

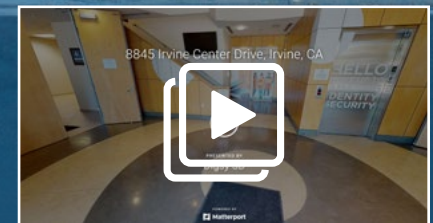
# 007.C IRVINE CENTER DRIVE 0040

IRVINE SPECTRUM, CALIFORNIA

## FOR LEASE OR SALE



**VIRTUAL TOUR**



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Real Estate Services





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**001C**  
IRVINE CENTER DRIVE  
**004U**  
IRVINE SPECTRUM, CALIFORNIA

8845 Irvine Center Drive is a freestanding 36,146 SF creative office/flex building located in the heart of Irvine Spectrum. A truly rare property that fits the definition of "Corporate Headquarters". Ideally situated on 2.35 acres with 5.4(A) zoning that allows for a variety uses including architects, engineers, technology companies, R&D and software development. This unique asset has the image, zoning, location and ideal creative improvements desired by market demand. Previously the headquarters for Boost Mobile, 8845 Irvine Center Drive is now available for a new company to call it home.

**Sale Price: \$390 PSF / \$14,096,940**  
**Lease Rate: TBD**

**BUILDING FEATURES**

Building Size	36,146 SF
Available Office SF	9,033-27,113 SF
Warehouse SF	TBD
Parking Ratio	4.6:1,000
Power	2,000 Amps / 480 V
Zoning	5.4 (Design Professionals)
Street Frontage	Yes (Irvine Center Dr. & Hubble)
Elevator	Yes
Sprinklers	Yes
Ground Level Loading	Possible





## PROPERTY OVERVIEW

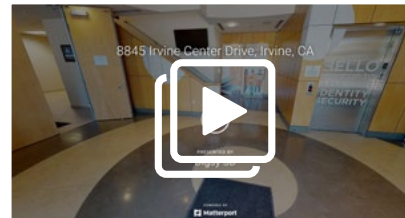
Located at a signalized light on Irvine Center Drive, 8845 Irvine Center Drive is one of the best locations in all of Spectrum. A truly freestanding creative office building with flexible rear loading doors and warehouse potential that provides for a wide variety of uses. Parking is limited at most buildings, but this property has abundant parking at 4.6:1,000. With four (4) sets of restrooms, it is easily divisible to four (4) separate suites of approximately 9,000 SF. Modern creative office improvements and above standard finishes separate it from all competition currently on the market.

Approximately 25% of the building is leased to a biotech firm that has constructed a state-of-the-

art lab facility in their space. Approximately 50% of the building (the full top floor) is currently leased to a national data security firm, and can be made available October 2021 or potentially sooner. Perfect for an owner/user or investor, this property offers flexibility for occupancy from 9,033 SF to 27,113 SF.

All furniture on the second floor available to the new owner or tenant.

