

# THE PARC

3 CORPORATE PARK | IRVINE, CA 92606



**CBRE**

**NEWMARK**

OFFICE SPACE FOR LEASE

# HIGHLIGHTS



5 building campus style project located within the Irvine Business Complex



Efficient floor plates



Convenient surface parking



High identity exterior sign program



Exceptional access to the 5, 405 and 55 Freeways



Immediate access to Jamboree Road and Toll Roads



Walking distance to restaurants and amenities



Strong ownership



\$3 million+ renovation completed

THE PARC

# NEW RENOVATIONS



**COFFEE  
DOSE**



**SHADED OUTDOOR  
WORKSPACES**

With Upscale Furnishings



**UPGRADED LOBBIES**

Corridors and Restrooms



**ENHANCED  
LANDSCAPING**



**CREATIVE  
SPEC SUITES**



**SOLAR PANELS**  
On all Buildings



THREE  
CORPORATE  
PARK

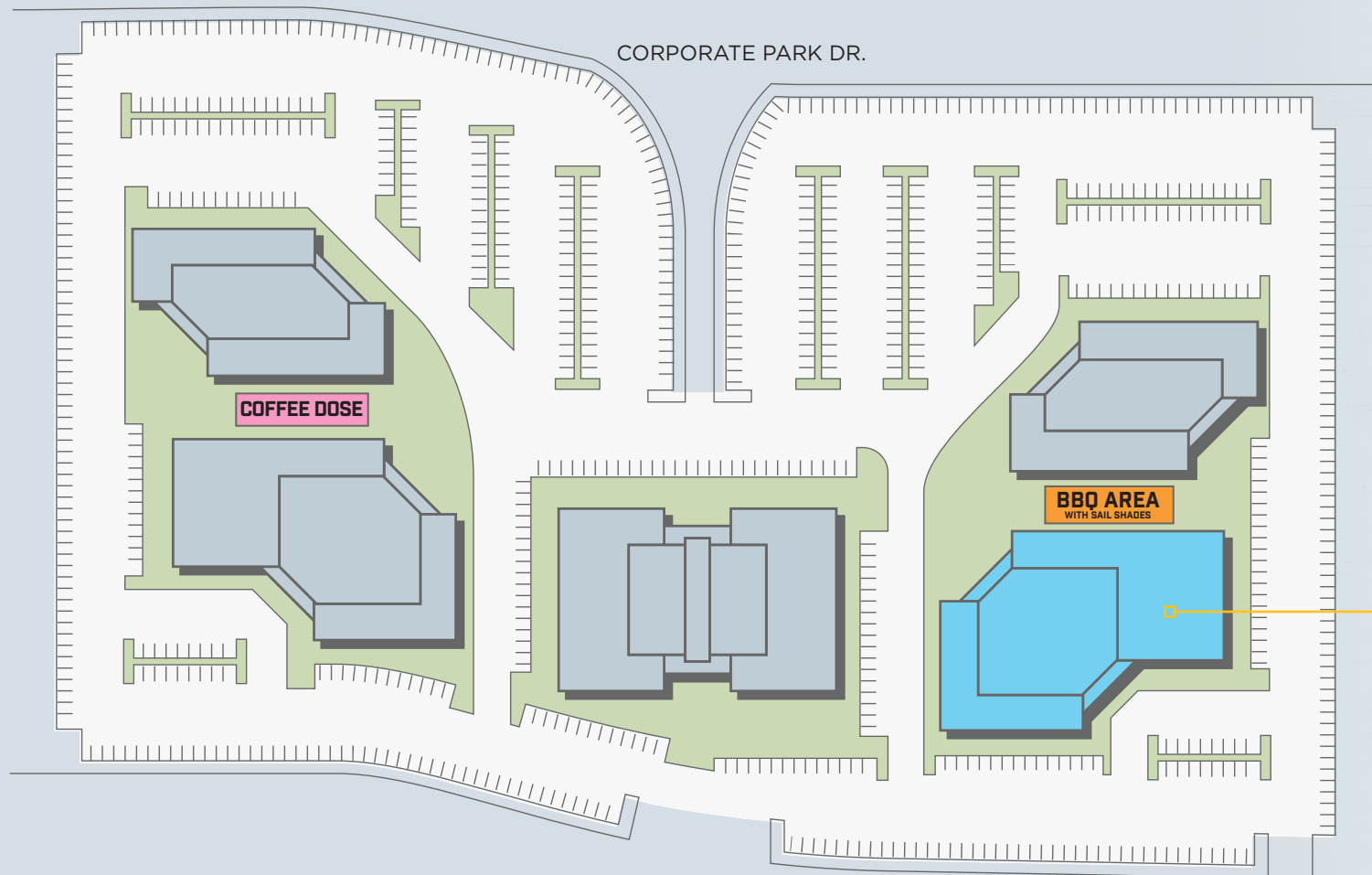
# SITE PLAN

JAMBOREE RD.

