

Irvine Business Center

7515 Irvine Center Dr. | First Floor

Flex+[®]
BY IRVINE COMPANY



7515 Irvine Center Dr. First Floor Overview



- 6 new, premium move-in ready suites ranging from 2.6K - 11.3K SF (Available Now)
- Brand new lobby experience featuring modern designs, skylight and an exclusive shared lounge
- High-end suite finishes including open ceiling, specialty lighting and premium break areas
- Access workplace enhancements including an upgraded outdoor gathering area and bold entry experiences (Arriving Summer 2025)

— Glass

■ Open Ceiling

⊕ Lights

■ Hard Lid Ceiling

7515 Irvine Center Dr.

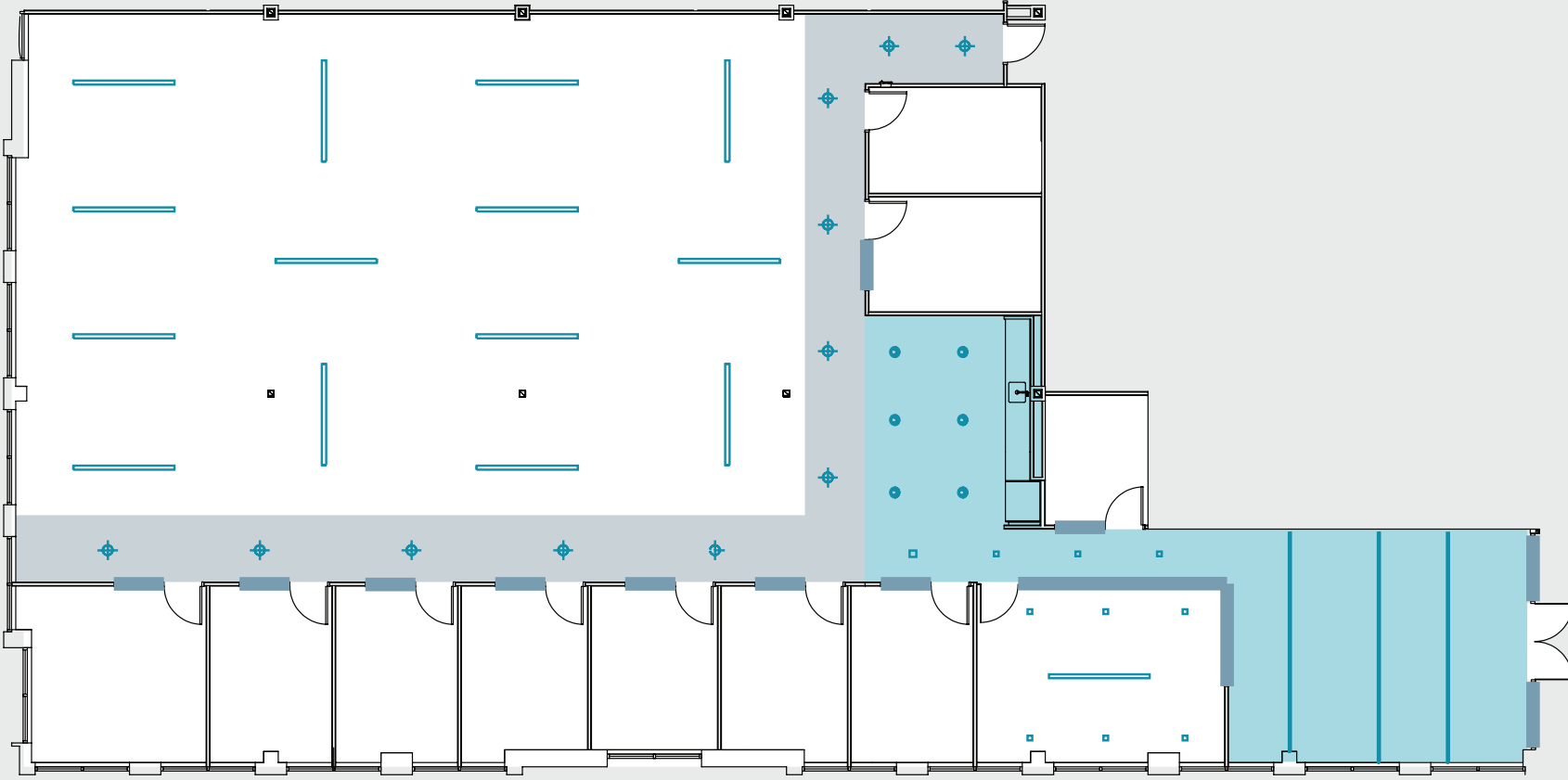
Suite 100

Total Size
±7,000 sqft

Team Size
32-40

Private Offices
8

Meeting Rooms
1



