

FOREFRONT

405

2405 MCCABE WAY
IRVINE, CA

FOR SALE OR LEASE

LISTED BY

RW REDWOOD
WEST

VISIBILITY

100,000,000

VIEWS PER YEAR

405 FWY
IDENTITY

500FT OF UNOBSTRUCTED IDENTITY ON ONE OF
SOUTHERN CALIFORNIA'S BUSIEST FREEWAYS

PROXIMITY

LOCAL
AMENITIES



2405 MCCABE

EQUINOX SPORTS CLUB

MAIN STREET PLAZA

JOHN WAYNE AIRPORT

VON KARMAN TOWERS

JAMBOREE CENTER

IRVINE TOWERS

PARK PLACE

TRADE FOOD HALL

FLEXIBILITY

FLEXIBILITY TO ACCOMMODATE TENANTS FROM 2,000SF ALL THE WAY UP TO 30,000+ SF



SPECS & FEATURES

Located between Jamboree and Von Karman Avenue, FOREFRONT405 provides some of the most visible Building Top and Monument Signage in Orange County. The campus includes an outdoor collaborative lounge with game areas, common area Wi-Fi, string lights, and plentiful soft seating. The elevator served buildings feature energy efficient reflective glass and 14,000 – 16,000 SF floor plates that can accommodate a variety of demising options. FOREFRONT 405 also has convenient proximity to several local amenities, and offers abundant free surface parking.



UNSURPASSED

VISIBILITY

PROXIMITY

FLEXIBILITY

- UNOBSTRUCTED 405 FWY IDENTITY, PROVIDING UNSURPASSED VISIBILITY OF OVER 100,000,000 VIEWS PER YEAR.
- FLEXIBILITY TO ACCOMMODATE USERS FROM 2,000 SF UP TO 30,000+ SF
- PROXIMITY AND EASE OF ACCESS TO 405 FREEWAY AND A MULTITUDE OF AMENITIES, RESTAURANTS, HOTELS AND ATHLETIC CLUBS.

