

Sand Canyon Business Center



This is Where the Future Works

Experience a creative workplace for innovative companies in a prime Irvine Spectrum® location. The unique, indoor-outdoor design and walkable access to food and shopping engages and inspires teams.

- 7 building campus across 665K SF
- Up to 5:1,000 SF surface parking and private entries
- Outdoor Commons with BBQ, connected outdoor workspace and event plaza
- Brand visibility along Sand Canyon Corridor with new monument signage
- Walk to 20+ dining and retail options at Sand Canyon Plaza
- Sand volleyball court, bocce ball court, ping pong and access to Kinetic® Fitness Center



15525
55,091 SF
2ND & 3RD FLOOR
AVAILABLE

15535
27,994 SF
2ND FLOOR
AVAILABLE

15545
27,452 SF
3RD FLOOR
AVAILABLE



15525 Sand Canyon Avenue

Up to: 55,091 SF (2nd & 3rd floors)

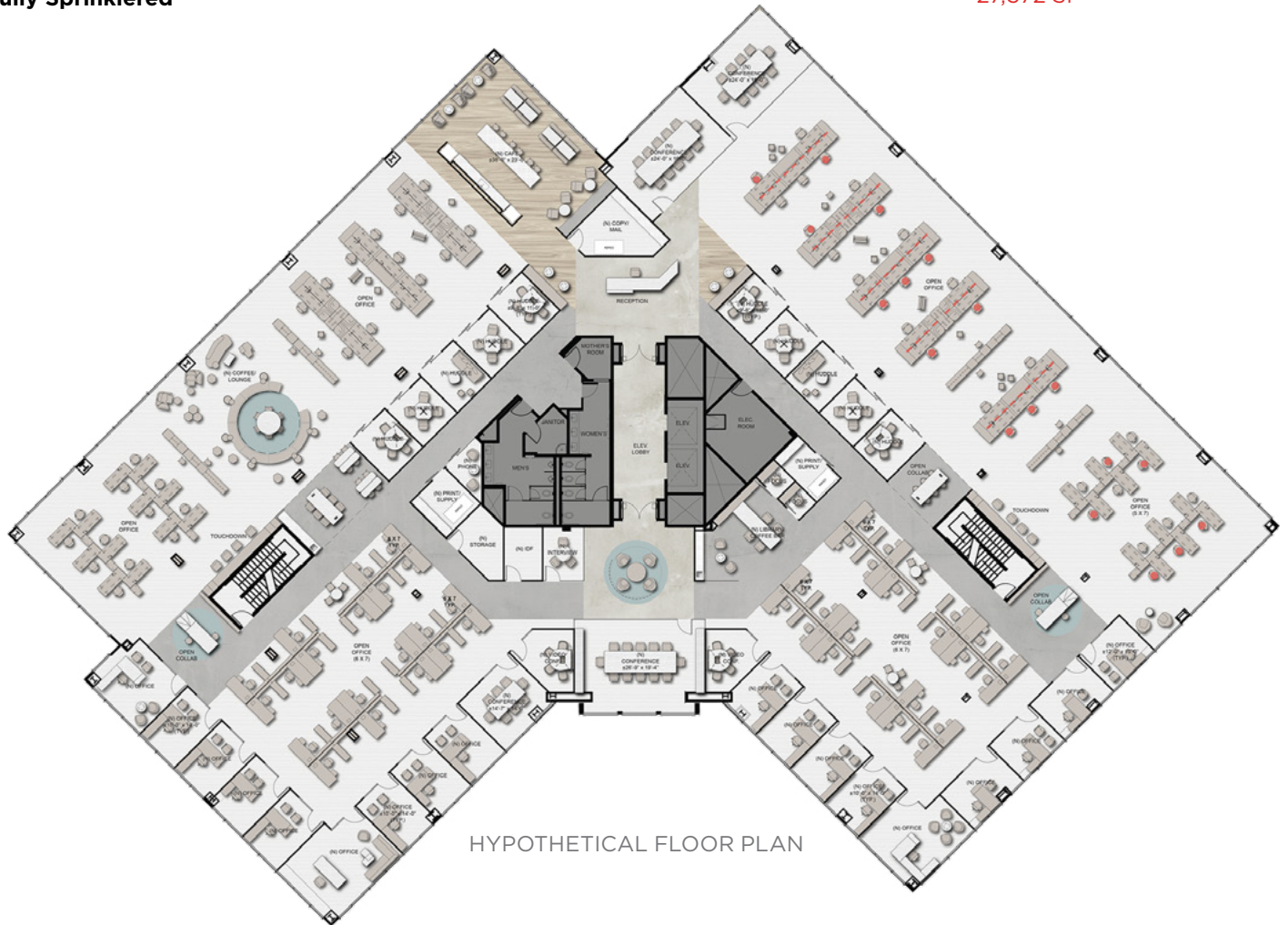
BUILDING SPECIFICATIONS

Parking Ratio: Typical floor accommodates up to 5:1

Fully Sprinklered

2nd Floor:
27,519 SF

3rd Floor:
27,572 SF



15535 Sand Canyon Avenue

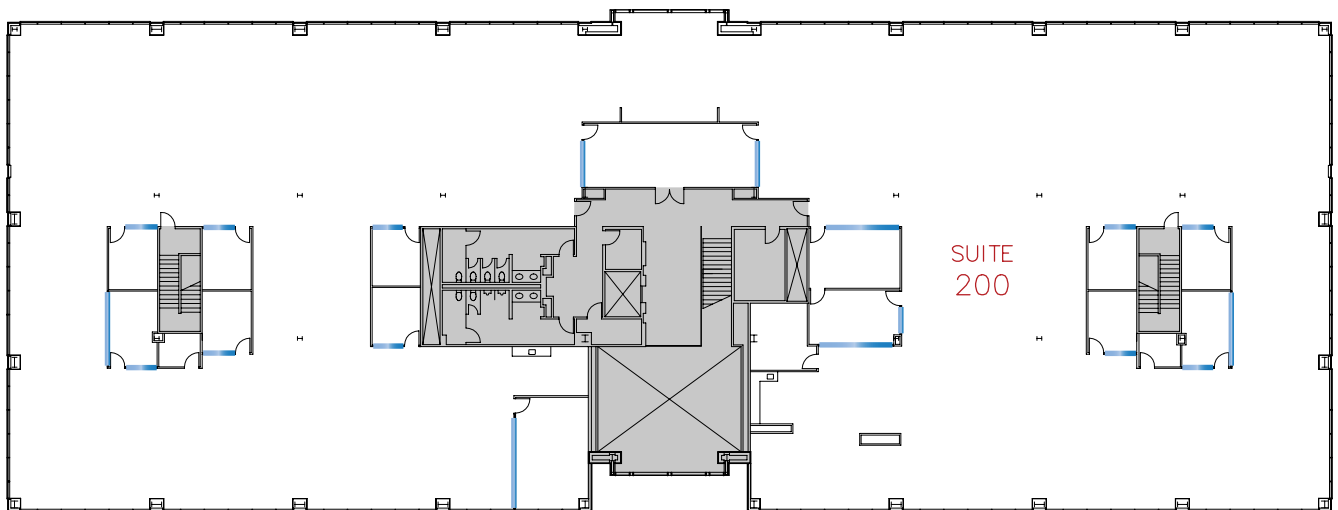
27,994 SF (2nd floor)

BUILDING SPECIFICATIONS

Parking Ratio: Typical floor accommodates up to 5:1

HVAC: 3 rooftop VAV units totaling 198 tons. 2 split system units totaling 10 tons. Zone controls are not on ALC or Eco Structure, they are on the Tracer System. 2 supplemental CRAC units totaling 16 tons

Fully Sprinklered



15545 Sand Canyon Avenue

27,452 SF (3rd floor)

BUILDING SPECIFICATIONS

Parking Ratio: Typical floor accommodates up to 5:1

Electrical: 200-250 AMP sub-panels per floor

Fully Sprinklered



Artist concept: subject to change.