## VIRTUAL TOUR



**SECOND FLOOR**  
CONFERENCE ROOM





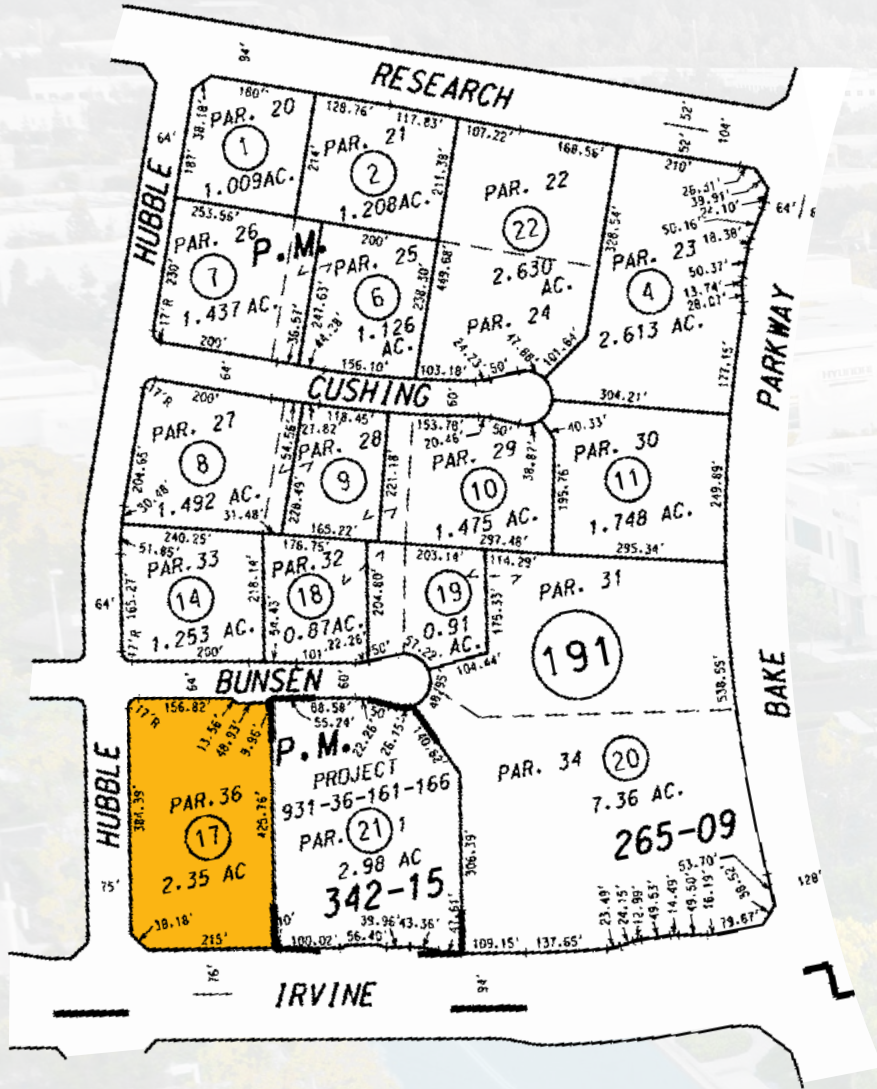


**SECOND FLOOR**  
LOBBY



PARCEL MAP

17



30

31



Los Olivos Village

IRVINE CENTER DR

LOS OLIVOS VILLAGE

until October 15, 2021  
\$100,000/Month NNN  
9,033 SF Vacant  
