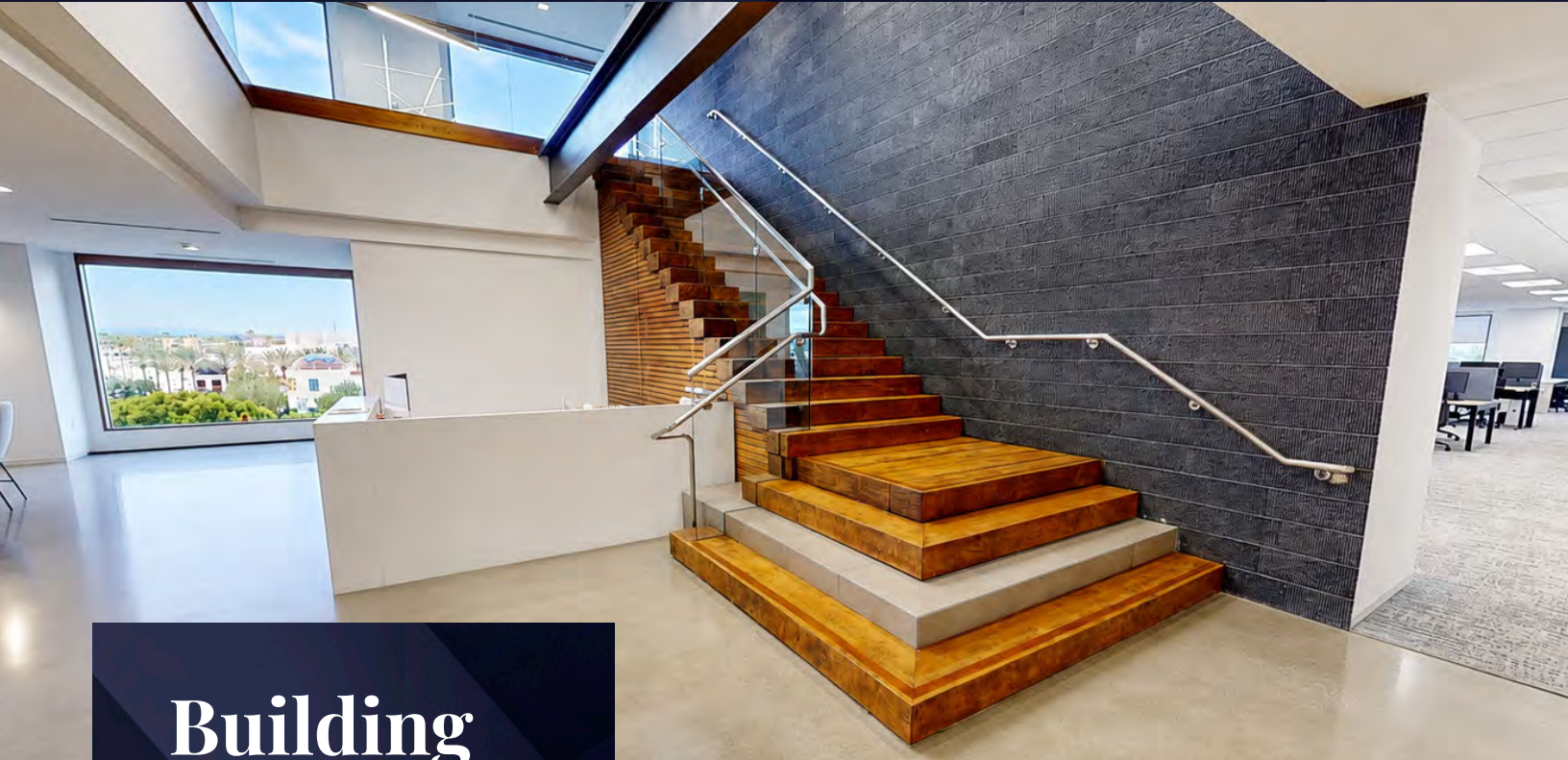


Unique Full-Floor Sublease Opportunity



300 Spectrum Center Drive, Irvine, CA 92612



Building Profile

35,680 SF
TOTAL SF AVAILABLE

5th & Partial 6th
PREMISES (FLOORS)