— Glass ■ Open Ceiling ☼ Lights ■ Hard Lid Ceiling

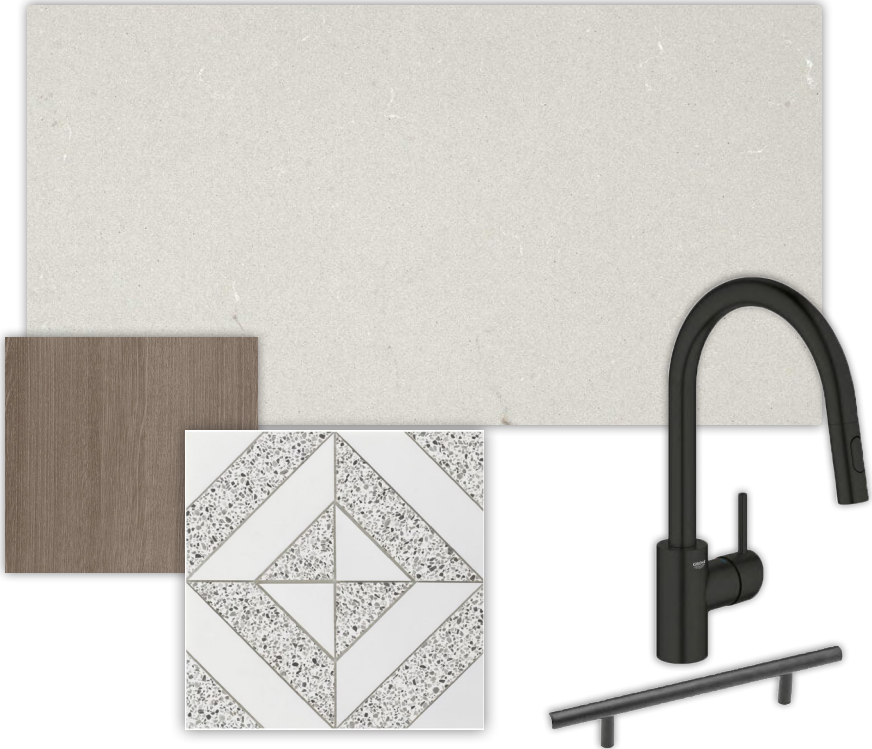
photography | Suite 100



finish palette | Suite 100



Flooring



Break Room



Paint Scheme

7515 Irvine Center Dr.

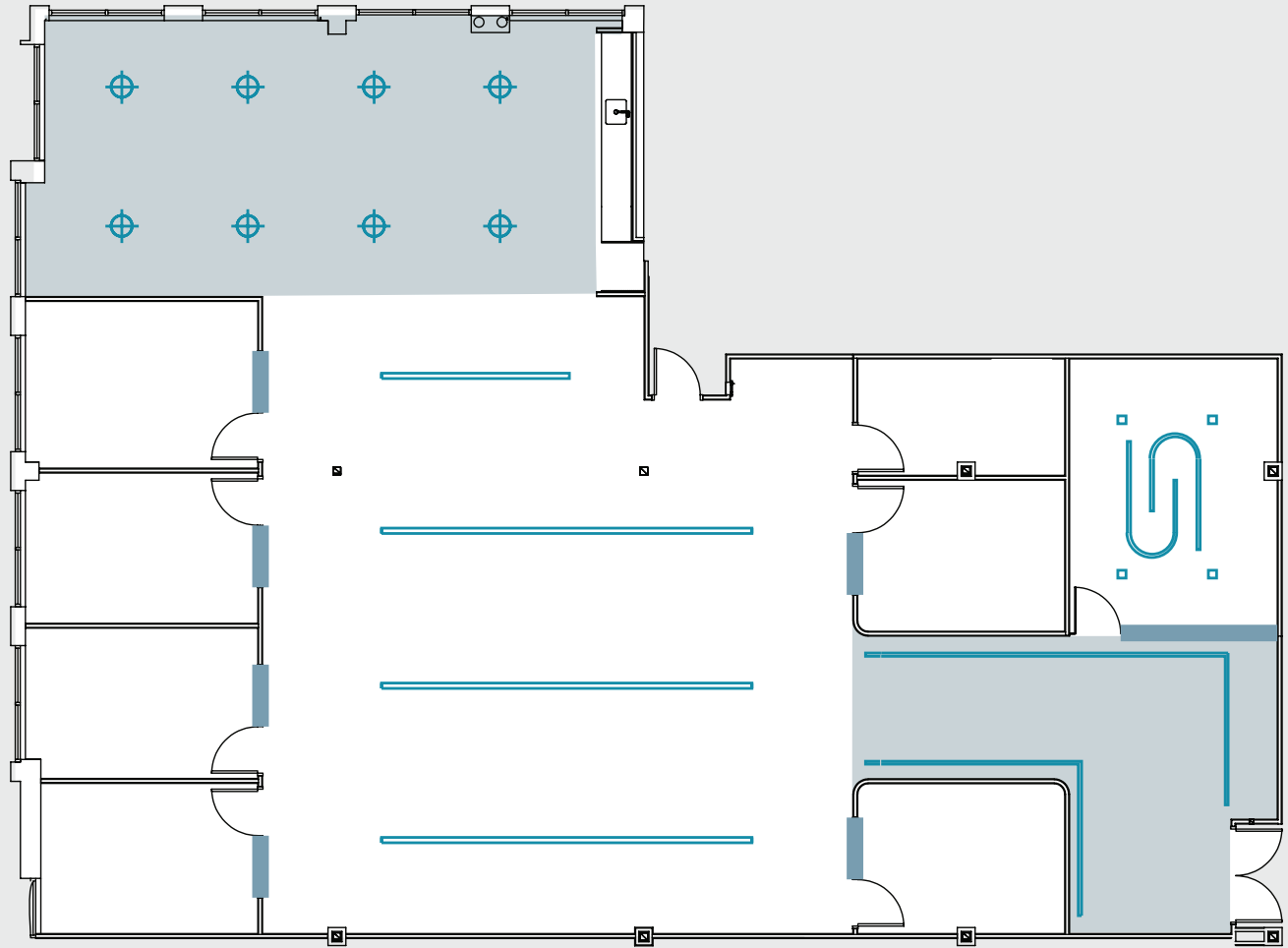
Suite 110


Total Size
±4,827 sqft

Team Size
22-28

Private Offices
6

Meeting Rooms
1



— Glass ■ Open Ceiling  Lights