Ready to Occupy

HUBBLE

22





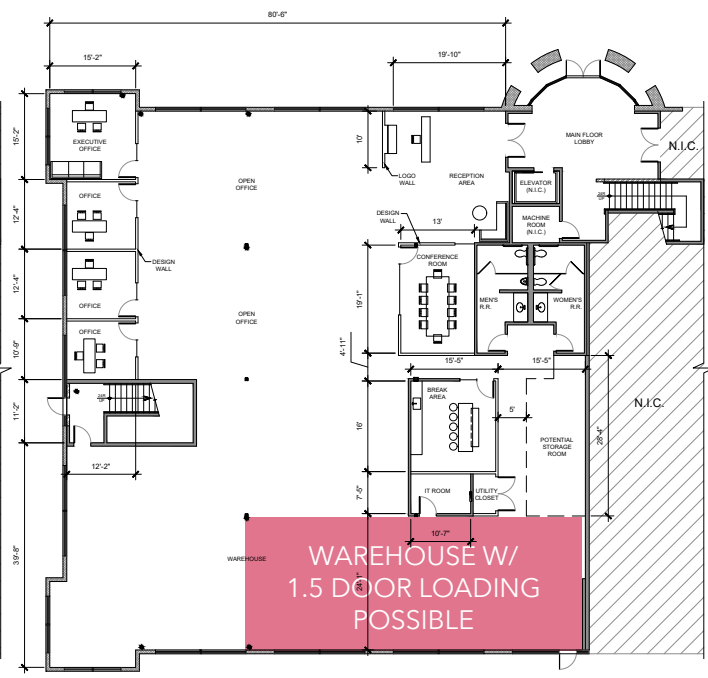
**FIRST FLOOR LOBBY**



**FIRST FLOOR**  
CREATIVE OFFICE/FLEX SPACE



**OPTION 1**  
(9,033 SF Total)

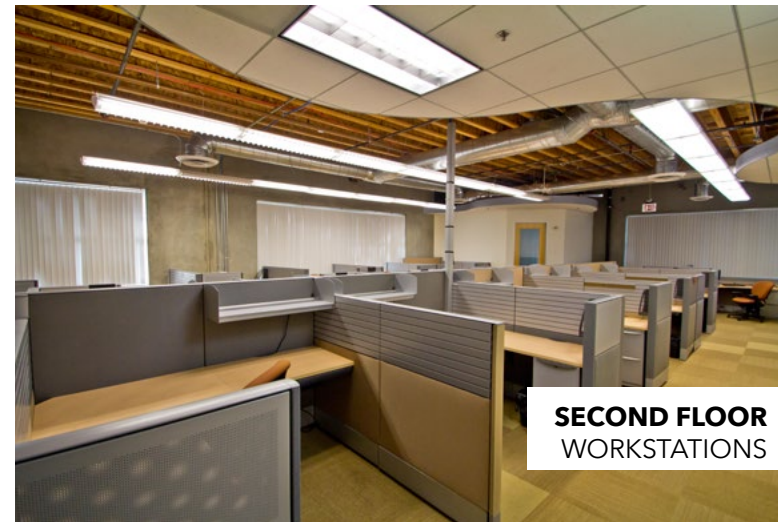
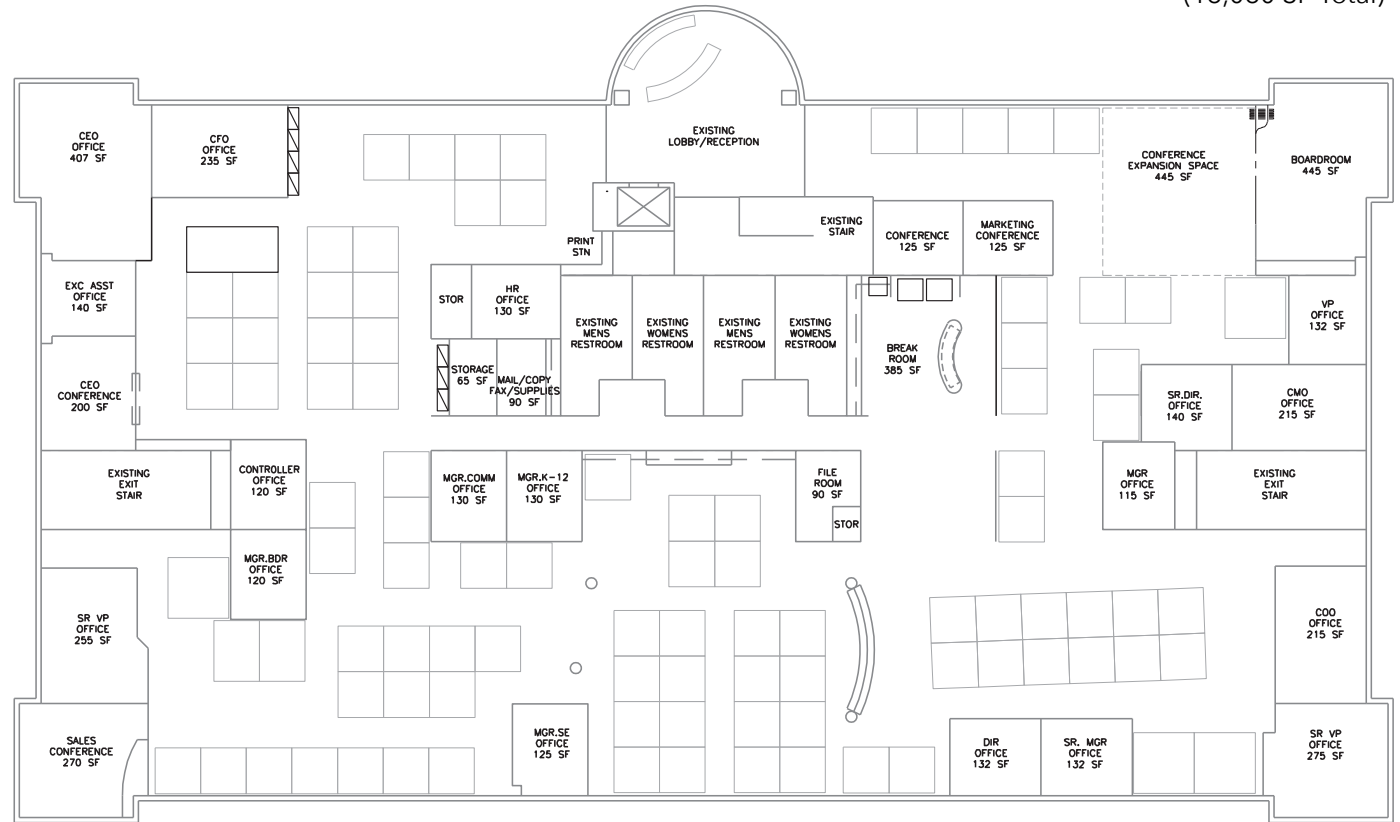