Negotiable
ASKING LEASE RATE PER SF

Thru 05/31/2029
TERM

KEY HIGHLIGHTS

- Corporate Headquarters space
- Prominent Irvine Spectrum location with exceptional corporate visibility
- Interconnecting stairwell originally designed by world renowned architecture firm WATG
- Excellent access to both I-405 and I-5 Freeways
- Recently built out space and furnished
- Walking distance to over 30 restaurants and entertainment options at Irvine Spectrum Center
- Please call to schedule tour

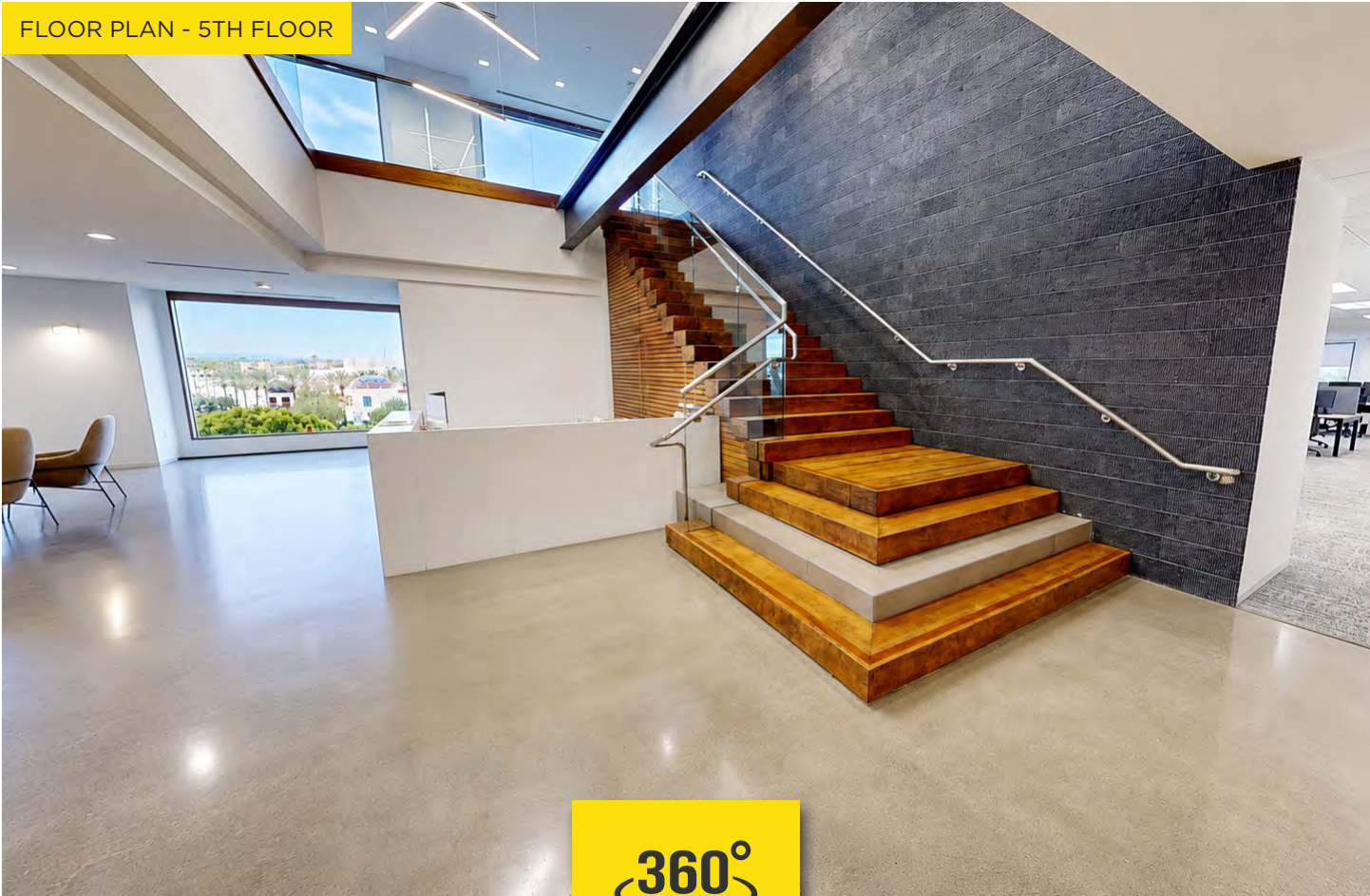


Property Overview

300 Spectrum Center Drive is a premier 15-story Class A office tower located in the heart of Irvine Spectrum, one of