

THE PARC

3 CORPORATE PARK | IRVINE, CA 92606



CBRE

NEWMARK

OFFICE SPACE FOR LEASE

HIGHLIGHTS



5 building campus style project located within the Irvine Business Complex



Efficient floor plates



Convenient surface parking



High identity exterior sign program



Exceptional access to the 5, 405 and 55 Freeways



Immediate access to Jamboree Road and Toll Roads



Walking distance to restaurants and amenities



Strong ownership



\$3 million+ renovation completed

THE PARC

NEW RENOVATIONS



**COFFEE
DOSE**



**SHADED OUTDOOR
WORKSPACES**

With Upscale Furnishings



UPGRADED LOBBIES

Corridors and Restrooms



**ENHANCED
LANDSCAPING**



**CREATIVE
SPEC SUITES**



SOLAR PANELS
On all Buildings



THREE
CORPORATE
PARK

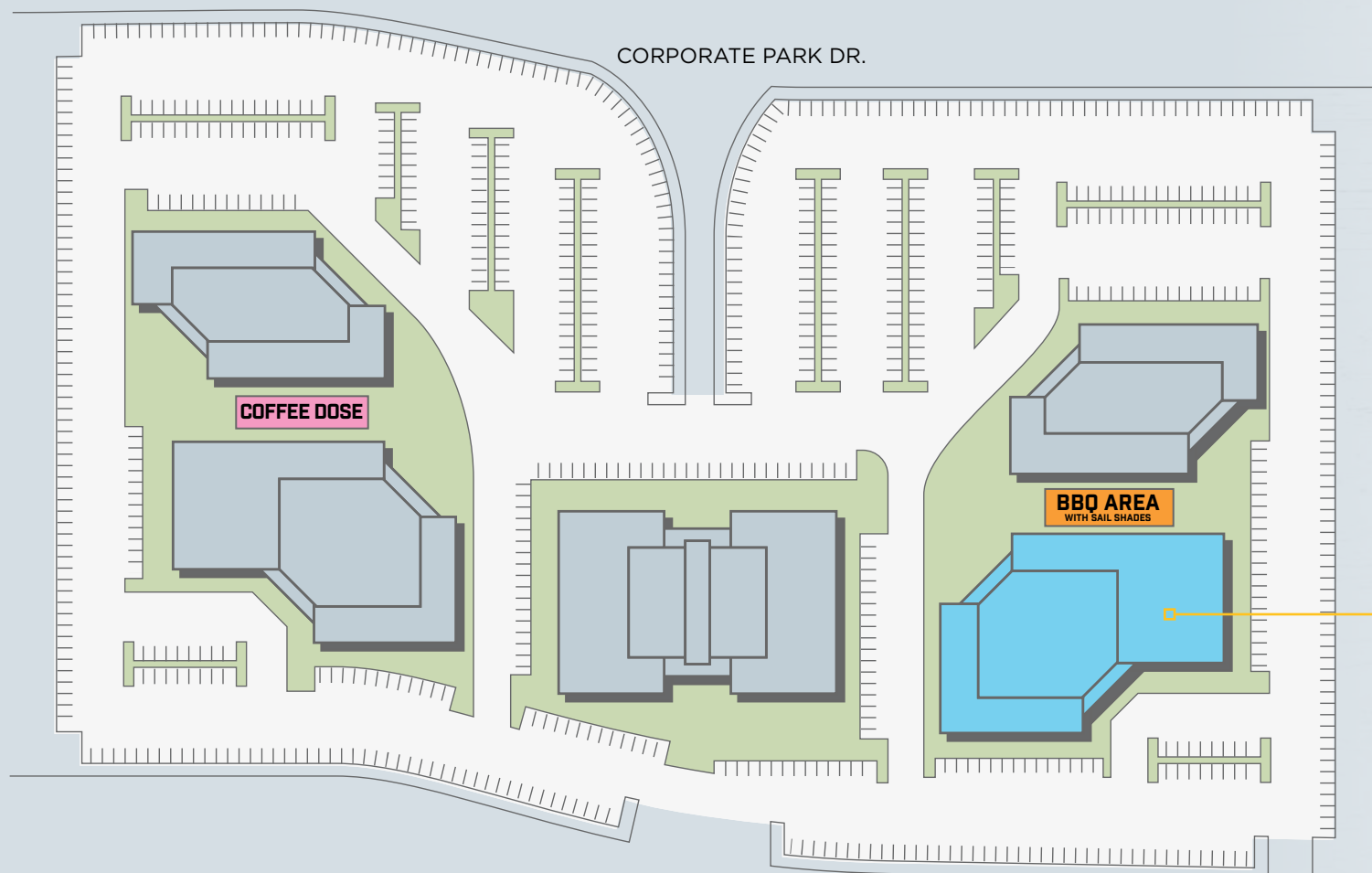
SITE PLAN

JAMBOREE RD.

