

# 7700

SPECTRUM

7700 IRVINE CENTER DRIVE  
Irvine, California 92618



NEWMARK



CAMPBOR  
PARTNERS

# 7700

## SPECTRUM

**7700 SPECTRUM** is located in the heart of the Irvine Spectrum featuring over 200,000 square feet of Class A office spanning over 9 floors. 7700 Spectrum is a timeless office tower offering its Tenants a dramatic two-story lobby, extensive glass lining, on-site conference facility and on-site property management. The property also offers efficient free surface parking and has immediate access to the I-5, I-405, SR133 and 241 Toll Roads. 7700 Spectrum is minutes away from the Irvine Spectrum Shopping Center and other numerous retail amenities making it the ideal location for any Tenant.



# 7700 SPECTRUM

## HIGHLIGHTS



CLOSE PROXIMITY TO  
IRVINE SPECTRUM  
SHOPPING CENTER



IMMEDIATE ACCESS TO  
I-5, I-405, SR133 AND 241  
TOLL ROAD



NEW CREATIVE  
SPEC SUITES



NEW BUILDING  
UPGRADES



FREE SURFACE PARKING



ON-SITE CONFERENCE  
FACILITY



HIGH CALIBER  
OWNERSHIP

SPECTRUM

7700

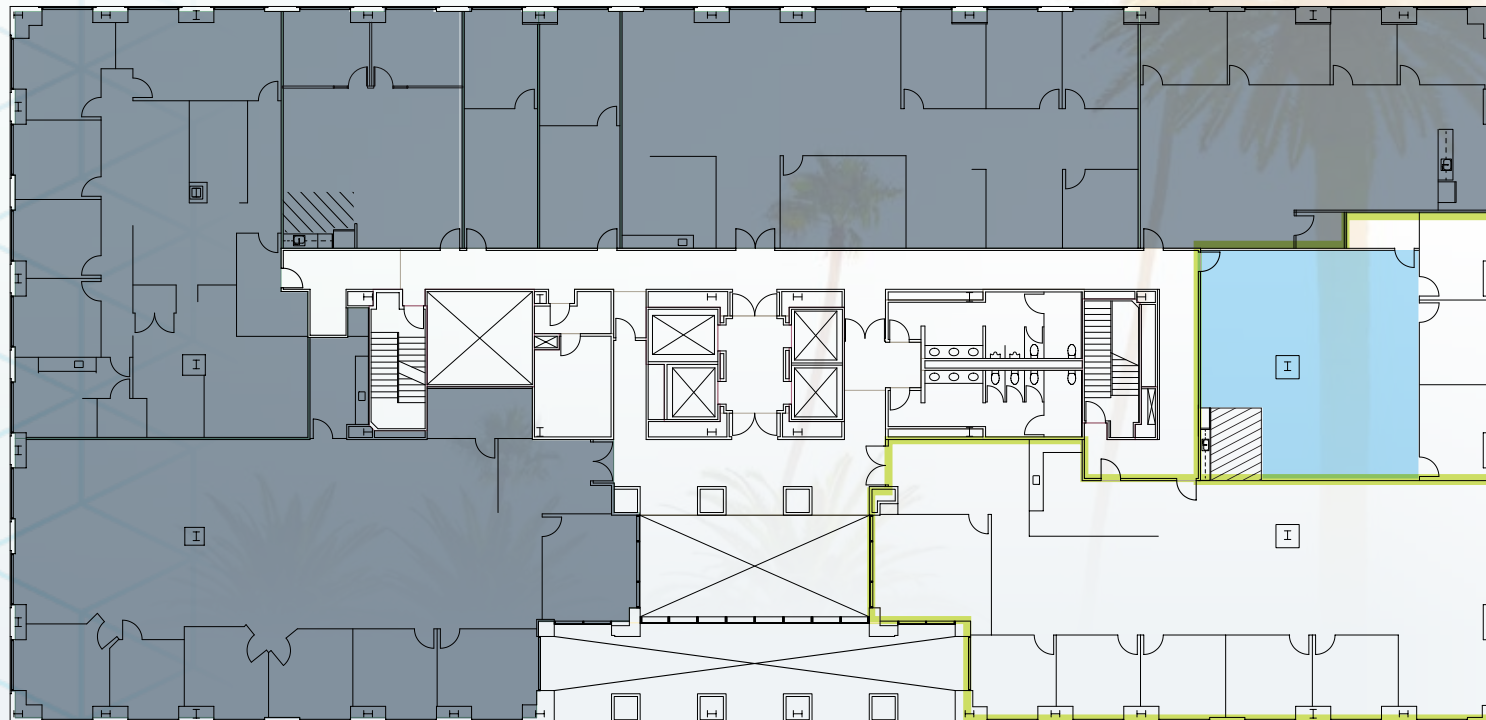


# AVAILABILITIES

| Suite | RSF      | Available    | Notes                                                                                        |
|-------|----------|--------------|----------------------------------------------------------------------------------------------|
| 200   | 4,507 SF | Vacant       | High identity double-door entry, featuring 5 offices, conference room, kitchen and open area |
| 220   | 2,119 SF | Oct. 1, 2026 | Creative Spec Suite: 3 offices, kitchenette, storage room and open area                      |
| 570   | 2,120 SF | Vacant       | 3 offices, conference room, open kitchen and open area                                       |
| 580   | 1,852 SF | Aug. 1, 2026 | Creative Spec Suite: 3 offices and open area                                                 |
| 940   | 3,498 SF | Jan. 1, 2027 | 7 offices, conference room, kitchen, storage room and open area                              |