photography | Suite 110



finish palette | Suite 110



Flooring



Break Room



Paint Scheme

7515 Irvine Center Dr.

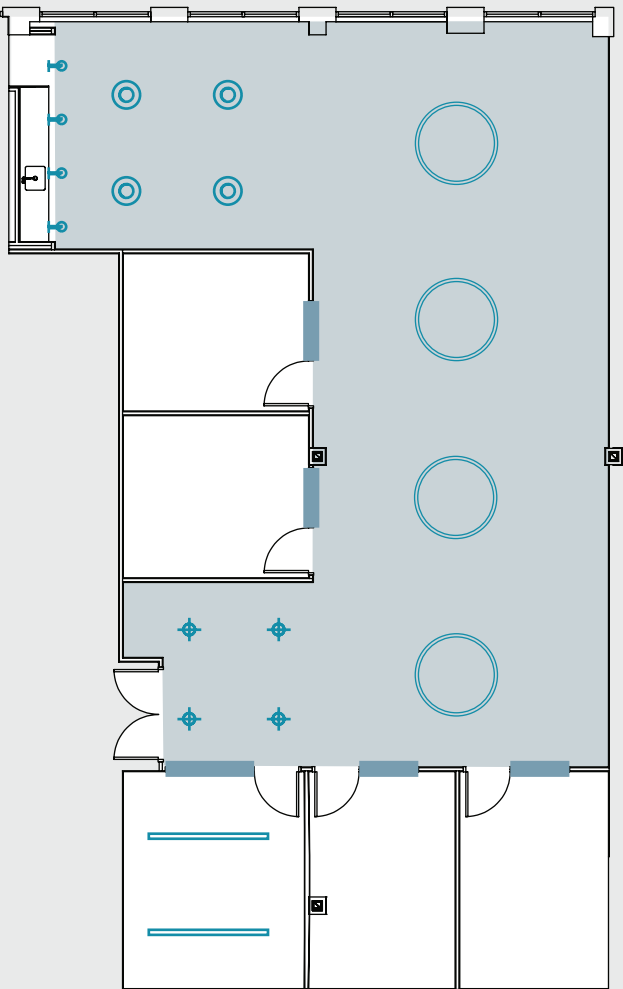
Suite 120

Total Size
±2,733 sqft

Team Size
12-16

Private Offices
4

Meeting Rooms
1



— Glass ■ Open Ceiling ☼ Lights

photography | Suite 120



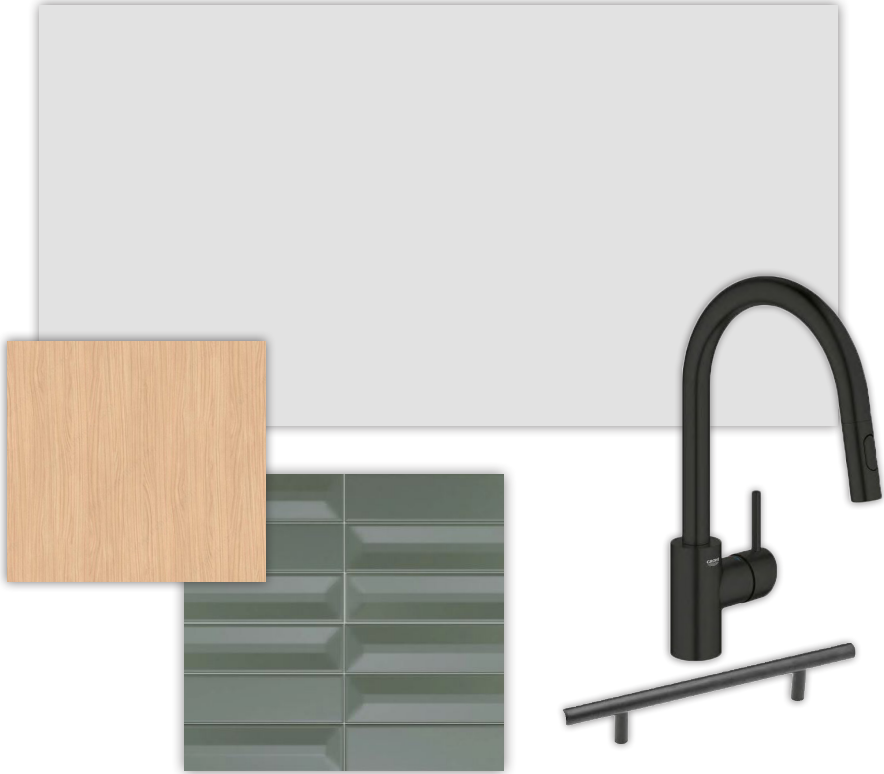
finish palette | Suite 120