**OPTION 2**  
(9,033 SF Total)

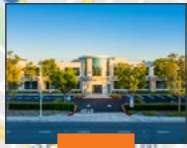
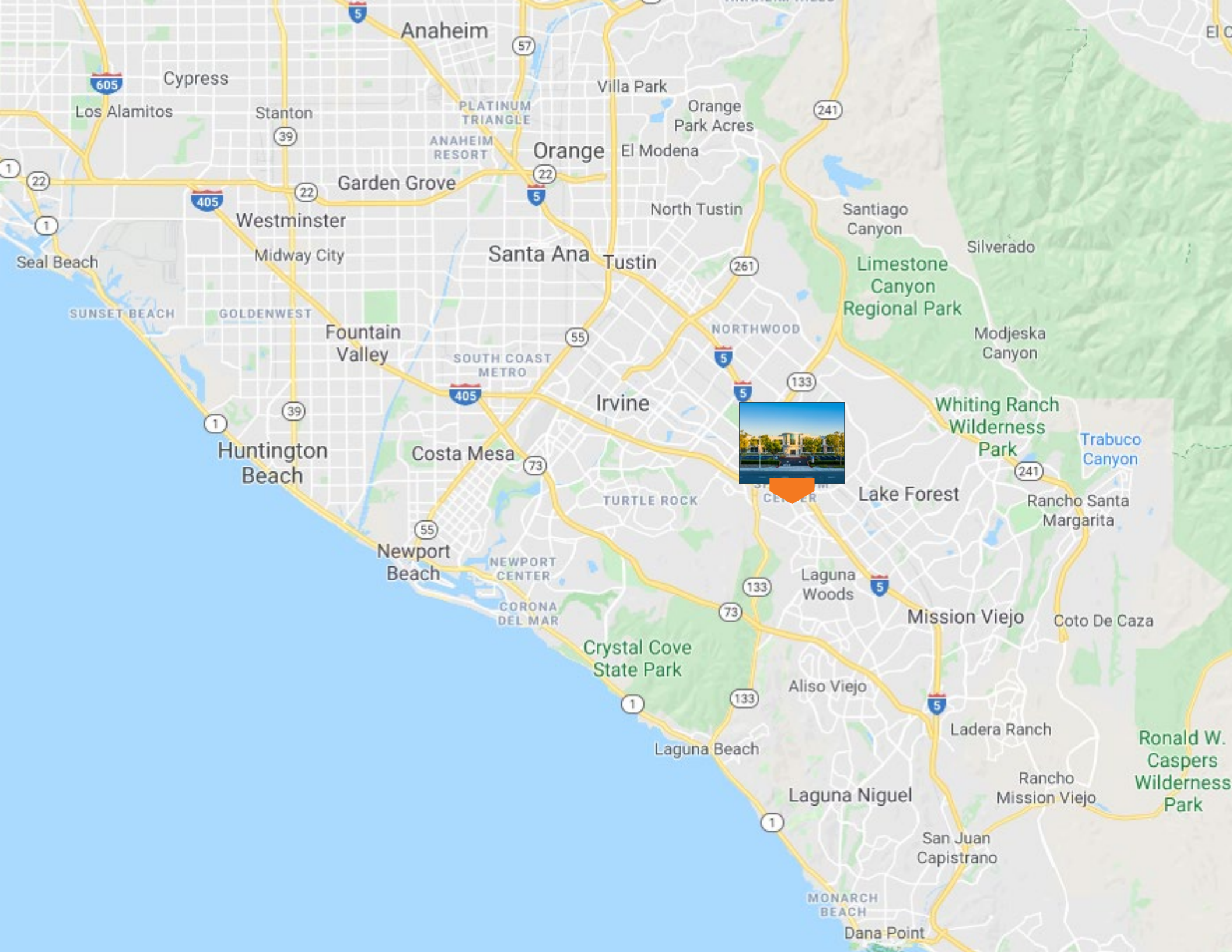




**SECOND FLOOR**  
 TURN-KEY CREATIVE OFFICE  
 (18,080 SF Total)











PRESBIA







INTERSTATE  
405

Presbia

M86  
SECURITY



- Blue handicapped parking sign
- Blue handicapped parking sign
- Blue handicapped parking sign
- Blue handicapped parking sign
- Blue handicapped parking sign
- Blue handicapped parking sign

