

# PACIFICA PLAZA



**DAVID BOLT**  
dbolt@lee-associates.com  
949.231.8309  
DRE # 01169899

**NICK DUMKE**  
ndumke@lee-associates.com  
916.380.9920  
DRE # 01197433

A 4-story, Class "A" Property  
consisting of 75,000 Square Feet  
of premier office space.



## PROPERTY FEATURES

- 4 stories offering  $\pm 75,000$  square feet in the heart of the Irvine Spectrum.
- Convenient access to the 405, 5, 91, and 55 Freeways and the 133, 241 and 73 toll roads.
- Blocks from to the Irvine Spectrum Center and other retail amenities with over 30 restaurants, 5 hotels, fitness centers and numerous shopping facilities.
- Convenient on-site cafe on ground floor.
- Fronts the 241 Toll Road
- Solar panel covered parking and EV charging stations, with optional reserved parking.
- Two elevators
- High speed Internet
- Ample free surface parking - with no parking structure
- Two main entrances with two main parking areas.
- Strategically located in one of Southern California's fastest growing business environments.

**Pacifica Plaza**  
100 Pacifica  
Irvine, CA 92618

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## AVAILABLE SUITES

| SUITE     | SIZE      | AVAILABLE | DESCRIPTION                                                                 |
|-----------|-----------|-----------|-----------------------------------------------------------------------------|
| 203       | ±1,608 SF | Now       | Reception area, Conference room, 4 private offices, kitchen, open area      |
| 310       | ±3,122 SF | Now       | Five (5) private offices and conference room                                |
| 300 & 310 | ±5,940 SF | Now       | Nine (9) private offices, conference room and open area                     |
| 400       | ±2,364 SF | Now       | 6 private offices, 1 conference room, and kitchen                           |
| 420       | ±3,428 SF | Now       | Double door entry, 7 offices, 1 conference room, kitchen area and open area |
| 450       | ±3,743 SF | 10/01/26  | Double door entry, kitchenette, 2 conference rooms, 9 private offices       |

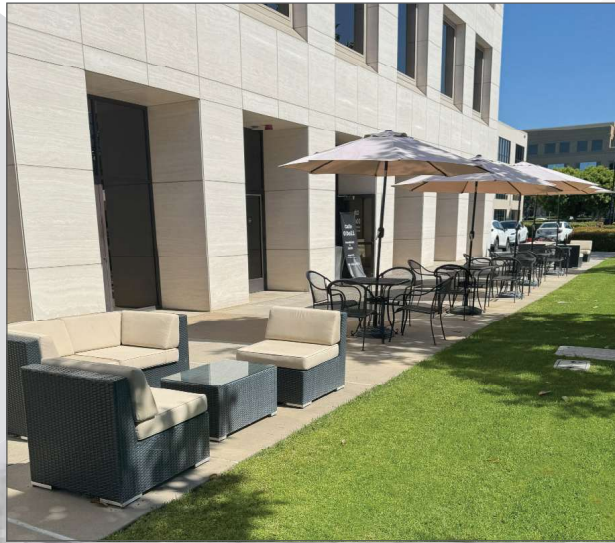
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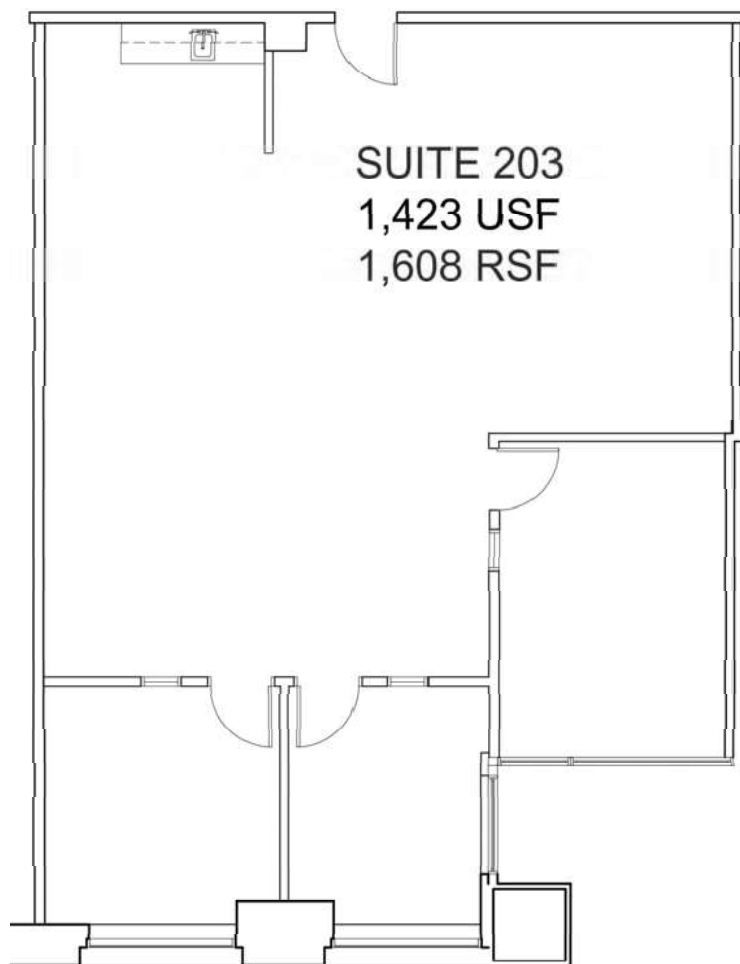
# PACIFICA PLAZA



