

117 Waterworks Way, Suite 150

63,947 SF



BUILDING OVERVIEW AND FEATURES

Experience **117 Waterworks Way, Suite 150**, an ideal choice for an HQ with office, manufacturing and distribution. This opportunity offers a flexible work environment, abundant surface parking, prominent building-top signage and convenient access to dining and retail amenities in the heart of Irvine Spectrum®.

Total Building: 63,947 SF

Office: ±22,000 SF

Warehouse: ±41,947 SF

Warehouse Clearance: ±25'

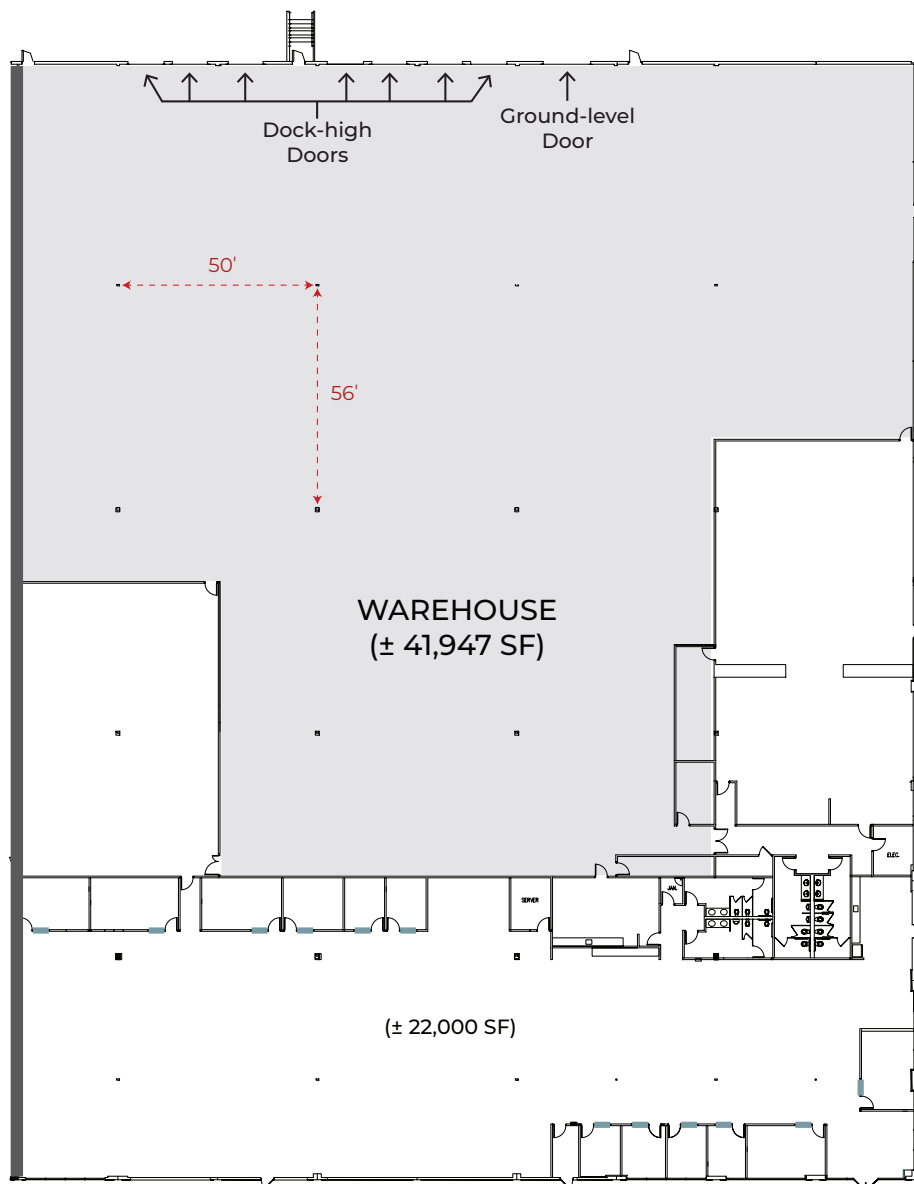
Truck Loading: One (1) Ground-level Door,
Seven (7) Dock-high Doors