CORPORATE PARK DR.

BARRANCA PKWY.

ALTON PKWY.

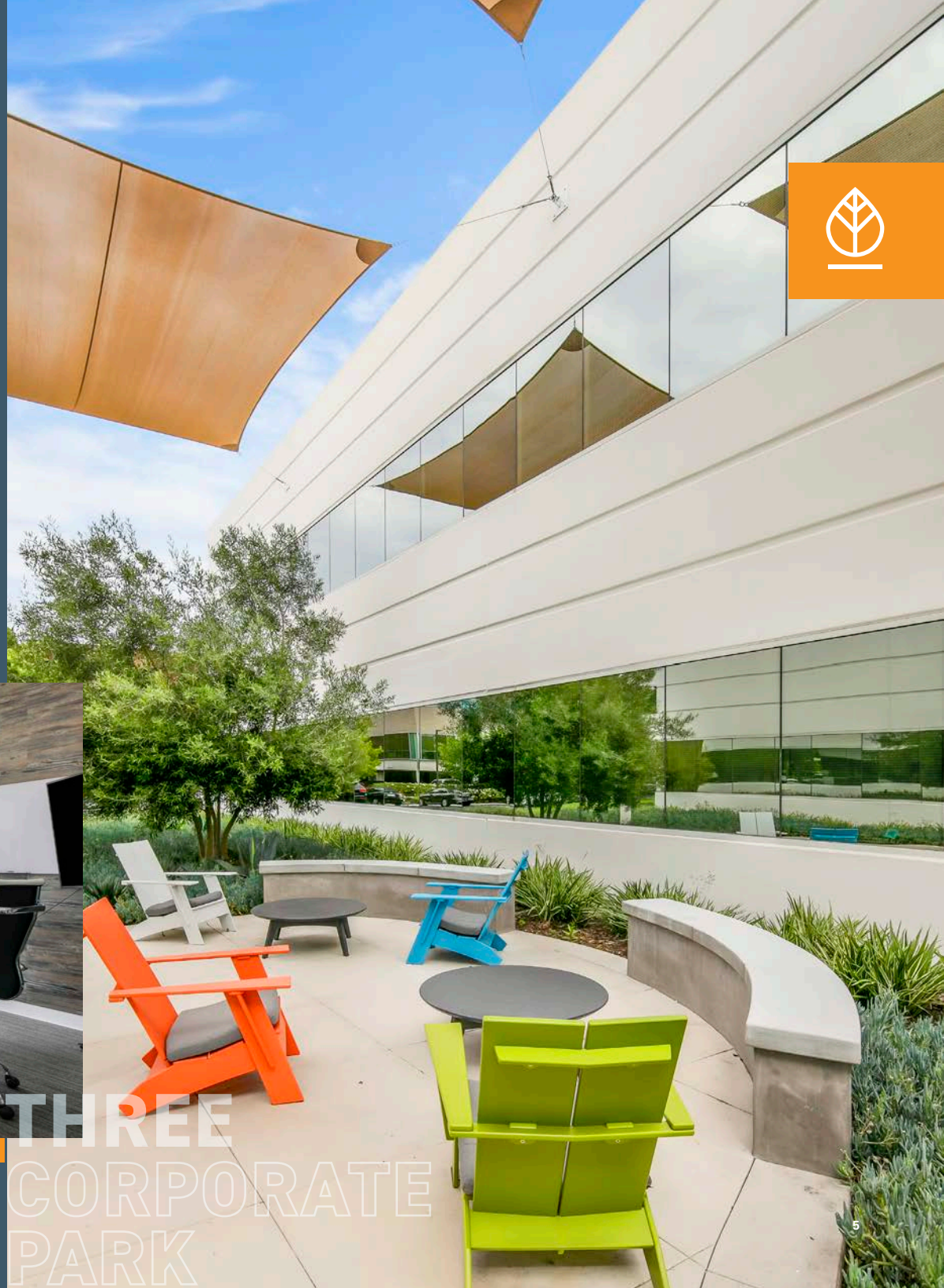


CORPORATE PARK DR.