Flooring



Paint Scheme



Break Room

7515 Irvine Center Dr.

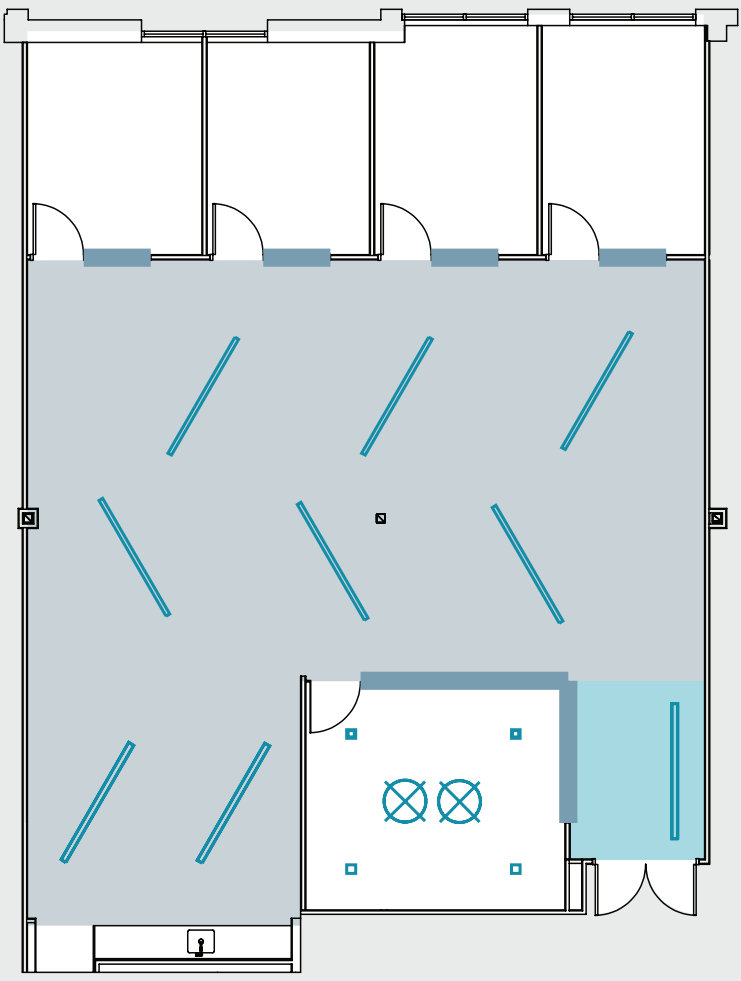
Suite 130

Total Size
±2,692 sqft

Team Size
12-16

Private Offices
4

Meeting Rooms
1



— Glass ■ Open Ceiling ☼ Lights ■ Hard Lid Ceiling

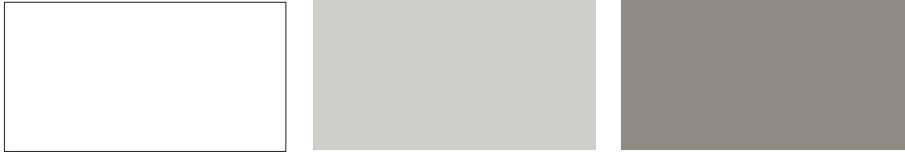
finish palette | Suite 130



Flooring



Break Room



Paint Scheme

7515 Irvine Center Dr.

