

Sand Canyon Business Center

// ORANGE COUNTY IRVINE SPECTRUM®



Success Works Here®

- Over 665,000 sq. ft. of campus office space with 7, multi-story buildings
- 54,557 sq. ft. full building opportunity with highly visible building top signage
- Abundant Wi-Fi connected outdoor workspaces fully equipped for events
- Walking distance to neighborhood, retail center, Sand Canyon Plaza
- Adjacent to Oak Creek Community Park with soccer and baseball fields
- Connected to 21 miles of mountain to sea biking and walking trails
- Minutes to 175+ dining and retail options at Irvine Spectrum Center®
- Direct access to the 5 and 405 Freeways and Highway 133
- iShuttle stop connects to apartment communities and Irvine Station

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810. All renderings/pictures shown are for information and illustration purposes only and are subject to change.



The Commons



Outdoor Volleyball Court



Sand Canyon Plaza



Oak Creek Golf Club

Community + Connectivity

Connect and collaborate in Wi-Fi enabled open-air gathering areas with everything needed to work, meet, dine, connect and relax with colleagues and community.

Health and Wellness

Bike to work from nearby residential communities or take advantage of hundreds of local trails accessible from Sand Canyon Business Center.

Workday Conveniences

Free up time with abundant onsite amenities including EV charging stations and Envoy On-Demand Electric Vehicles.

Culinary Experiences

Walk to **Sand Canyon Plaza** featuring 12 convenient dining options including Starbucks, Left Coast Brewery, Tacos & Co, as well as banking, full-service salons and more.

Oak Creek Golf Club

Entertain clients or host your next company meeting at one of Orange County's premier golf destinations with 2,600 sq. ft. of available conference space.

Irvine Spectrum Center

Bring work and life together at **Irvine Spectrum Center**, one of Southern California's top retail and dining destinations with 175+ stores, restaurants and entertainment venues.

// FOR LEASING INFORMATION: 949.720.2550 | IRVINECOMPANYOFFICE.COM

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