Orange County's most dynamic business environments. Distinguished by its French limestone-clad architecture and prominent position along the Spectrum Skyline®, the building offers a prestigious corporate identity, panoramic views, and an amenity-rich workplace experience.

[VIRTUAL TOUR, CLICK HERE](#)

FLOOR PLAN - 5TH FLOOR



360°
VIRTUAL TOUR,
CLICK HERE



FLOOR PLAN - 5TH FLOOR



360°
VIRTUAL TOUR,
CLICK HERE

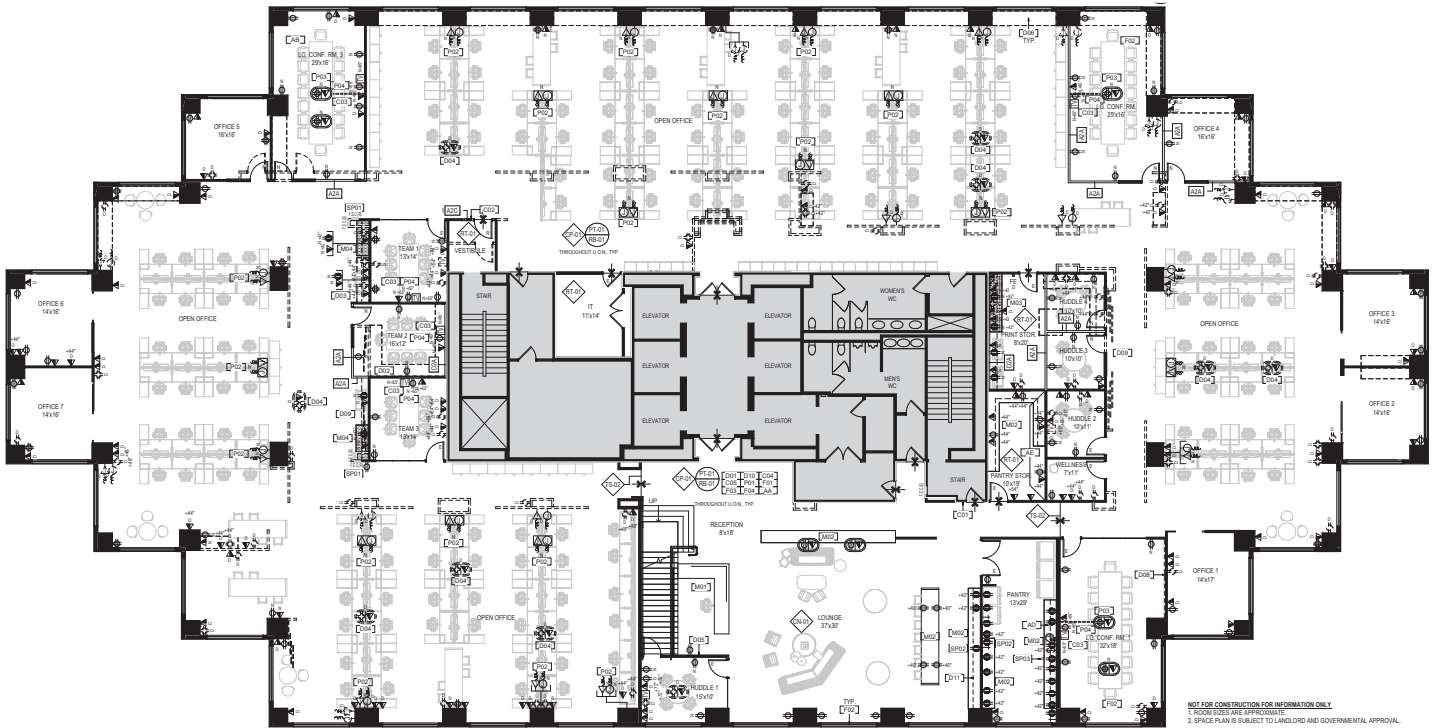


FLOOR PLAN - 6TH FLOOR



360°
VIRTUAL TOUR,
CLICK HERE





NOT FOR CONSTRUCTION FOR INFORMATION ONLY
 1. SCALE DIMENSIONS APPROXIMATE
 2. SPACE PLAN IS SUBJECT TO LANDLORD AND GOVERNMENTAL APPROVAL