BISS





**SECOND FLOOR  
WORKSTATIONS**

0045  
IRVINE CENTER DRIVE  
0040

IRVINE SPECTRUM, CALIFORNIA



**SECOND FLOOR  
BREAK ROOM**

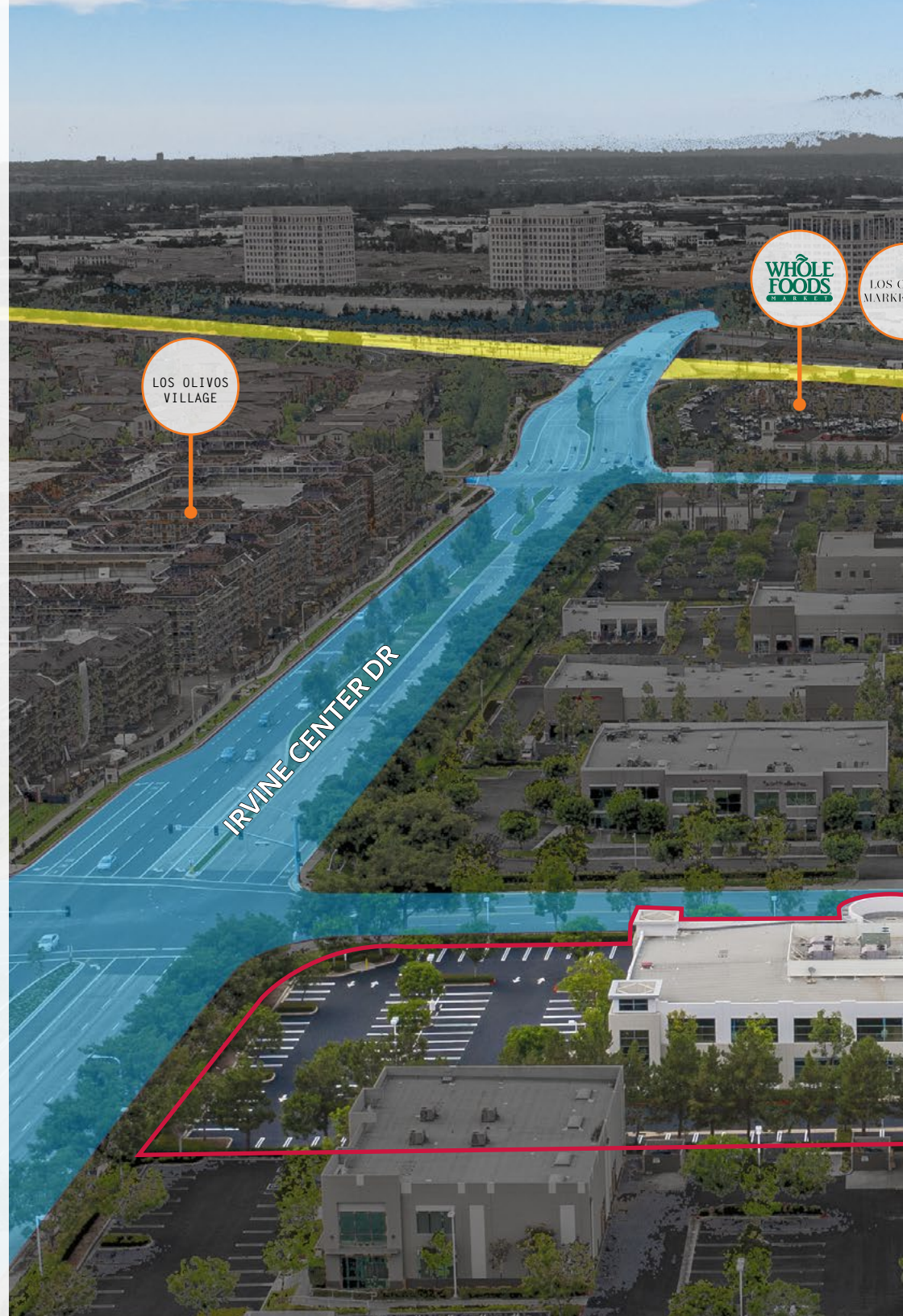
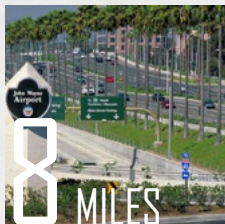
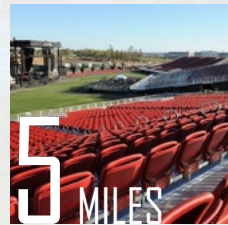
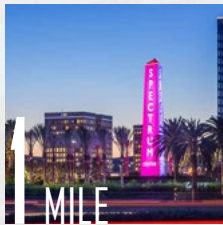


Irvine Spectrum is a district in southeastern Irvine, Orange County, California, centered around the Irvine Spectrum Center shopping and lifestyle center. It is also an edge city, a concentration of business, shopping, and entertainment outside a traditional downtown, as defined by Joel Garreau in his 1991 book *Edge City: Life on the New Frontier*.