CORPORATE PARK DR.

BARRANCA PKWY.

ALTON PKWY.



CORPORATE PARK DR.



**COFFEE
DOSE**

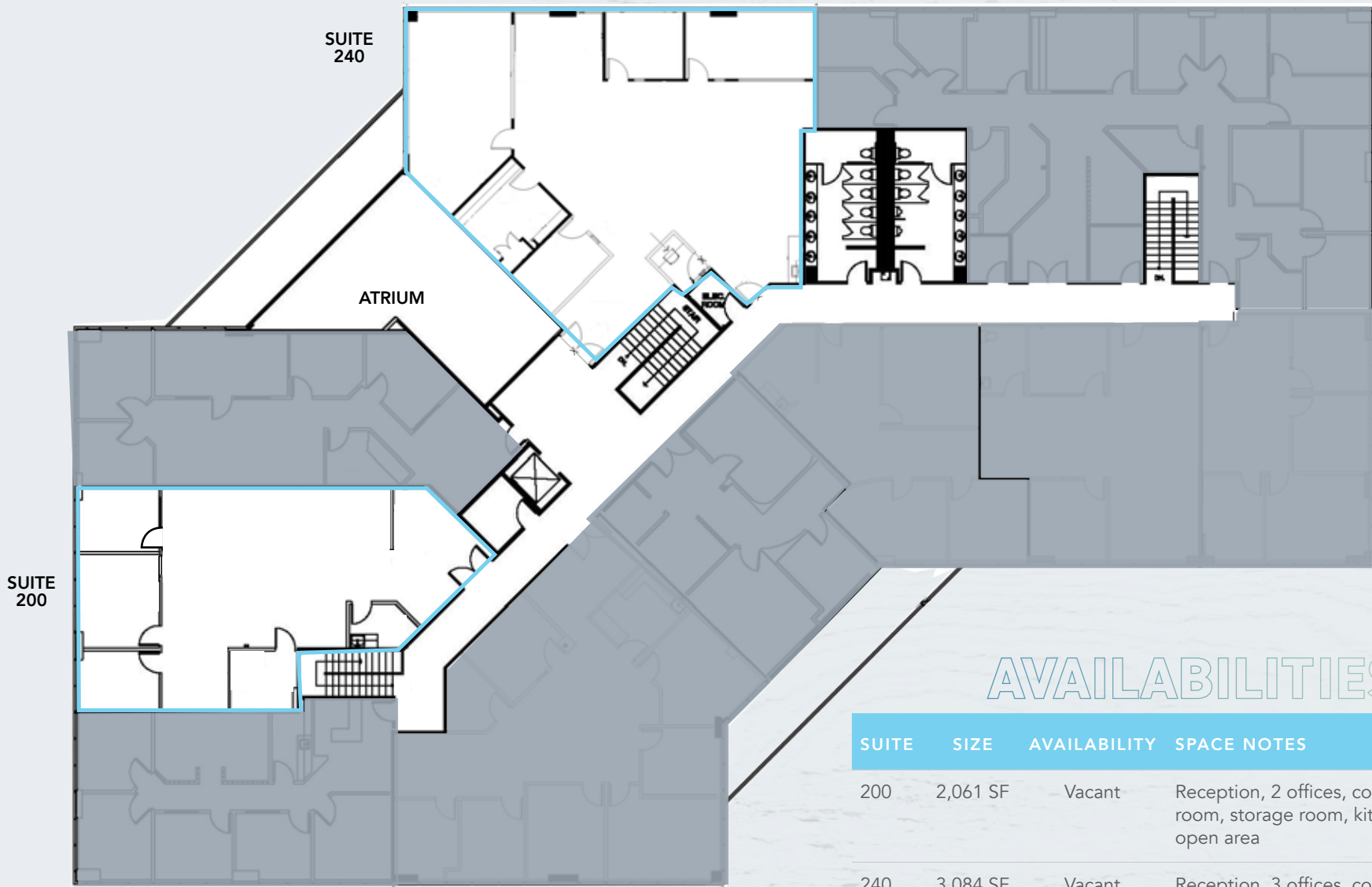


**THREE
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PARK**



THREE CORPORATE PARK