Office Breakdown

Conference Rooms	6	Workstations	152
Huddle Rooms	4	Wellness Room	1
Reception	1	Break Room	1
Private Offices	7	IT Room	1

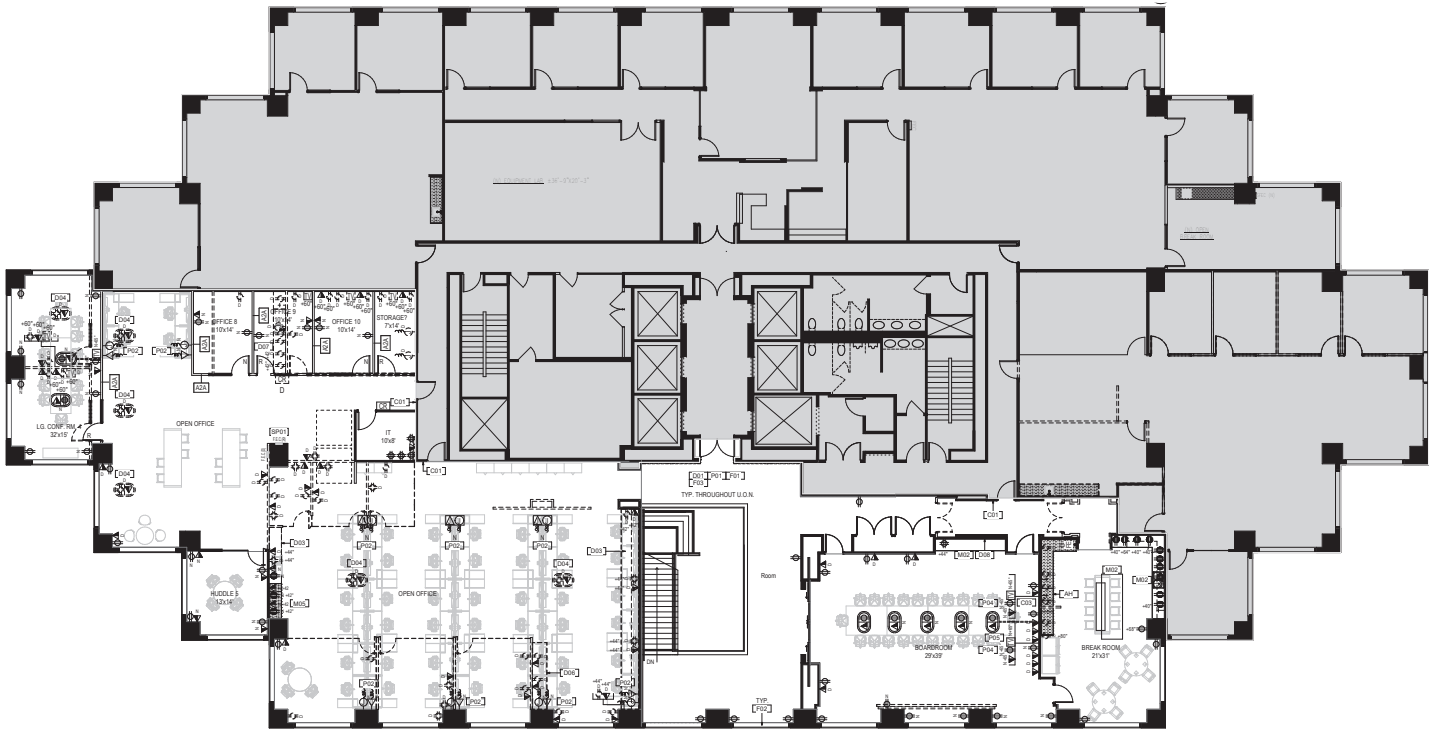


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Office Breakdown

Boardroom	1	Private Offices	5
Conference Room	1	Workstations	60
Huddle Rooms	2	Break Room	1

