

7700

SPECTRUM

7700 IRVINE CENTER DRIVE
Irvine, California 92618



NEWMARK



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.





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

7700 SPECTRUM

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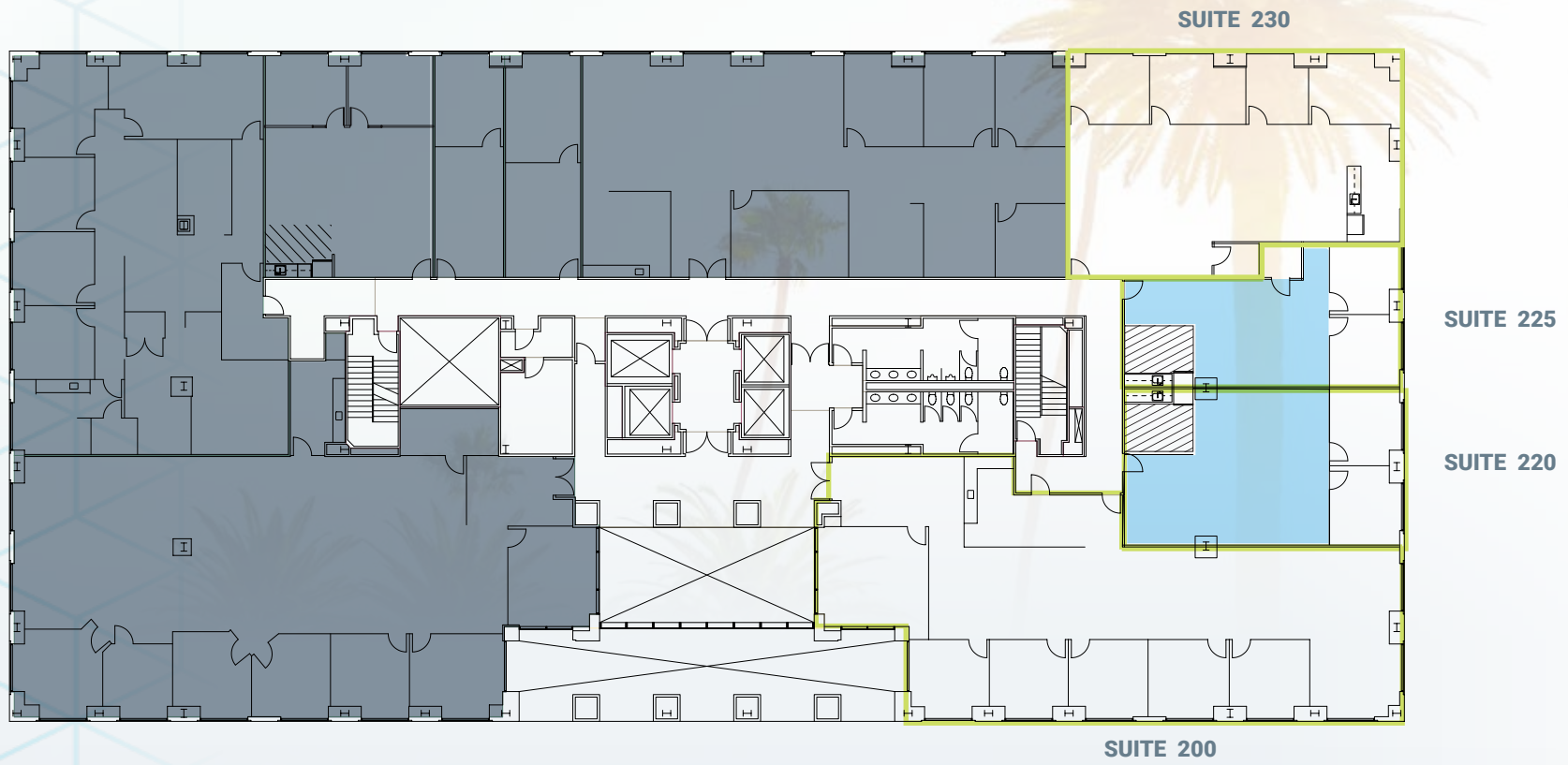