# 2ND FLOOR PLAN



SUITE 220

SUITE 200

Suite 200      Suite 220

4,507 SF

2,119 SF

Open Ceiling    Polished Concrete

# 5TH FLOOR PLAN



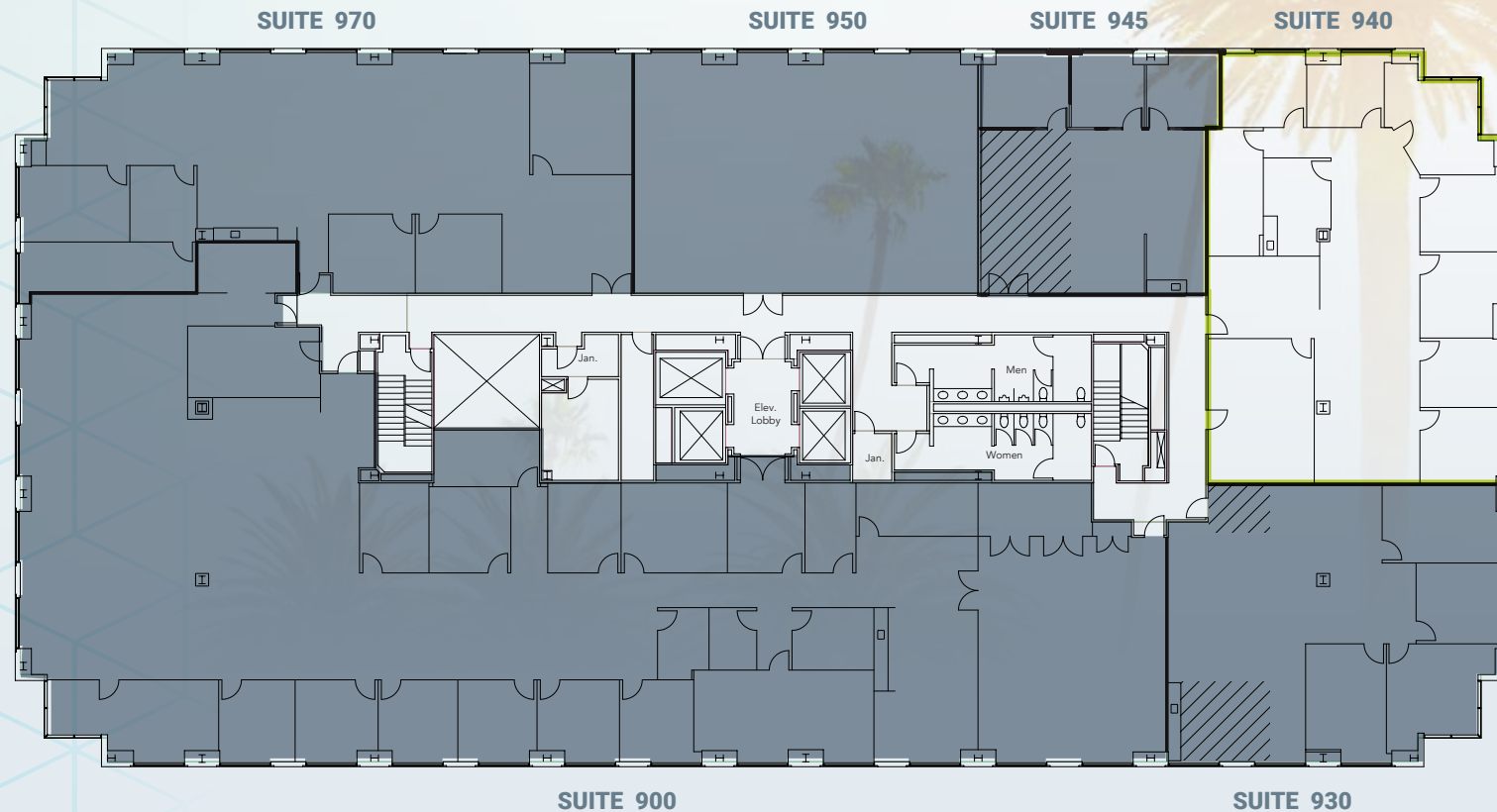
Suite 570      Suite 580

2,120 SF

1,852 SF

Open Ceiling      Polished Concrete

# 9TH FLOOR PLAN



SPECTRUM

710

Suite 940

3,498 SF

Open Ceiling Polished Concrete

# 7700 SPECTRUM

ALTON  
MARKETPLACE  
IRVINE SPECTRUM

MARRIOTT  
IRVINE SPECTRUM



IRVINE  
SPECTRUM  
CENTER.

LOS OLIVOS  
MARKETPLACE  
IRVINE SPECTRUM

7700  
SPECTRUM

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**Richard P. Sung**  
*Senior Managing Director*  
t 949-608-2178  
m 408-205-3412  
richard.sung@nmrk.com  
CA RE Lic. #01953211

**Andrew Robben**  
*Senior Managing Director*  
t 949-608-2073  
m 949-400-5855  
andrew.robben@nmrk.com  
CA RE Lic. #01372891

18401 Von Karman Avenue, Suite 150, Irvine, CA 92612

**nmrk.com**

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