Engaging On-site Experiences



CONNECTED OUTDOOR WORKSPACE



OUTDOOR CONFERENCING



SAND VOLLEYBALL COURT



OUTDOOR SEATING



Site Map



WALK TO

- Sand Canyon Plaza
- USPS
- Oak Creek Community Park
- Mountain to Sea Trail



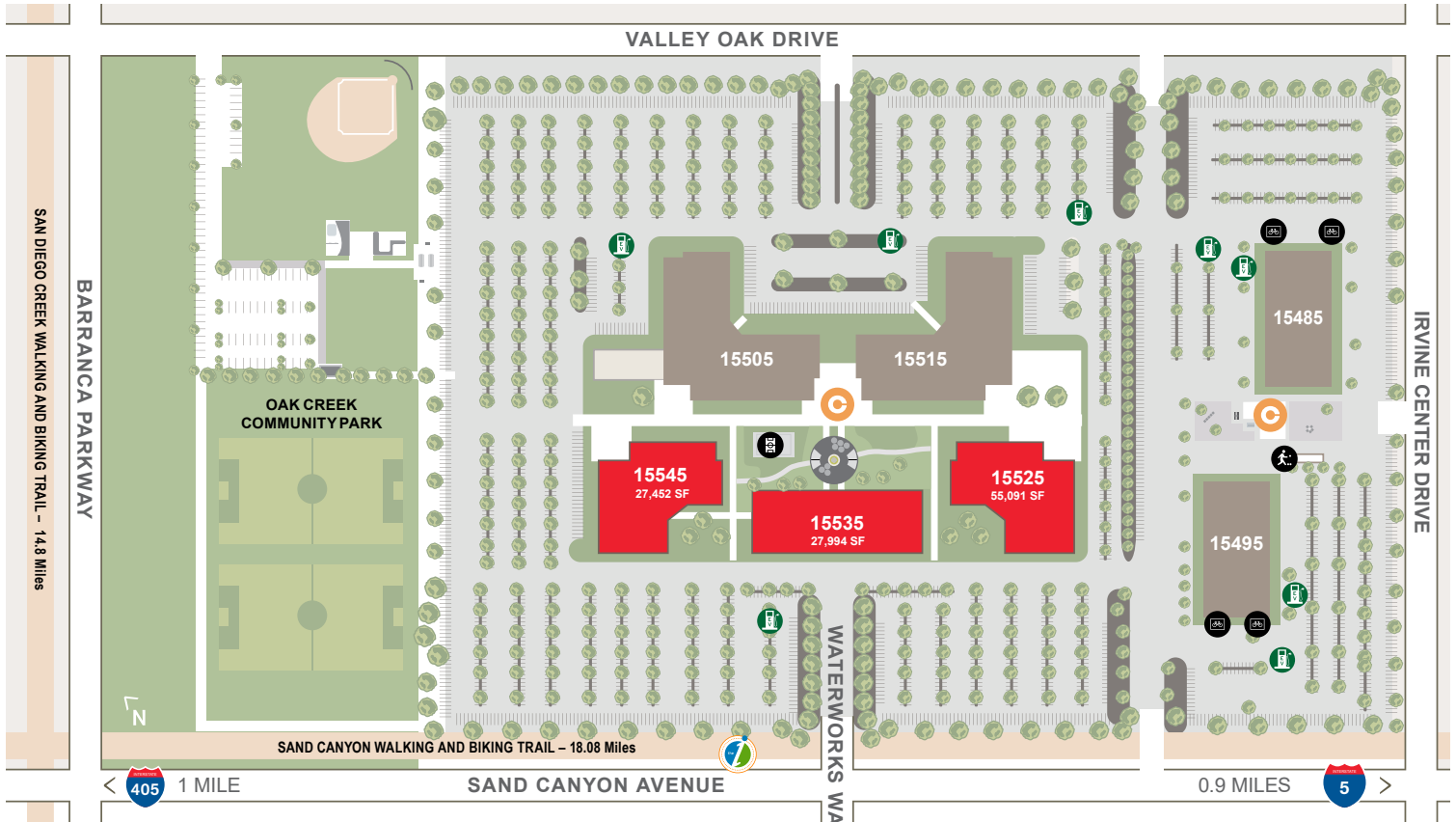
DRIVE TO

- Oak Creek Golf Club®
- Old Town Irvine
- 5/405 freeways
- Hoag/Kaiser Hospital



DRIVE TO

- Irvine Spectrum Center®
- Irvine Station
- Quail Hill Shopping Center
- The Great Park



*map not to scale

ON-SITE AMENITIES



- Event Plaza
- Outdoor Workspace
- Outdoor Seating
- Wi-Fi in all Outdoor Seating Areas



Bike Lockers



iShuttle Stop



Bocce Ball Court



EV Charging Station



Sand Volleyball Court



Amenity-rich Neighborhood



SAND CANYON PLAZA



STARBUCKS



OAK CREEK GOLF CLUB®

SAND CANYON PLAZA

Enhance your workday in a walkable, amenity-rich neighborhood with 20+ retail and dining options across the street at Sand Canyon Plaza.



7-Eleven
Bay Poké
Chipotle Mexican Grill
Everyday Eatery
Flame Broiler



HiroNori Craft Ramen
Jimmy John's
Left Coast Brewing Co.
SAJJ Mediterranean
Starbucks Coffee



Tacos & Co.
Tiger Sugar
Hydration Room

AREA

Centrally located in Irvine Spectrum in Irvine Center Drive and Sand Canyon Avenue with direct access to I-405, I-5 Freeways and Highway 133. Direct access to hundreds of miles of trails leading to Irvine Station, Irvine Spectrum Center and the 22-mile Mountains to Sea trail.





OWNED AND MANAGED BY



CRAIG BRASHIER
SENIOR LEASING DIRECTOR
cbrashier@irvinecompany.com
LIC. 00837183
949.720.2760

MIKE VUKOVICH
SENIOR LEASING DIRECTOR
[mvukovich@irvinecompany.com](mailto:mvikovich@irvinecompany.com)
LIC. 01460010
949.720.3542



IRVINECOMPANYOFFICE.COM