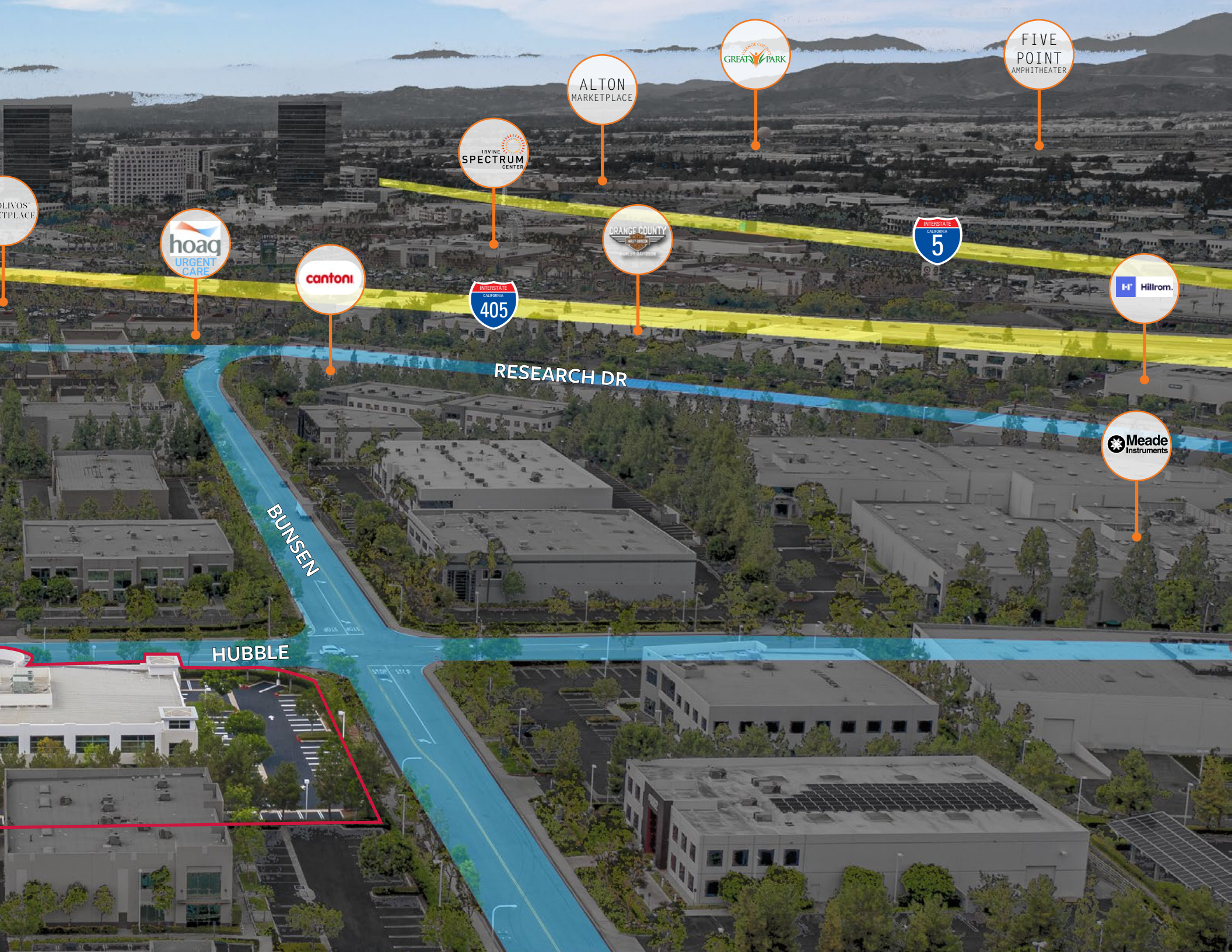
The Irvine Spectrum Center is anchored by Target, Nordstrom and a large Edwards Cinema multiplex. Office space is leased by the Irvine Company, which promotes Irvine Spectrum as Orange County's new "tech hub" and its new "Downtown" of office space, with 13 million square feet of office space in over 40 office "communities". The area also includes apartments, and is immediately adjacent to two other districts that by Garreau's abovementioned criteria would make them part of the edge city:

- Irvine Medical and Science Complex to the west - contains Cal State Fullerton Irvine Center, Hoag Hospital Irvine and a Kaiser Permanente hospital
- Irvine Technology Center to the east, containing Alton Marketplace (big box center with a Costco and Walmart), the Irvine Transportation Center, with Amtrak and Metrolink train service, and the FivePoint Amphitheater.

