



6001 Oak Canyon
Orange County • Irvine Spectrum®

**Manufacturing /
Distribution Building**
161,575 SF Divisible
to 120,604 SF



/ Corporate Headquarters /

161,575 SF / DIVISIBLE TO 120,604 SF

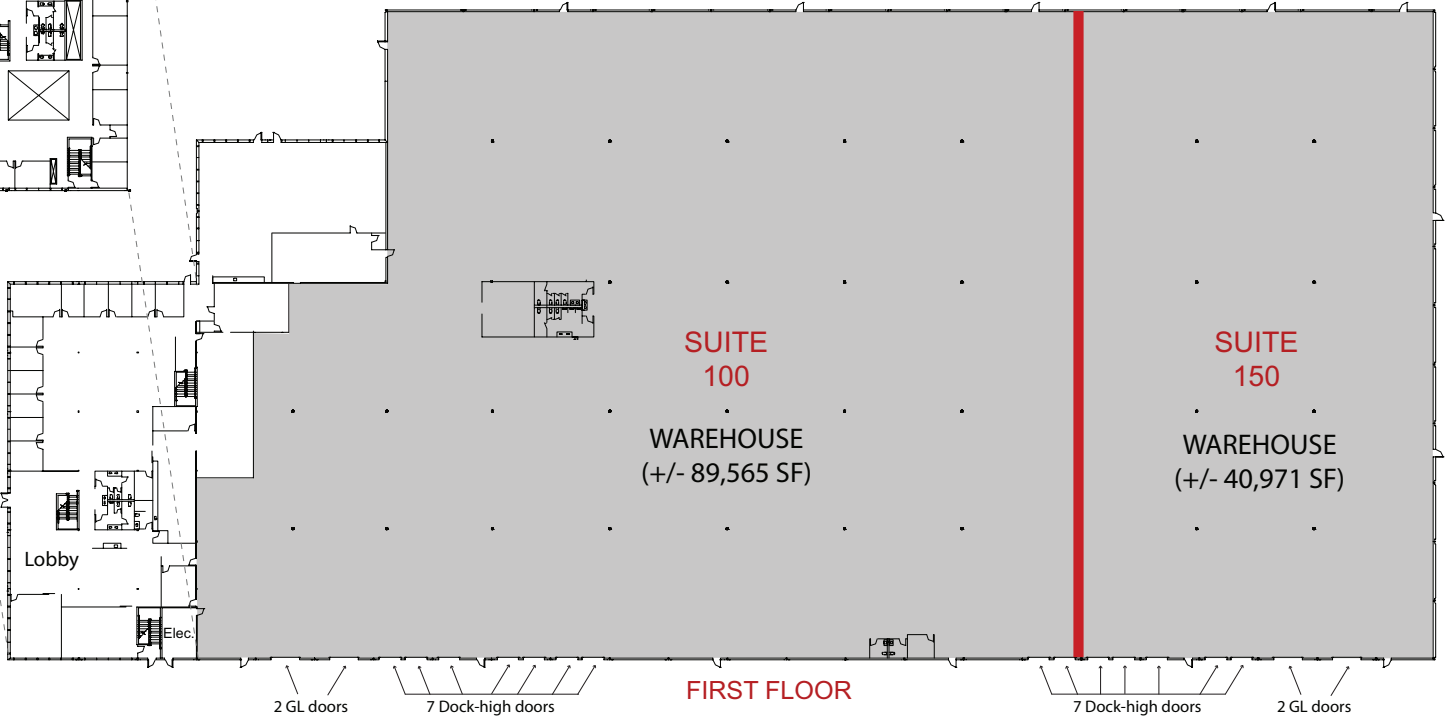
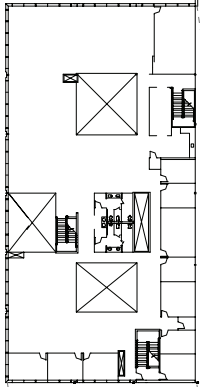
SUITED FOR COMBINATION OFFICE, MANUFACTURING, AND WAREHOUSE

