

FOR SALE



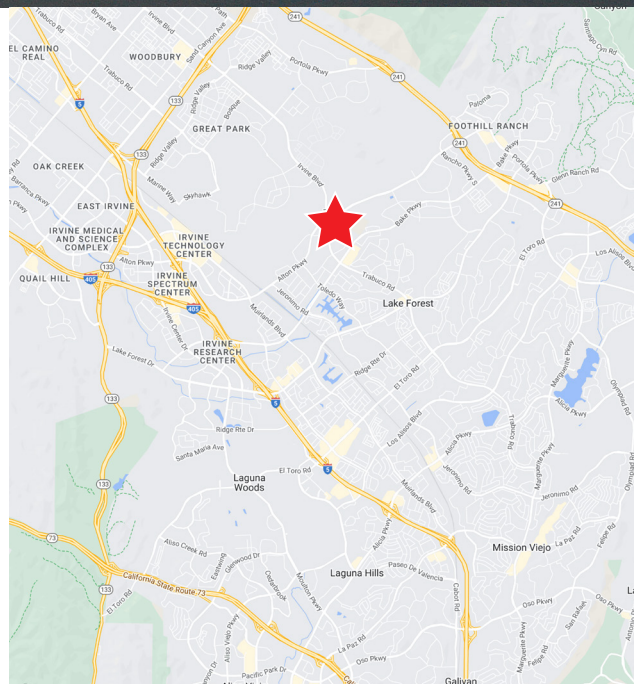
5 MUSICK

IRVINE SPECTRUM, 92618

±7,404 SF INDUSTRIAL/TECHNOLOGY FACILITY

PROPERTY HIGHLIGHTS

- Freestanding single-story building
- ±3,700 square foot office/technology area
- Prominent frontage on Irvine Blvd.
- 1 ground loading door
- Corner building
- Prestigious Irvine Spectrum address
- 3:1,000 parking
- Easy access to Santa Ana (I-5), San Diego (405), Foothill (241), and Laguna (133) freeways
- 20 minutes to John Wayne Airport
- Dining and shopping located within walking distance at Tripointe Spectrum Center



LEE & ASSOCIATES
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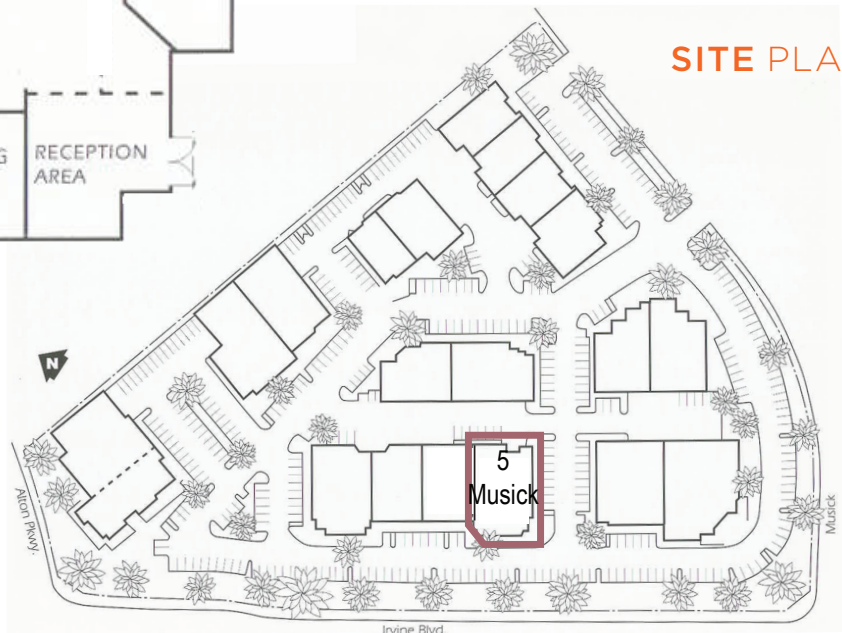
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5 MUSICK, IRVINE, CA 92618

FAIRBANKS BUSINESS PARK



FLOOR PLAN



SITE PLAN