## LOCAL AMENITIES







OLIVOS  
PLACE



HUBBLE

BUNSEN

RESEARCH DR



# Orange County

## AT A GLANCE



**3.19 M**  
POPULATION

**#6** LARGEST  
COUNTY IN U.S.A.

**2<sup>ND</sup>** HIGHEST  
DENSITY IN  
CALIFORNIA

**39%**

BACHELOR'S  
DEGREE OR HIGHER  
POPULATION

**38.3**

MEDIAN AGE

**\$709,800**

MEDIAN PROPERTY  
VALUE

**4.47%** GROWTH

**1.61M**

NUMBER OF  
EMPLOYEES

**0.386%** GROWTH

**\$89,759**

MEDIAN HOUSEHOLD  
INCOME

**4.11%** GROWTH

**\$213.6M**

GDP

**4.2%** GROWTH

Source: [https://en.wikipedia.org/wiki/Orange\\_County,\\_California](https://en.wikipedia.org/wiki/Orange_County,_California), 30 January 2020, 23:57 (UTC); <https://www.towncharts.com/California/Education/Orange-County-CA-Education-data.html>; <https://datausa.io/profile/geo/orange-county-ca#economy>



Orange County is a county located in the Los Angeles metropolitan area in the U.S. state of California. As of the 2010 census, the population was 3,010,232, making it the third-most populous county in California, the sixth most populous in the U.S., and more populous than 21 U.S. states. Although mostly suburban, it is the second most densely populated county in the state, behind San Francisco County. The county's four most populous cities, Anaheim, Santa Ana (the county seat), Irvine, and Huntington Beach, each have a population exceeding 200,000. Several cities are on the Pacific coast, including Huntington Beach, Newport Beach, Laguna Beach, Dana Point, and San Clemente.

Orange County is included in the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area. The county has 34 incorporated cities. Older cities like Santa Ana, Anaheim, and Fullerton have traditional downtowns dating back to the 19th century, while newer commercial development or "edge cities" stretch along I-5 between Disneyland and Santa Ana and between South Coast Plaza and the Irvine Business Complex, and cluster at Irvine Spectrum. Northern and Central Orange County, while single-family homes are still prevalent, is relatively more urbanized and dense, while beyond Irvine, the county is relatively less dense, though still contiguous, suburban and not exurban.

The county is a tourist center, with attractions like Disneyland, Knott's Berry Farm, and several popular beaches along its more than 40 miles (64 km) of coastline.

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Orange County is the headquarters of many Fortune 500 companies including Ingram Micro (#218) and First American Corporation (#361) in Santa Ana, Broadcom (#150) in Irvine, Western Digital (#152) in Lake Forest, and Pacific Life (#298) in Newport Beach. Irvine is the home of numerous start-up companies and also is the home of Fortune 1000 headquarters for Allergan, Edwards Lifesciences, Epicor, and Sun Healthcare Group. Other Fortune 1000 companies in Orange County include Beckman Coulter in Brea, Quiksilver in Huntington Beach and Apria Healthcare Group in Lake Forest. Irvine is also the home of notable technology companies like PC-manufacturer Gateway Inc., router manufacturer Linksys, video/computer game creator Blizzard Entertainment, and in-flight product manufacturer Panasonic Avionics Corporation. Also, the prestigious Mercedes-Benz Classic Center USA is located in the City of Irvine. Many regional headquarters for international businesses reside in Orange County like Mazda, Toshiba, Toyota, Samsung, Kia, in the City of Irvine, Mitsubishi in the City of Cypress, Kawasaki Motors in Foothill Ranch, and Hyundai in the City of Fountain Valley. Fashion is another important industry to Orange County. Oakley, Inc. is headquartered in Lake Forest. Hurley International is headquartered in Costa Mesa. Both the network cyber security firm Milton Security Group and the shoe company Pleaser USA, Inc. are located in Fullerton. St. John is headquartered in Irvine. Tustin, is home to Ricoh Electronics, New American Funding, and Safmarine. Wet Seal is headquartered in Lake Forest. PacSun is headquartered in Anaheim.[108] Restaurants such as Taco Bell, El Pollo Loco, In-N-Out Burger, Claim Jumper, Marie Callender's, Wienerschnitzel, have headquarters in the city of Irvine as well. Del Taco is headquartered in Lake Forest. Gaikai also has its headquarters in the Orange County.

