

ALTON CORPORATE CENTER

FACT SHEET

LOCATION:	Located near the 405 and 133 interchange
ADDRESS:	16205, 16215 & 16225 Alton Parkway, Irvine, California 92618
ACCESS:	Via Alton Parkway or Laguna Canyon Road. Convenient access to the Santa Ana (I-5)
SIZE:	234,819 rentable square feet
BUILDING HEIGHT:	(2) 2-story, (1) 3-story
FLOOR PLATES:	Isolated column pad footings, slab-on-grade. Some warehouse space on lower level with a 9' by 16' roll-up door
PARKING:	On-site unreserved surface parking lot
ELEVATORS:	Hydraulic Passenger Elevators
EXTERIOR:	Concrete tilt up
WINDOWS:	Tinted single-pane glazing in anodized aluminum frames with pliable gaskets
SYSTEMS:	Mechanical – Trane manufactured, 50-ton VAV package units. Fire Life Safety – Fully sprinklered. Electrical – Power service 480/ 277V, 3-Phase, 4-Wire; Switchgear capacity is 2500A. Switchgear located indoors. Each floor has feeder distribution panels in electrical closets.
AMENITIES:	<ul style="list-style-type: none">• Convenient Outdoor Work Space Areas• Minutes to Irvine Spectrum Retail Center and Sand Canyon Plaza• Close to Irvine Train Station• Building Signage Opportunities• Close to Courtyard Marriot and DoubleTree by Hilton• Minutes from The Village and The Park Apartments• 9 miles from John Wayne Airport (SNA)• Excellent Freeway Access
YEAR CONSTRUCTED:	1989
SUSTAINABILITY:	HVAC Energy Management System WeatherTrak Smart Irrigation Controller Near Irvine Station



IRVINE COMPANY
OFFICE PROPERTIES

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FOR LEASING INFORMATION, CALL 949.720.2550