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Executive Summary

Address 2405 McCabe
Irvine, CA 92612

Offering Price Call for Details

Total Building Area 33,212 RSF

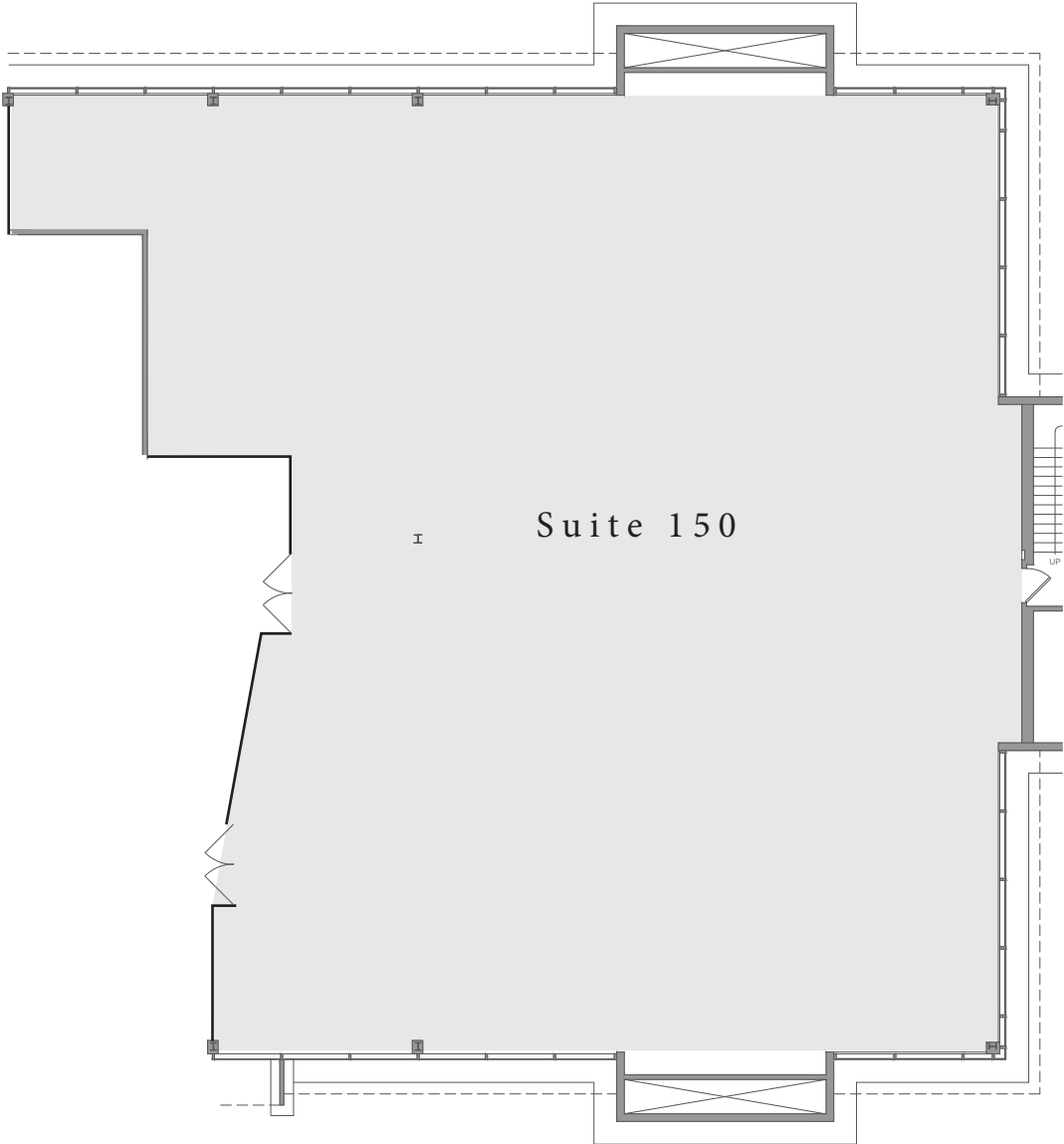
Total Land Area 2.06 Acres

2405 MCCABE WAY

FIRST FLOOR

+/- 7,700 SF Available

AVAILABLE



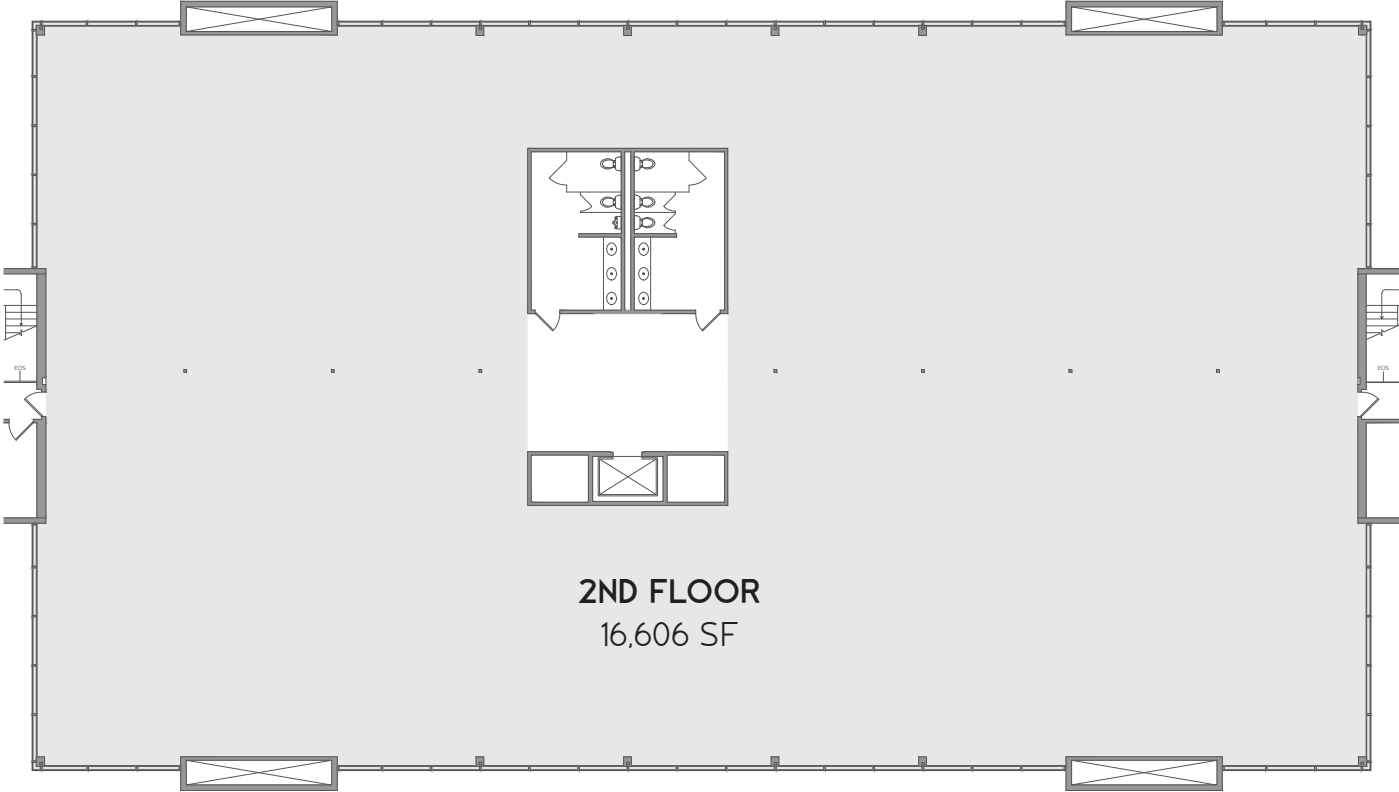
This floorplan is a conceptual representation and may not be entirely accurate. Dimensions, layout, and features are approximate and subject to change. The floorplan is not intended to be a detailed, scale drawing, and variations may exist between the diagram and the actual property.

2405 MCCABE WAY

SECOND FLOOR

+/- 16,600 SF Available

AVAILABLE



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John Pomer
949.945.2649
john@redwoodwest.com
Lic. #01440689

Benjamin Gott
949.945.2648
ben@redwoodwest.com
Lic. #01724507

Christian Heffelman
714.397.8999
christian@redwoodwest.com
Lic. #02101426

Joey Perricone
760.972.6503
joey@redwoodwest.com
Lic. #02216585

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