AVAILABILITIES

Suite	RSF	Available	Notes
200	4,062 SF	July 1, 2026	High identity double-door entry, featuring 5 offices, conference room, kitchen and open area
220	1,418 SF	Sep 1, 2026	Creative Spec Suite: 2 offices, kitchenette and open area
225	1,144 SF	Sep 1, 2026	Creative Spec Suite: 2 offices, kitchenette, storage room and open area
230	2,190 SF	July 1, 2026	Spec Suite: 3 offices, conference room, kitchenette 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
590	2,724 SF	Aug 1, 2026	Creative Spec Suite: 4 offices, conference room, kitchenette, IT/storage and open area
680	3,933 SF	July 1, 2026	Creative Spec Suite: 4 offices, conference room, kitchen, storage room and open area



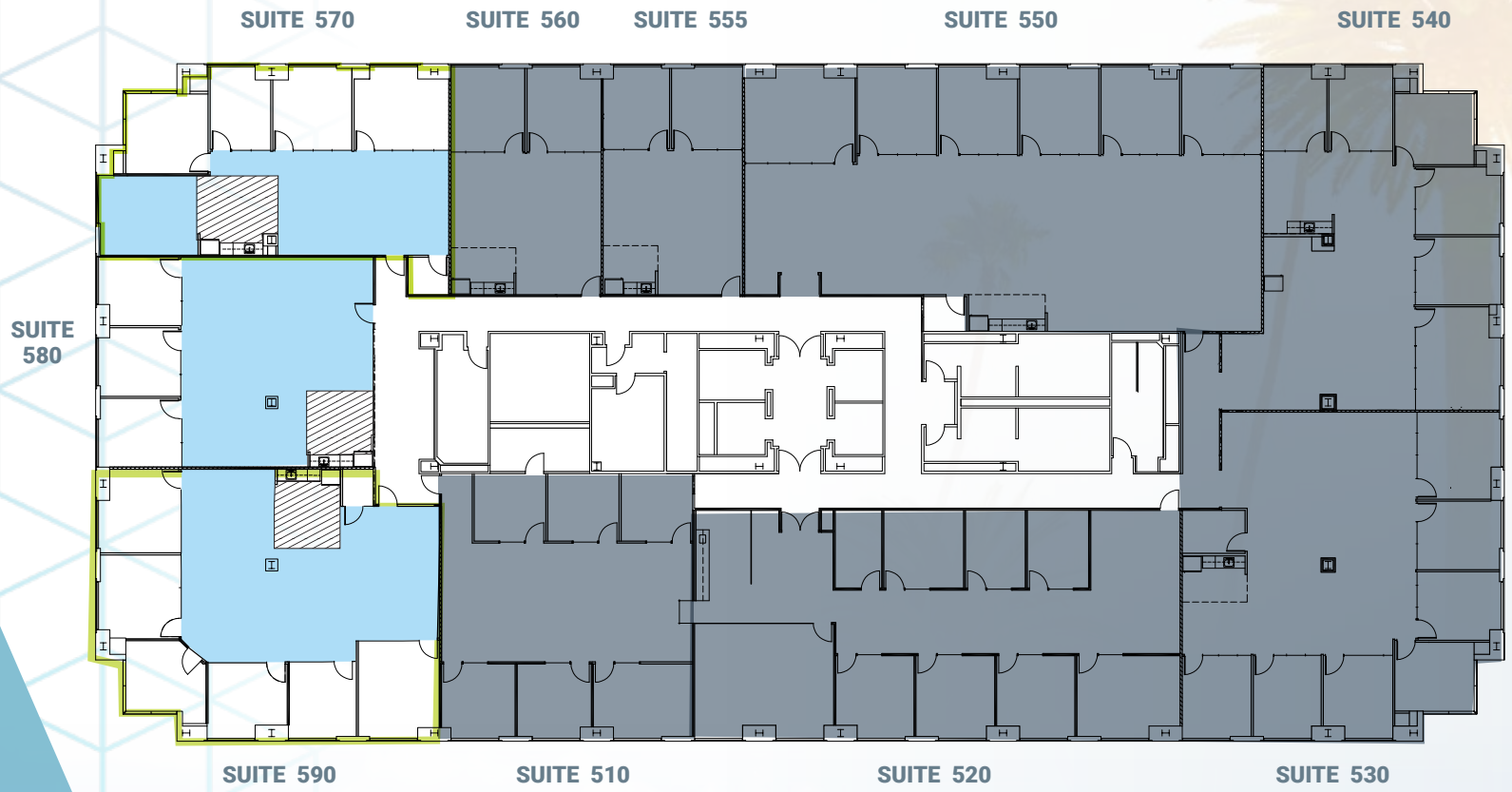
2ND FLOOR PLAN



Suite 200	Suite 220	Suite 225	Suite 230
4,062 SF	1,418 SF	1,144 SF	2,190 SF

■ Open Ceiling
 ▨ Polished Concrete

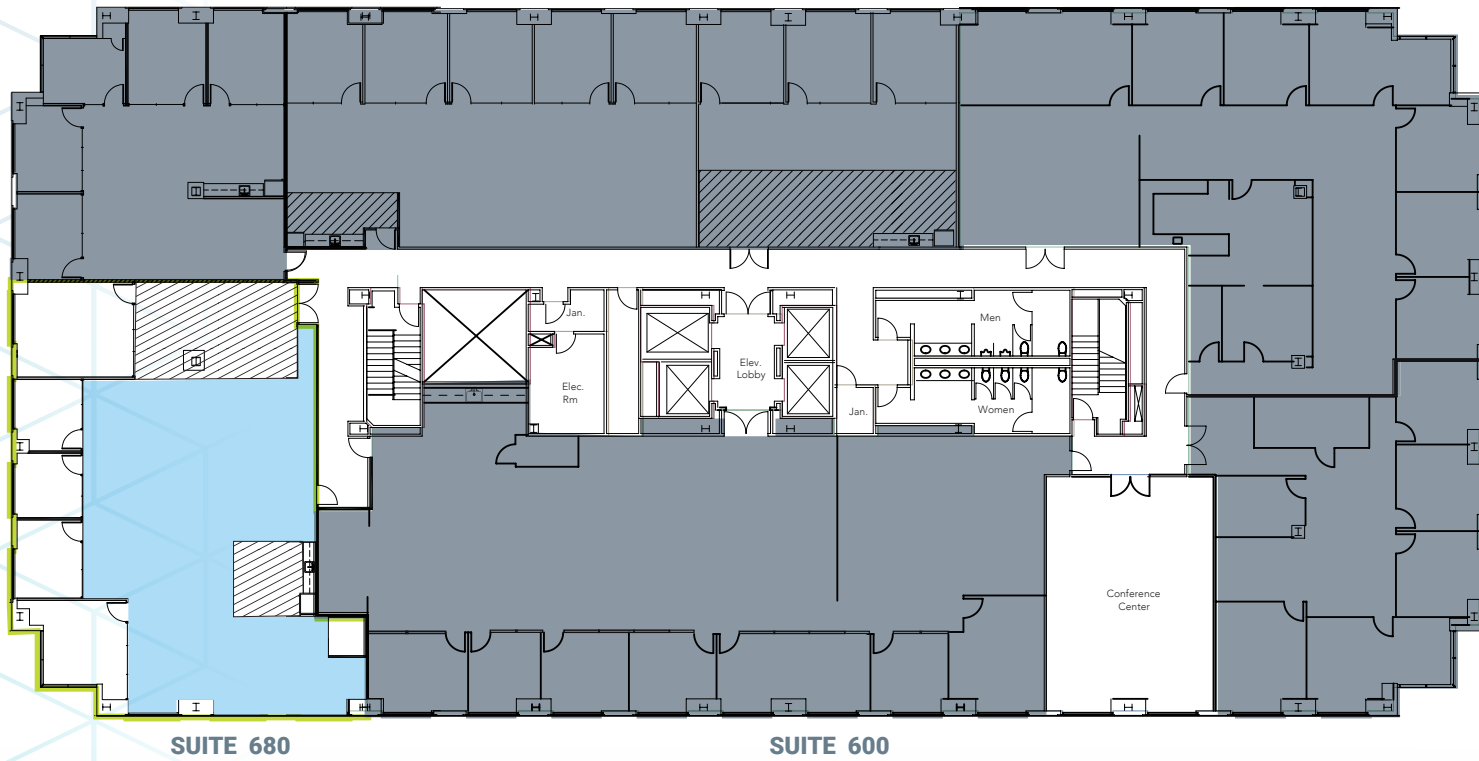
5TH FLOOR PLAN



Suite 570	Suite 580	Suite 590
2,120 SF	1,852 SF	2,724 SF

Open Ceiling
 Polished Concrete

6TH FLOOR PLAN



Suite 680

3,933 SF

■ Open Ceiling ▨ Polished Concrete

7700 SPECTRUM

ALTON
MARKETPLACE
IRVINE SPECTRUM

MARRIOTT
IRVINE SPECTRUM

IRVINE
SPECTRUM
CENTER.

LOS OLIVOS
MARKETPLACE
IRVINE SPECTRUM



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CAMPHOR
PARTNERS

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