**THREE  
CORPORATE  
PARK**



**COFFEE  
DOSE** 

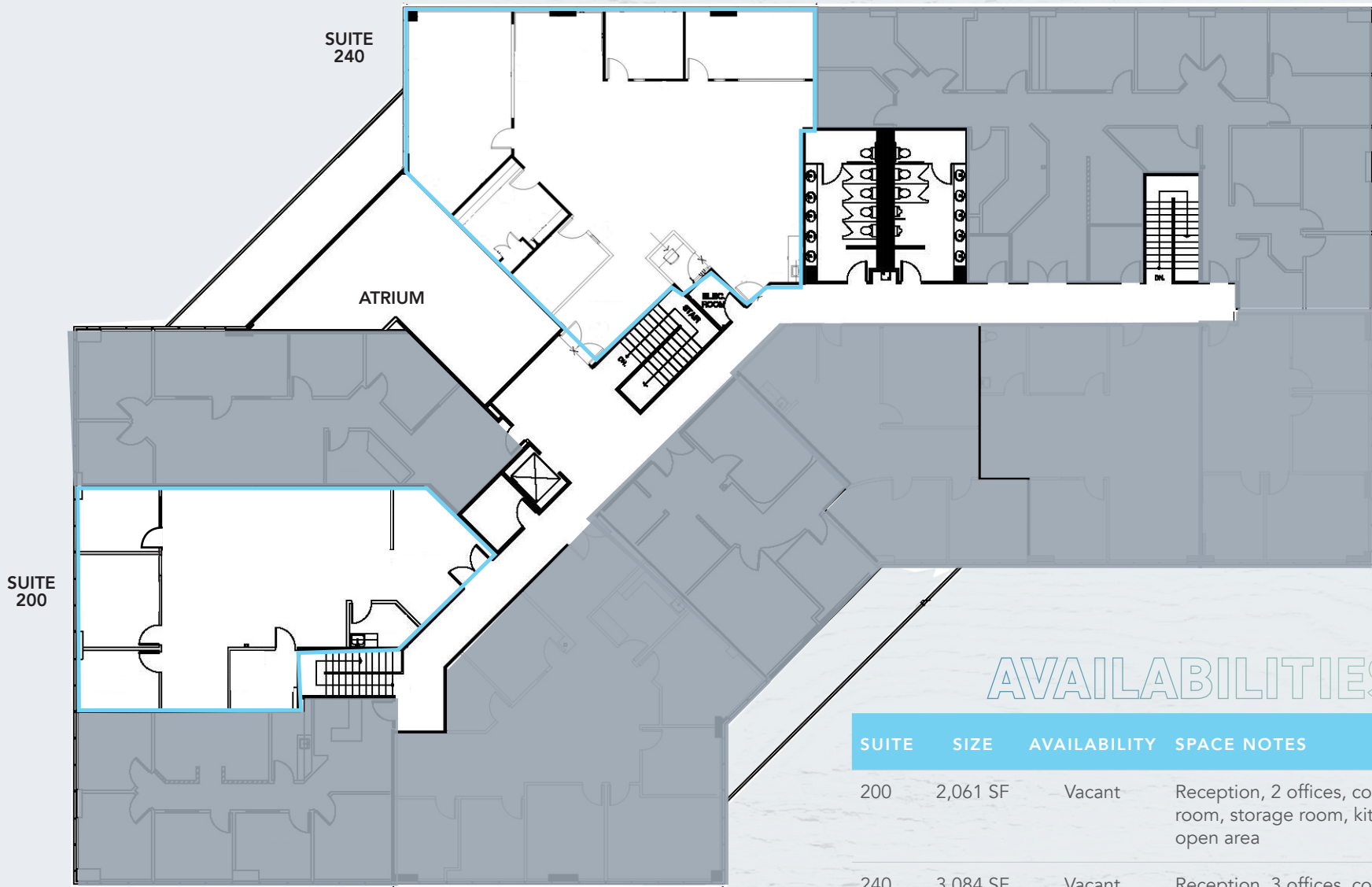


**THREE  
CORPORATE  
PARK**



THREE  
CORPORATE  
PARK

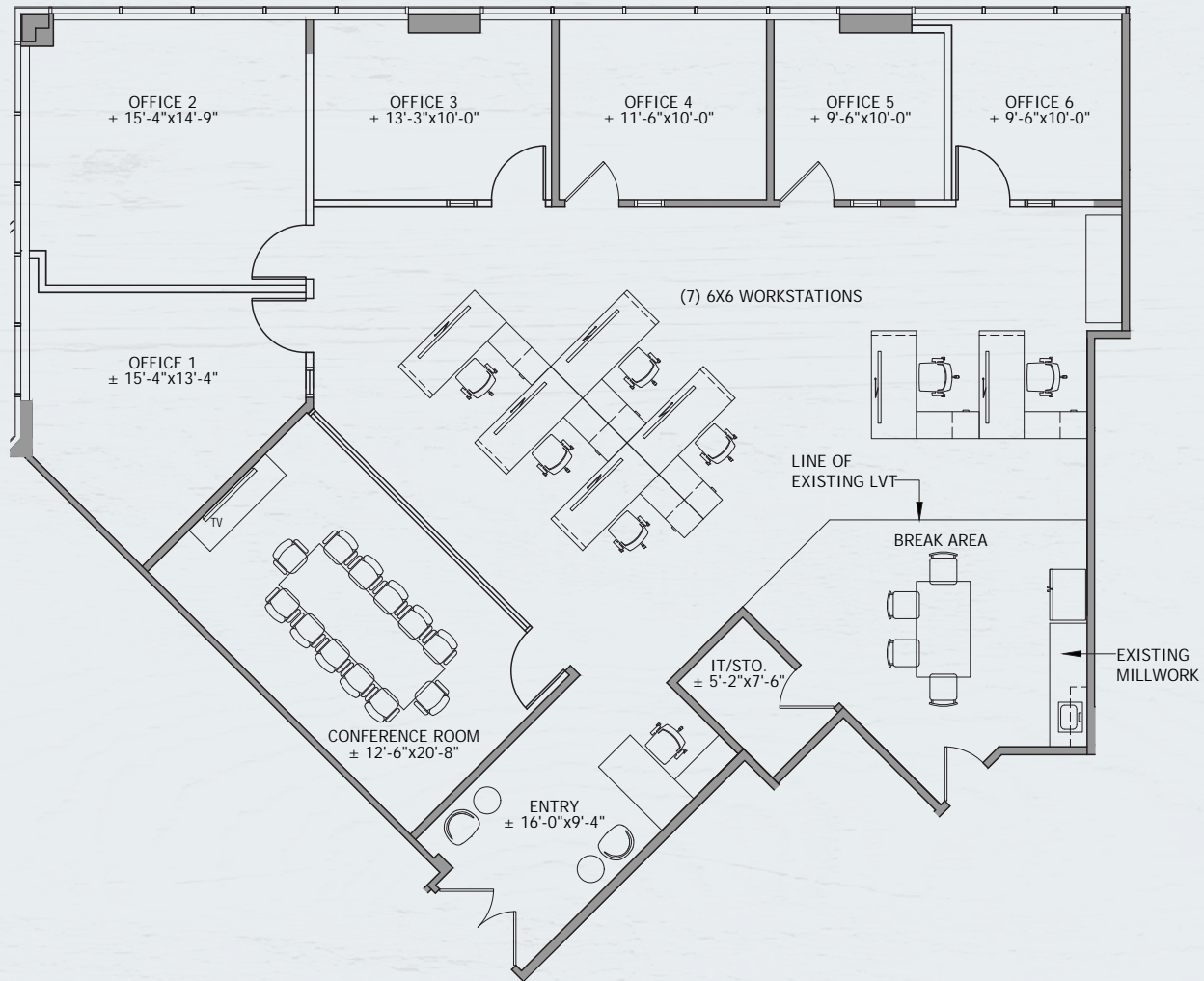
# SECOND FLOOR



## AVAILABILITIES

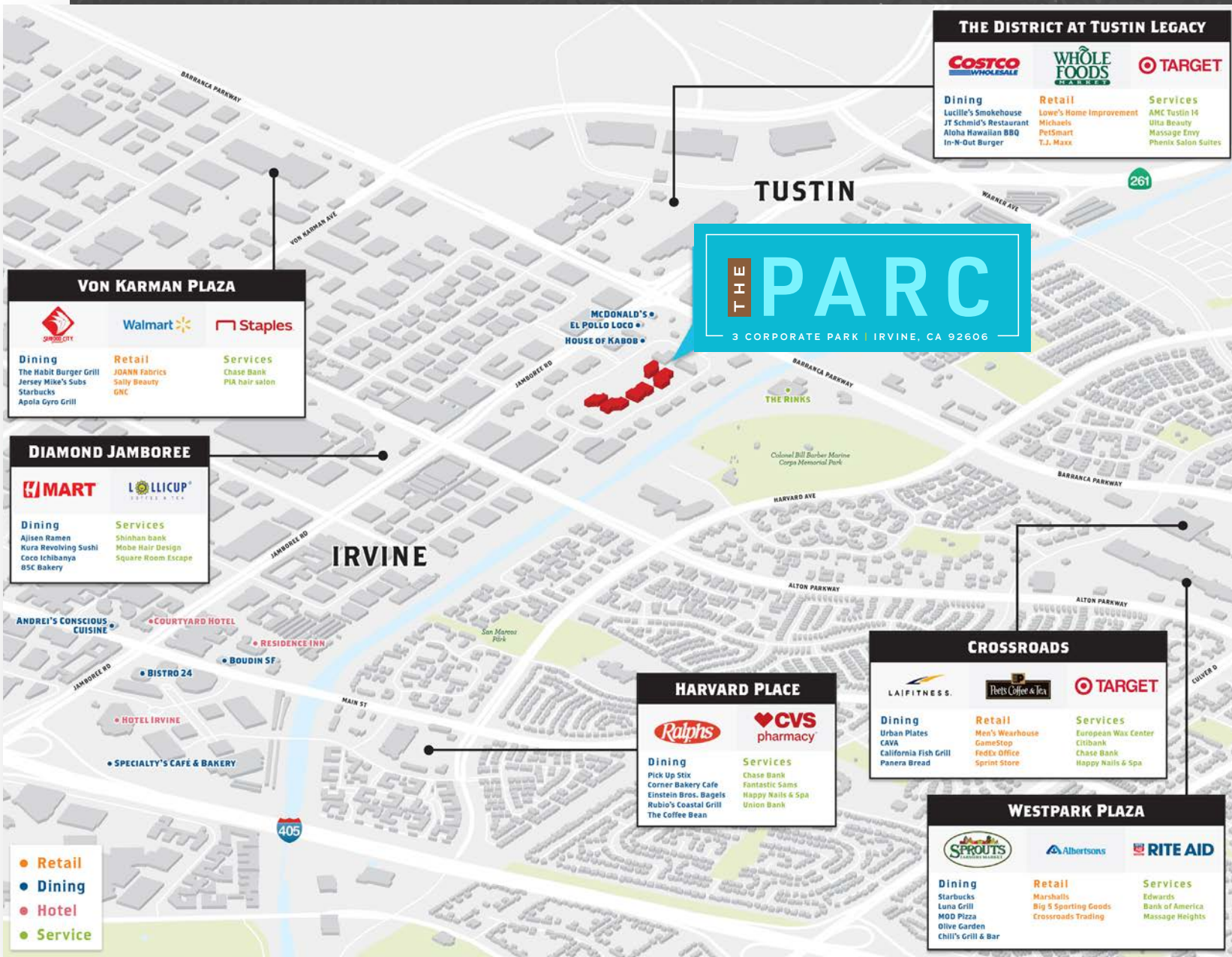
SUITE	SIZE	AVAILABILITY	SPACE NOTES	VIDEO TOUR
200	2,061 SF	Vacant	Reception, 2 offices, conference room, storage room, kitchen and open area	<a href="#">▶</a>
240	3,084 SF	Vacant	Reception, 3 offices, conference room, open kitchen, IT room and open area. ***See Hypothetical Space Plan on next page	<a href="#">▶</a>

# SUITE 240 - HYPOTHETICAL PLAN



THREE  
CORPORATE  
PARK





THE  
PARC  
AT  
TUSTIN

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**CBRE**

**NEWMARK**

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