



**Airport Business Center**  
Irvine, CA



# AIRPORT BUSINESS CENTER

*...home to growing businesses since 1968*



## AIRPORT BUSINESS CENTER

The Airport Business Center is a result of the vision of commercial real estate icon Don Koll, who pioneered the concept of the multi-tenant industrial business park and whose numerous projects throughout Southern California still carry his name. Developed between 1968 and 1978 by the Koll Company, which still owns and manages the park, Airport Business Center consists of nearly 1.2 million square feet of leasable space and is one of the largest of its type.

With 68 buildings and 700 individual units on a 75-acre campus, the Airport Business Center is one of the premier business parks in Southern California. Home to more than 500 companies, the business park in the city of Irvine offers an easily accessible location in the heart of a dynamic business community that includes the offices of many Fortune 500 firms.

The center offers a mix of office, industrial, flex and service retail space ideal for a wide range of uses, including corporate office, professional services, warehouse, distribution and light manufacturing. The park's location offers quick access to the I-405, I-5, and 55 freeways as well as the 73 Toll Road and is minutes away from John Wayne Airport and some of Orange County's most renowned restaurants, hotels, retail destinations and many other amenities.



## PROPERTY FEATURES

- Immediate occupancy
- Competitive rates
- Fixed common area charges
- HVAC maintenance program included
- Roof maintenance program included
- On-site management and leasing
- Expansion opportunities
- Direct tenant access 24 hours a day
- Direct access to John Wayne Airport
- Immediate access to I-405, 55 freeways and the 73 toll road
- Restaurants, bakeries, cafes and a variety of other services on site
- Flexible floor plans ranging from 800 - 19,000 square feet





# Airport Business Center



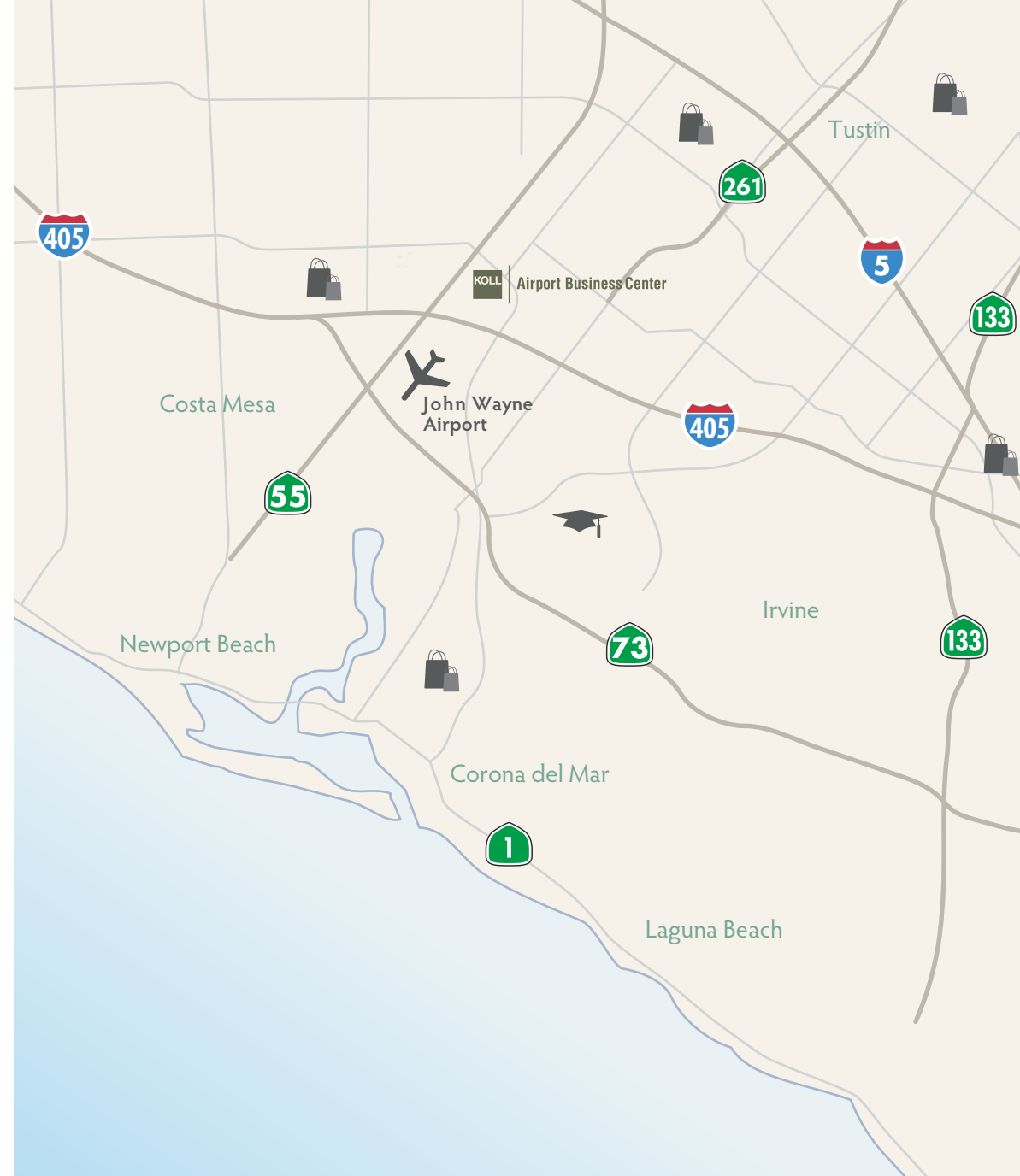
- 1 17755 Leasing Office
- 2 17751 Building Number Building Address

Restaurants and Shops



## AREA FEATURES

- John Wayne Airport
- Orange County Performing Arts Center
- Hoag Hospital
- Kaiser Permanente
- UCI Healthcare
- University of California, Irvine
- South Coast Plaza®
- Fashion Island®
- Irvine Spectrum Center®
- The District at Tustin Legacy®
- The Sports Club/LA - Orange County
- 24 Hour Fitness - Ultra Sport
- The Market Place®
- The Square®





## THE KOLL COMPANY

The Koll Company, headquartered in Irvine, California, was founded by Donald Koll in 1962. The company was originally established as a regional general construction firm and rapidly grew into a leading real estate services company. Koll's track record includes the development of over 100 million square feet of office, industrial and retail space, and nearly 50 years in the industry. The Koll Company, by virtue of its successful past and current activities, is considered an industry-leading industrial, office and resort real estate company. It acquires, develops and manages investments in industrial, office and resort properties, serving institutional investors, high net worth individuals and entrepreneurs.

The Company creates value for its clients and partners through the development and management of quality environments, whether improving and repositioning underutilized properties, providing ground-up development services or by using operational expertise and vision to maximize returns from performing assets. While acting as a fiduciary to its customers and investors, The Koll Company can respond to opportunities quickly and astutely, using its vast experience and broad resources to maximize the return on investment for its clients and partners.



THE KOLL COMPANY

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