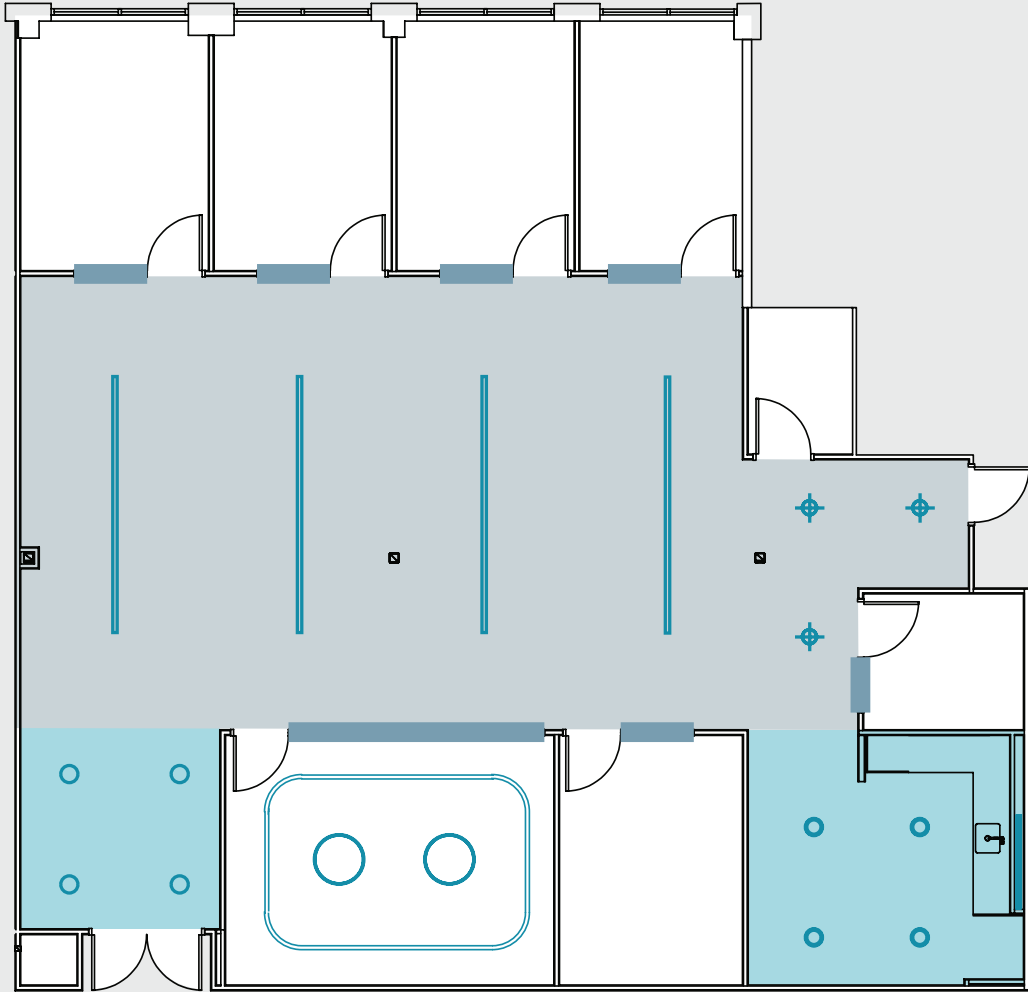
Suite 140

Total Size
±3,128 sqft

Team Size
14-18

Private Offices
5

Meeting Rooms
2



Glass



Open Ceiling



Lights

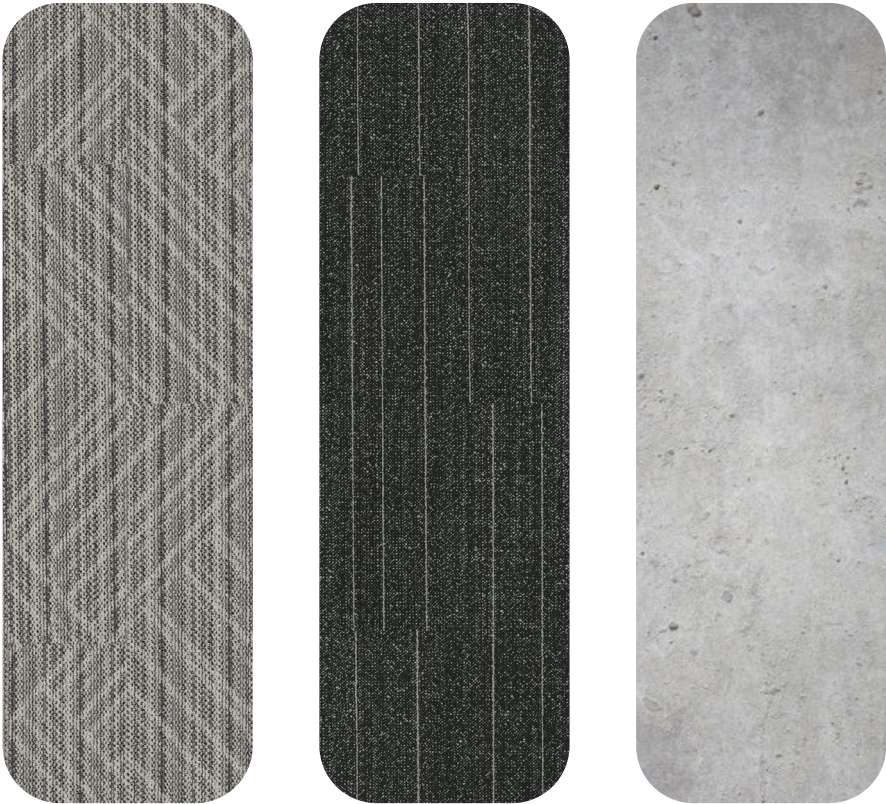


Hard Lid Ceiling

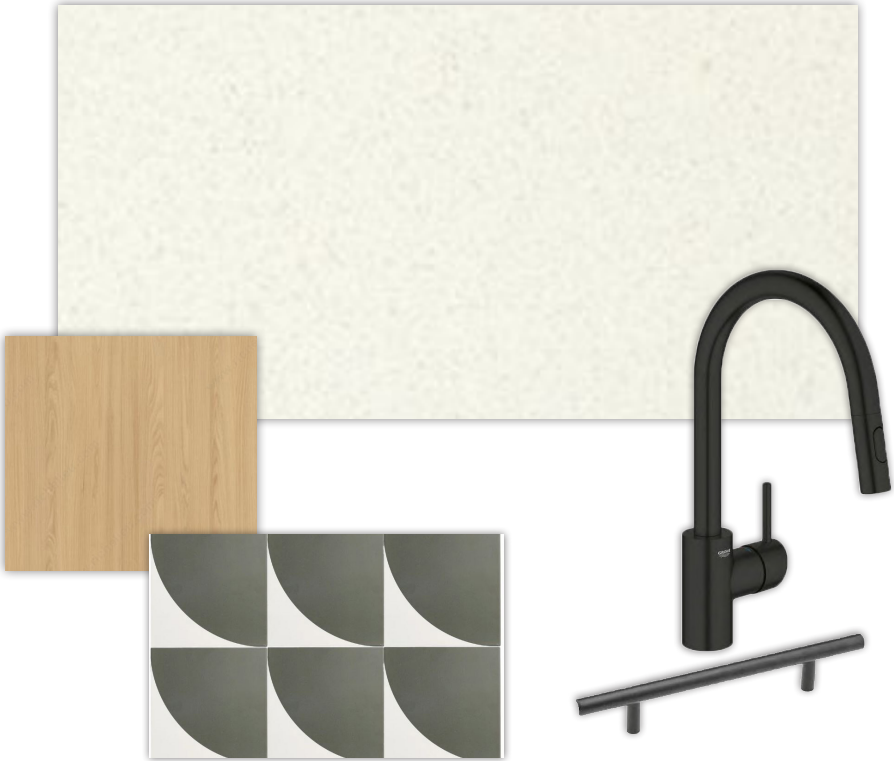
photography | Suite 140



finish palette | Suite 140



Flooring



Break Room



Paint Scheme