Source: [https://en.wikipedia.org/wiki/Orange\\_County,\\_California](https://en.wikipedia.org/wiki/Orange_County,_California), 30 January 2020, 23:57 (UTC);



# Irvine, California

## AT A GLANCE

The City of Irvine is the heart of Southern California's "Technology Coast" and has the heartbeat of Orange County's business community. With state-of-the-art transportation, exceptional real estate and stellar educational institutions, Irvine is renowned for its dynamic business environment and convenient access to a highly educated and skilled labor force. The city also boasts a reputation as one of the nation's safest communities and offers a full-range of housing opportunities, excellent climate, and a wealth of lifestyle amenities.

Irvine is well-known as one of the nation's largest master-planned urban communities and encompasses 65 square miles. The City is bordered by Santa Ana, Huntington Beach, Fountain Valley, and Costa Mesa to the north, with Newport Beach, Lake Forest, Laguna Hills, Aliso Viejo and Laguna Beach to the south, and only a 10-minute drive from the Pacific Ocean. With its proximity to the Pacific Coast, Los Angeles and San Diego, Irvine's central location provides residents and businesses alike easy access to world markets, a quality labor supply, plentiful executive housing and first-class entertainment. Irvine is located approximately 40 miles southeast of downtown Los Angeles and 85 miles north of downtown San Diego. Inland Empire's industrial clusters are within a 30-minute drive from Irvine.

With more than 17,000 companies of all sizes, including corporate headquarters and international centers of operation, companies of all types have a robust presence in Irvine.

Two major business centers - the Irvine Business Complex and the Irvine Spectrum - account for more than 170,000 jobs. Irvine's jobs-to-population ratio of 94.8% is No. 1 for American cities with 200,000 residents or larger.

The 2,600-acre Irvine Business Complex (IBC) is located adjacent to John Wayne Airport. A variety of professional and technical businesses, as well as residential properties, are located in this area. University Research Park is a 183-acre business, research, and development office park located next to UCI. Irvine Spectrum, home to prestigious high-rises and campus-like environments, is one of California's leaders in its concentration of technology, research, and development companies.





## TOP 25 SALES TAX PRODUCERS

ALBERTSONS | APPLE COMPUTER | ARBONNE | AUTONATION TOYOTA IRVINE  
 CARMAX | CHEVROLET OF IRVINE | CHEVRON | COSTCO | E PLUS TECHNOLOGY  
 EDWARDS LIFESCIENCES | FINANCIAL SERVICES VEHICLE TRUST | IPC USA  
 IRVINE BMW | KIA OF IRVINE | LIVING SPACES FURNITURE | NORDSTROM  
 NORM REEVES HONDA | PC MALL | RALPH'S | TARGET | TESORO  
 TUTTLE CLICK FORD | TUTTLE CLICK MAZDA | VICTOR MEDICAL | WALMART

## TOP EMPLOYERS

Rank	Employer	No. of Employees
1	University of California, Irvine	21,700
2	Irvine Unified School District	3,024
3	Edwards Lifesciences	2,987
4	Blizzard Entertainment	2,724
5	Broadcom	2,604
6	Glidewell Laboratories	1,960
7	Parker Hannifin	1,800
8	Nationstar	1,556
9	B. Braun	1,370
10	Western Digital	1,300

# 235,100

EMPLOYMENT  
BASE

# 88.3%

ASSOCIATE'S DEGREE  
OR HIGHER

# 94.8%

JOBS-TO-  
POPULATION RATIO

#1 FOR AMERICAN  
CITIES

63 Companies' Headquarters or North American Headquarters are located in Irvine.



**TILLY'S**



**BENQ**



**SHIMANO**



Source: City of Irvine; [https://en.wikipedia.org/wiki/Irvine,\\_California](https://en.wikipedia.org/wiki/Irvine,_California), 28 January 2020, 11:23 (UTC); towncharts.com, 2018



004C  
IRVINE CENTER DRIVE  
004U

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