

# FOR LEASE

## Spectrum Business Center

4 & 6 Venture  
Irvine, California 92618



### Building:

4 - 48,693 rentable square feet  
6 - 48,880 rentable square feet

### Stories:

Three (3) - Multiple elevators

### Typical Floor:

16,257 rentable square feet

### Age:

Built in 1989

### Parking:

4 per 1000 rentable square feet  
Reserved, subterranean covered parking available.

### Comment:

Strategically located within the Irvine Spectrum Center with immediate access to the San Diego (405), Santa Ana (5) and Laguna (133) Freeways. Numerous restaurants, retail and business service amenities lie within minutes.

The project boasts new tenant lounge, electric vehicle charging stations and features high end finishes throughout.

Basement storage space available at reduced rates.



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## Available Space

Suite	RSF	Description	4 Venture Rate
100	2,166	7 private offices, conference room, break room, and reception area.	\$2.85 FSG
130	595	1 private office and reception area.	\$2.85 FSG
150	7,248	12 private offices, conference room, reception, storage, breakroom and open area.	\$2.85 FSG
200	557	Open area and kitchen.	\$2.85 FSG
240	554	1 private office and open area.	\$2.85 FSG
290	1,425	3 private offices, conference room, reception and open area.	\$2.85 FSG
295	2,045	5 private offices, kitchen, reception and open area.	\$2.85 FSG
355	1,675	5 private offices, coffee bar, reception and open area.	\$2.85 FSG
395	1,751	5 private offices, conference room, kitchen, and reception area.	\$2.85 FSG
			<b>6 Venture</b>
130	2,050	Open space.	\$2.85 FSG
135	970	2 offices, conference room, and coffee bar.	\$2.85 FSG
140	1,820	3 private offices, conference room, break room and open area.	\$2.85 FSG
320	500	One private office and open area.	\$2.85 FSG
365	2,240	4 offices, 1 conference room, break room, reception and open area.	\$2.85 FSG

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