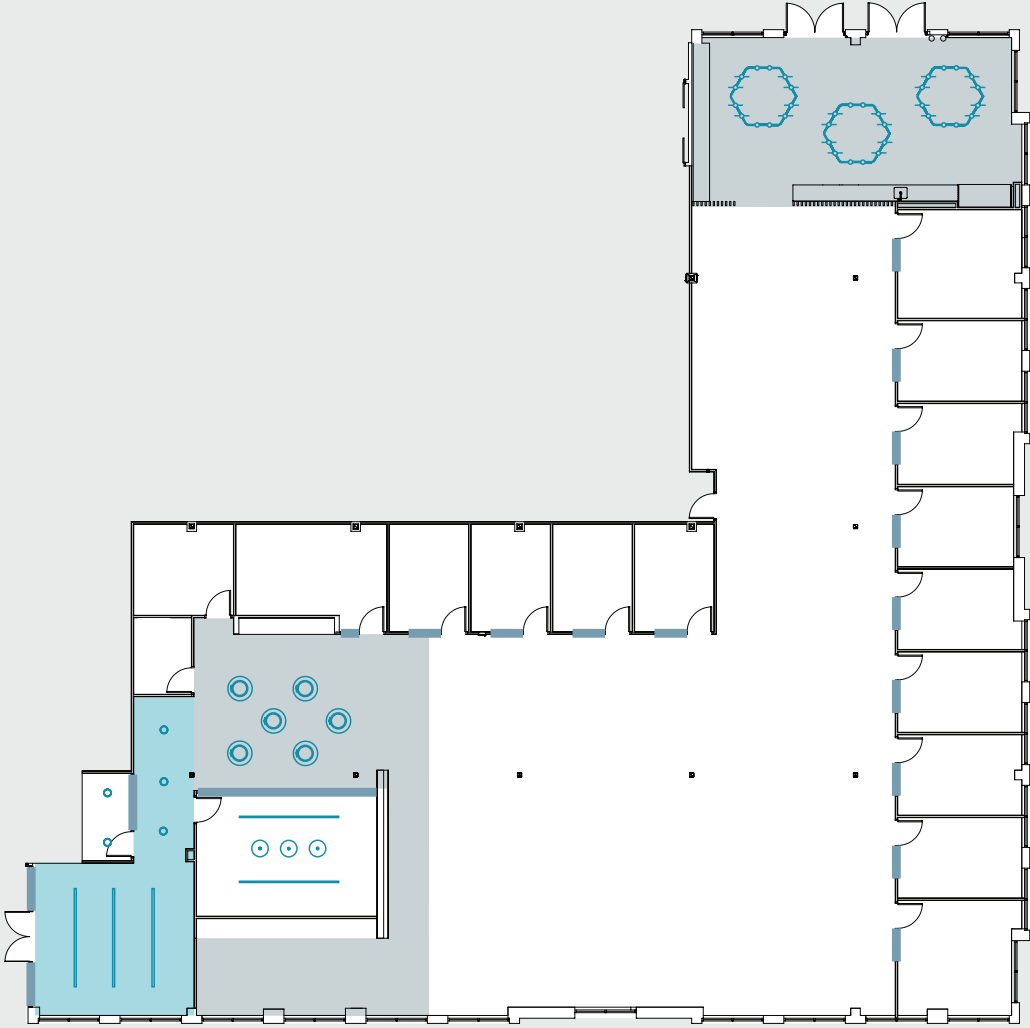
7515 Irvine Center Dr. Suite 150

Total Size
±11,326 sqft

Team Size
50-64

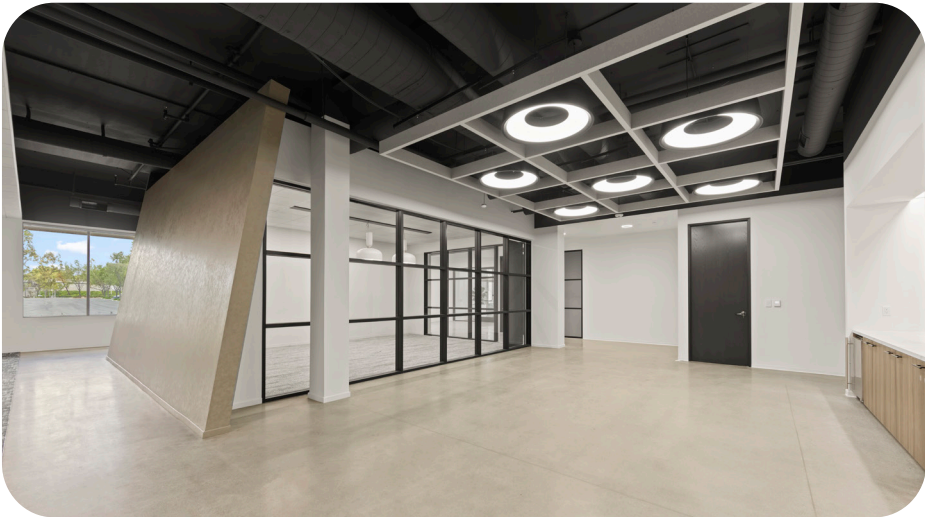
Private Offices
13

Meeting Rooms
2

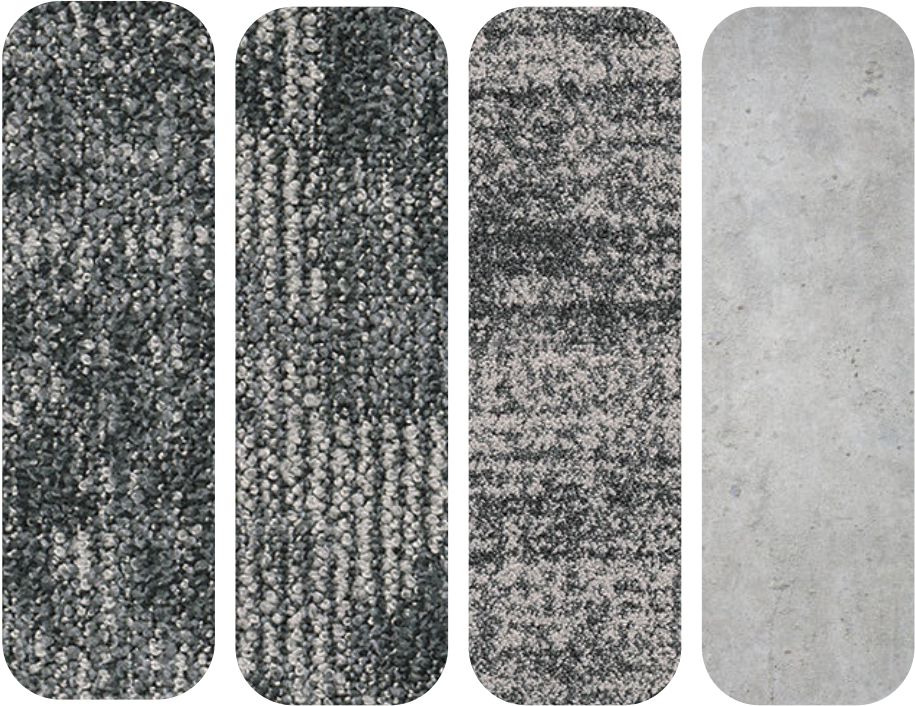


— Glass ■ Open Ceiling  Lights ■ Hard Lid Ceiling

photography | Suite 150



finish palette | Suite 150



Flooring

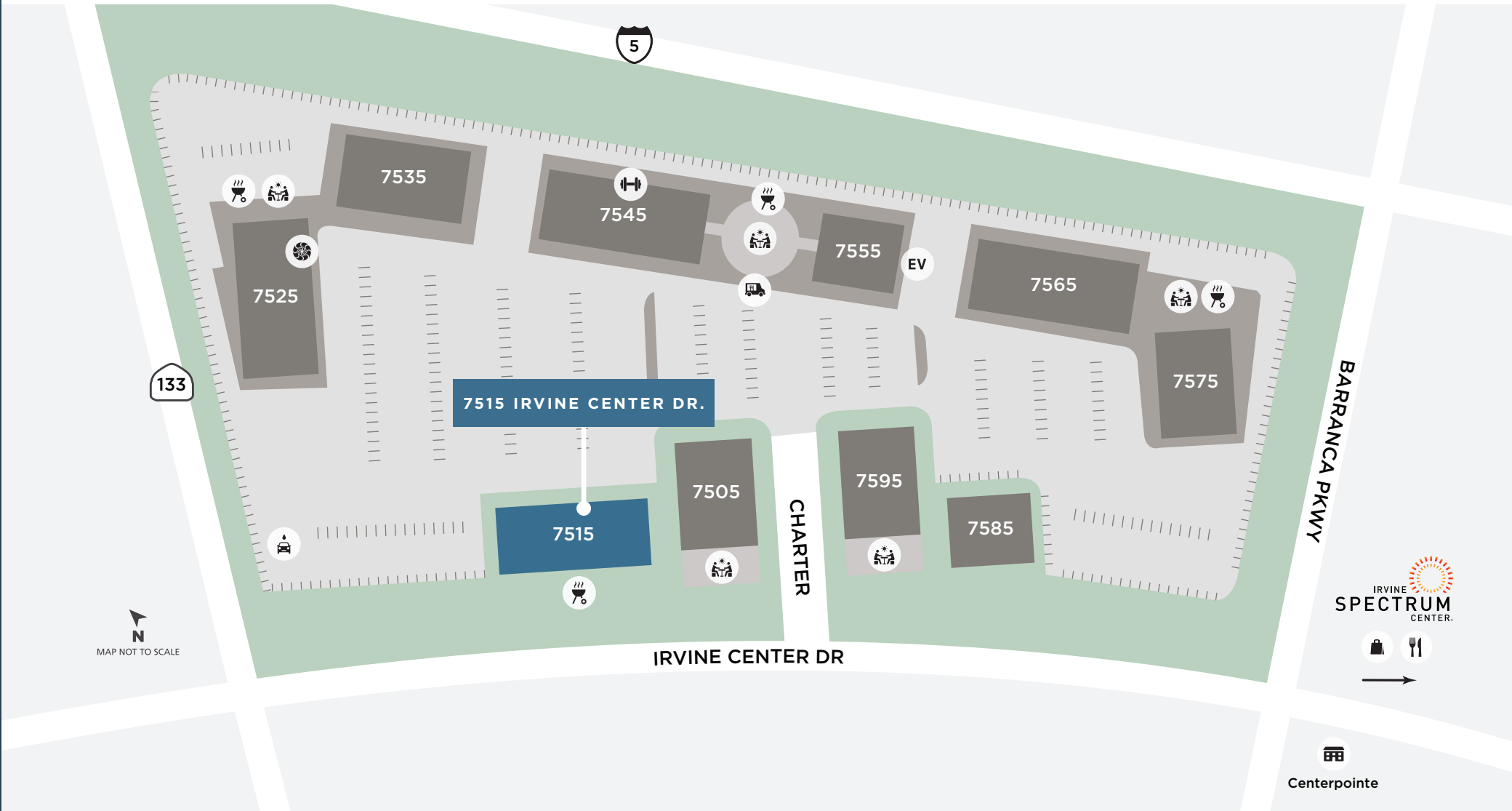


Break Room



Paint Scheme

Irvine Business Center



APARTMENTS



AUTO
DETAILING



BBQ



CAFE/
RESTAURANT



CUSTOMER
RESOURCE
CENTER



EV
CHARGING



FOOD
TRUCKS



FITNESS
CENTER



OUTDOOR
WORKSPACE
(WIFI ENABLED)



RETAIL



Reimagined outdoor workspace with new shade structures, seating and landscaping.

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