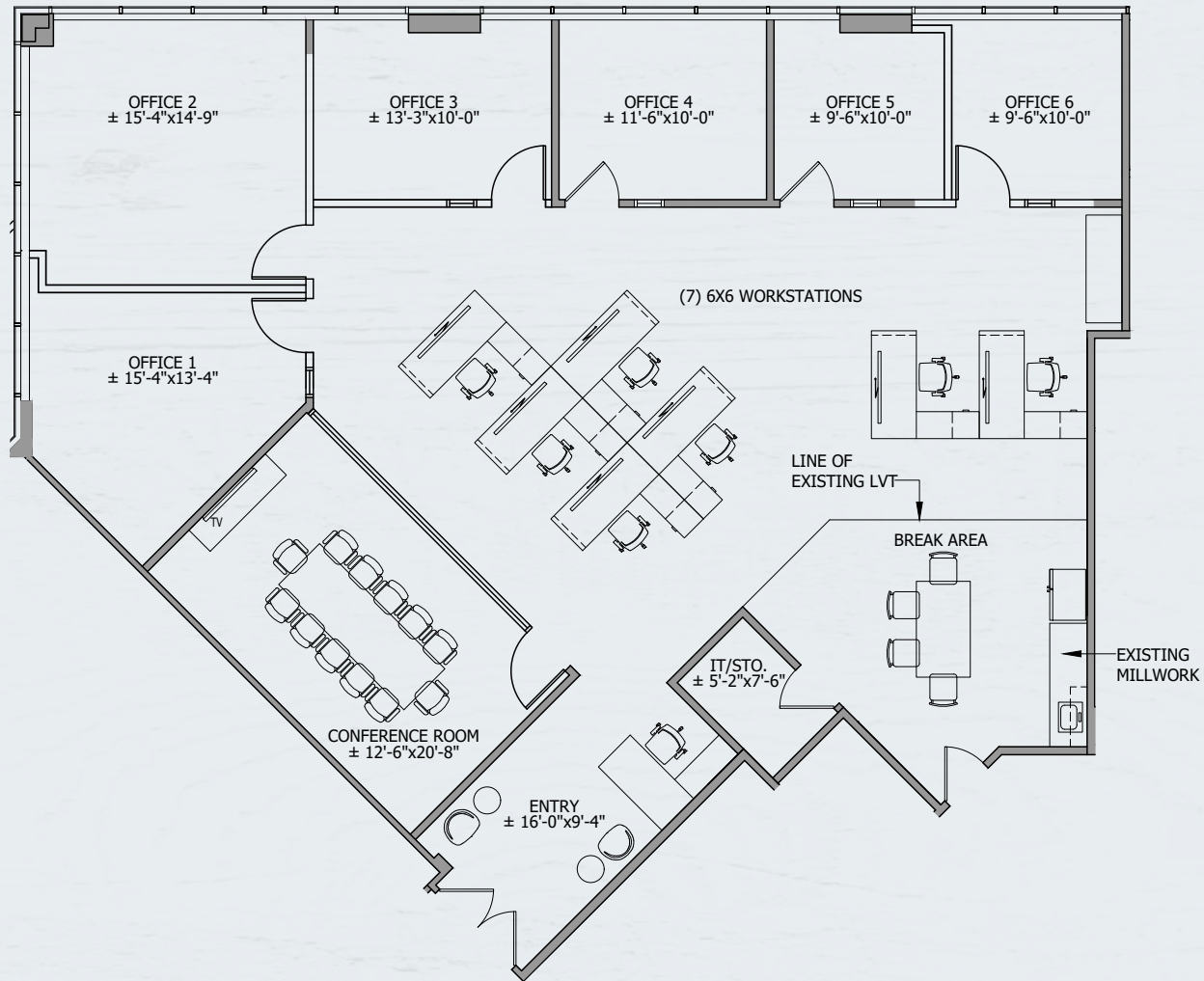
SECOND FLOOR



AVAILABILITIES

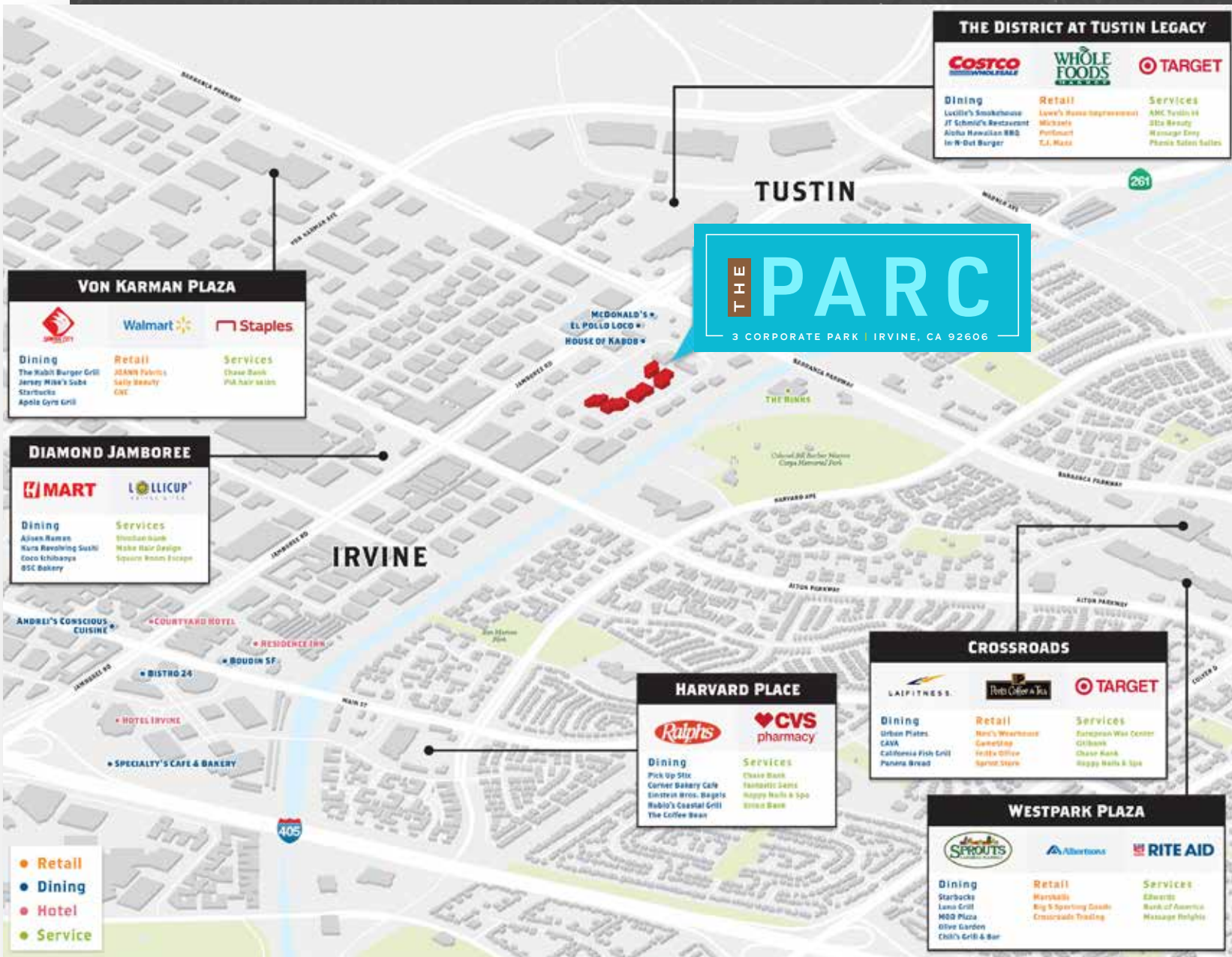
SUITE	SIZE	AVAILABILITY	SPACE NOTES	VIDEO TOUR
200	2,061 SF	Vacant	Reception, 2 offices, conference room, storage room, kitchen and open area	▶
240	3,084 SF	Vacant	Reception, 3 offices, conference room, open kitchen, IT room and open area. ***See Hypothetical Space Plan on next page	▶

SUITE 240 - HYPOTHETICAL PLAN



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