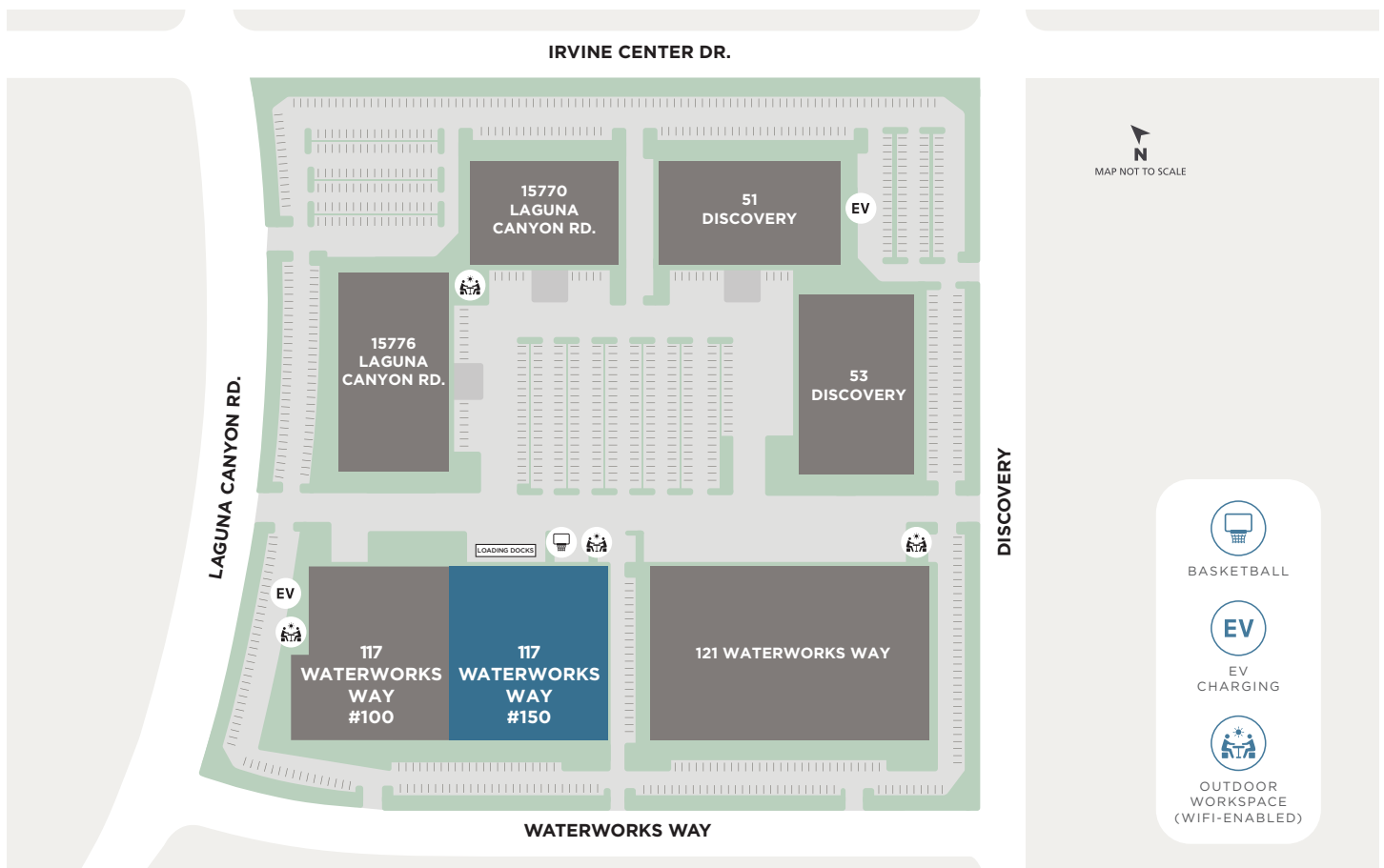
ESFR Sprinklers

Lightly air-conditioned warehouse with 5 very big fans

Column Spacing: 50' x 56'

Parking Ratio: 1.9:1,000 SF





FLEXIBLE WORKSPACE

Extend your workspace outdoors with lounge seating and a basketball court, complemented by prominent signage opportunities for maximum brand visibility.

IRVINE SPECTRUM®

Recruit and retain top talent with direct access to sought-after apartment communities and luxury living, 175+ shopping, dining and entertainment options at Irvine Spectrum Center®.



// 117 WATERWORKS WAY, SUITE 150

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810



1. Irvine Station
2. Alton Marketplace
3. Alton Retail Center
4. Double Tree by Hilton

5. Marriott Irvine Spectrum
6. Courtyard Marriott
7. Irvine Spectrum Center
8. Los Olivos® Marketplace

9. Orange County Great Park
10. Sand Canyon Plaza

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