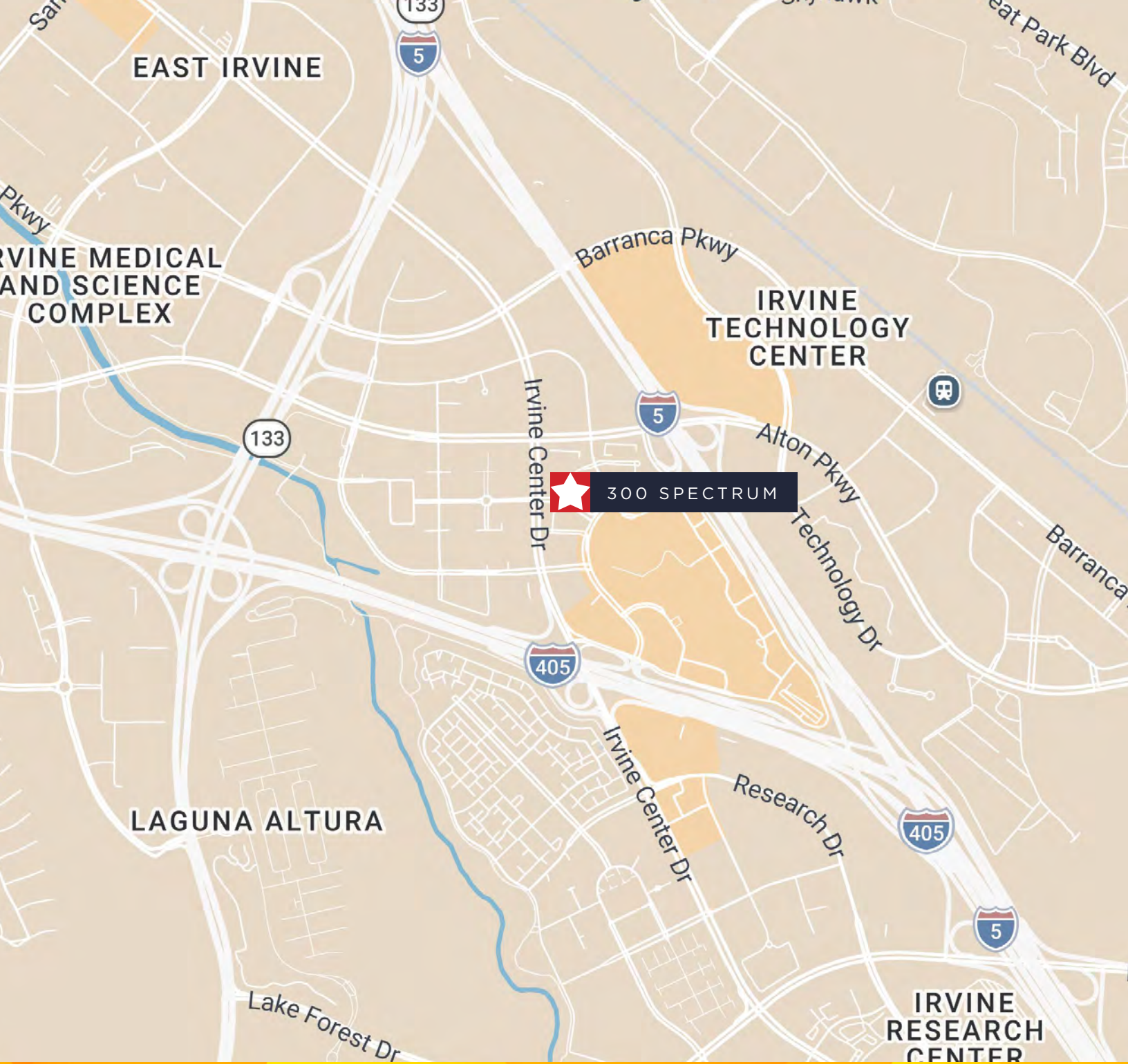


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 300 SPECTRUM



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