Building Features

Office/Warehouse

- **First Floor**
 - Office: 18,211 sq. ft.
 - Warehouse: 130,536 sq. ft.
- **Second Floor**
 - Office: 12,828 sq. ft.
- **Truck Loading**
 - Fourteen (14) 9' x 10' dock high doors
 - Four (4) 12' x 14' ground level doors
- **Parking:**
 - 300 spaces
- **Electrical:**
 - 3,000 AMPS
- **Warehouse Clearance:**
 - ± 27'
- **Column Spacing:**
 - 48' x 40'
- **ESFR Sprinkler System**

SECOND FLOOR



/ Exceptional Today. Even Better Tomorrow.® /

Recently Revitalized



Refreshed entry portal and outdoor workspaces will energize the workforce and promote collaboration

Nearby Amenities

Culinary Experiences

Enjoy over 150+ dining options at nearby Irvine Spectrum Center®, Sand Canyon Plaza, Oak Creek Golf Club® and Los Olivos® Marketplace.

Ideal Location

Located off of the I-5 and adjacent to Oak Creek Golf Club, Oak Canyon Business Center also offers easy access to the I-405, 133 Freeway and 241 Toll Road.

Irvine Spectrum

Recruit and retain top talent in the heart of Orange County's most walkable, bikeable and sustainably planned community.

Hosting + Living

Host guests at the nearby Courtyard by Marriott and enjoy resort-style living at Cypress Village, The Park, Centerpointe, Westview or Los Olivos apartment communities.



Oak Canyon Business Center

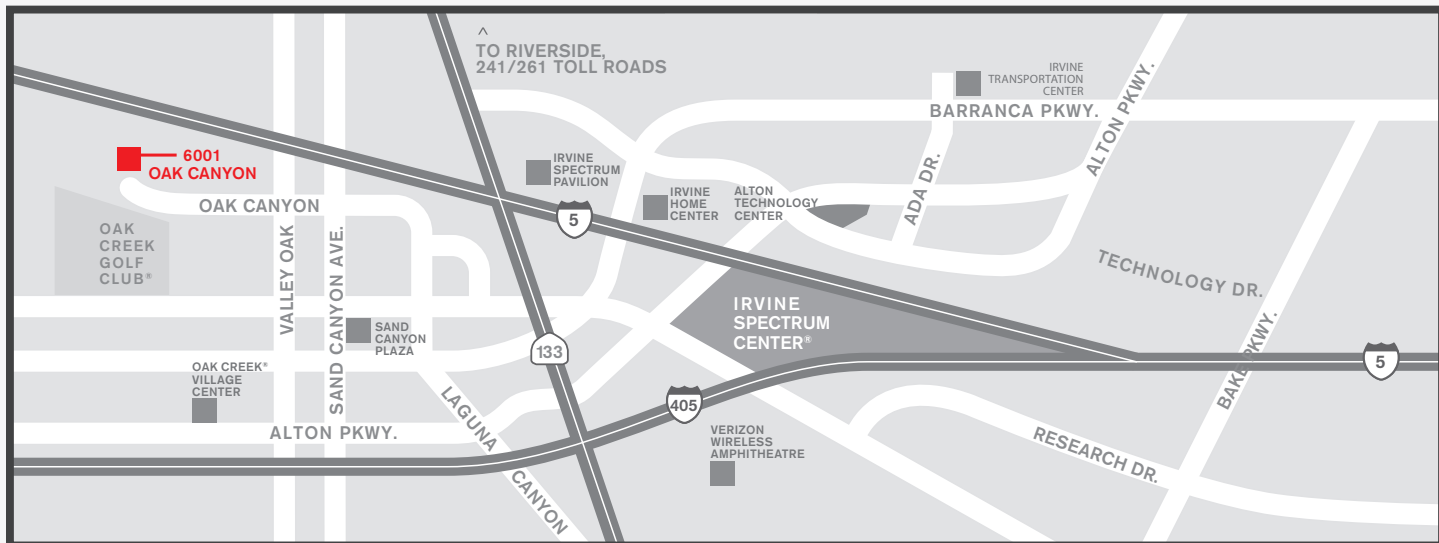
6001 Oak Canyon • Irvine, CA 92618

Orange County
Irvine Spectrum

/ Site Map /



/ Area Map /



Our mission is to provide you with **Vibrant Workplace Communities**[®], where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.



For Leasing Information
Call: Sue Lyle | 949.720.2668
IrvineCompanyOffice.com