

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 renovated main entries and lobbies and features high end finishes throughout. Unique campus style office environment.



Available Space

4 Venture

Suite	RSF	Description	Rate
115*	1,092	Two perimeter offices and large open area. Spec suite available for immediate occupancy.	\$1.95 FSG
125*	1,219	Two perimeter offices and large open area. Spec suite available for immediate occupancy.	\$1.95 FSG
295	2,045	Three private offices, storage room, break room and large open area. Available November 1, 2011.	\$1.95 FSG

6 Venture

120**	7,277	Double glass door entrance, large conference room, multiple perimeter offices, break room, work room, storage area, telephone / network and open area. Available September 2011.	\$1.95 FSG
315	3,047	Double door entrance with dedicated reception area, four perimeter offices, large glass conference room, break room, work room and open area. Spec suite.	\$1.95 FSG

*- Contiguous to 2,311 RSF

** - Divisible to 2,500 RSF

Parking: Reserved \$50 / Unreserved Free

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