## FLOOR PLAN

## SUITE 203

## AS-BUILT FLOOR PLAN

**± 1,608 Square Feet****Suite Description:**

3 private offices, open area and kitchenette

**Asking Lease Rate:**

\$2.85 PSF

**Available:** Now

**FULL COMMISSION TO PROCURING BROKERS  
PLUS \$2/FT. BROKER BONUS FOR ALL SUITES**

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## FLOOR PLAN

## SUITE 310

±3,122 Square Feet

**Suite Description:**

Five (5) private offices, and conference room

**Asking Lease Rate:**

\$2.85 PSF

**Available:** Now

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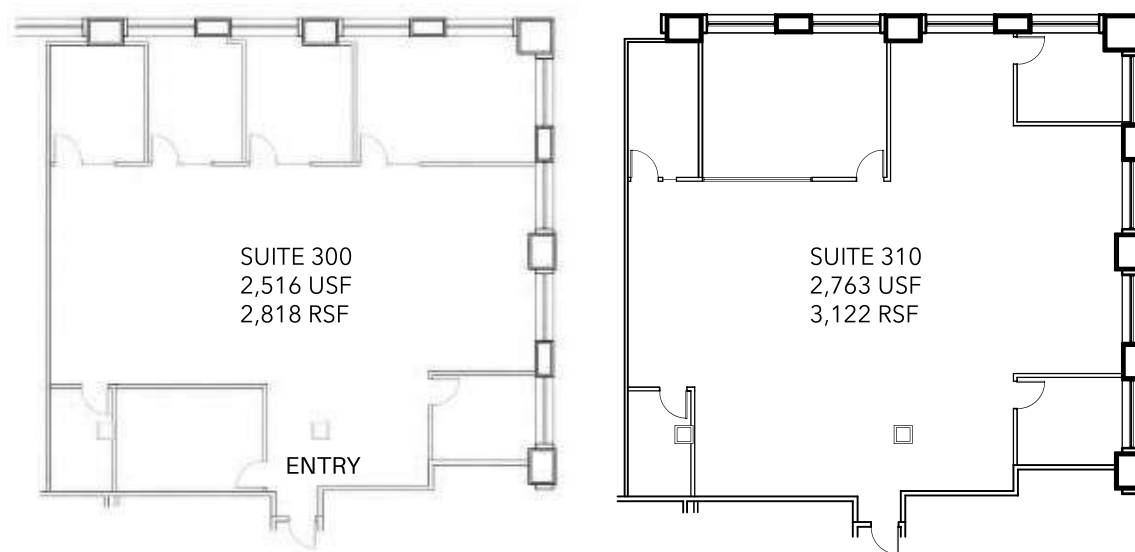
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## FLOOR PLAN

## SUITE 300 &amp; 310



**± 5,940 Square Feet**

**Suite Description:**

Nine (9) private offices, conference room and open area

**Asking Lease Rate:**

\$2.85 PSF

**Available: Now**



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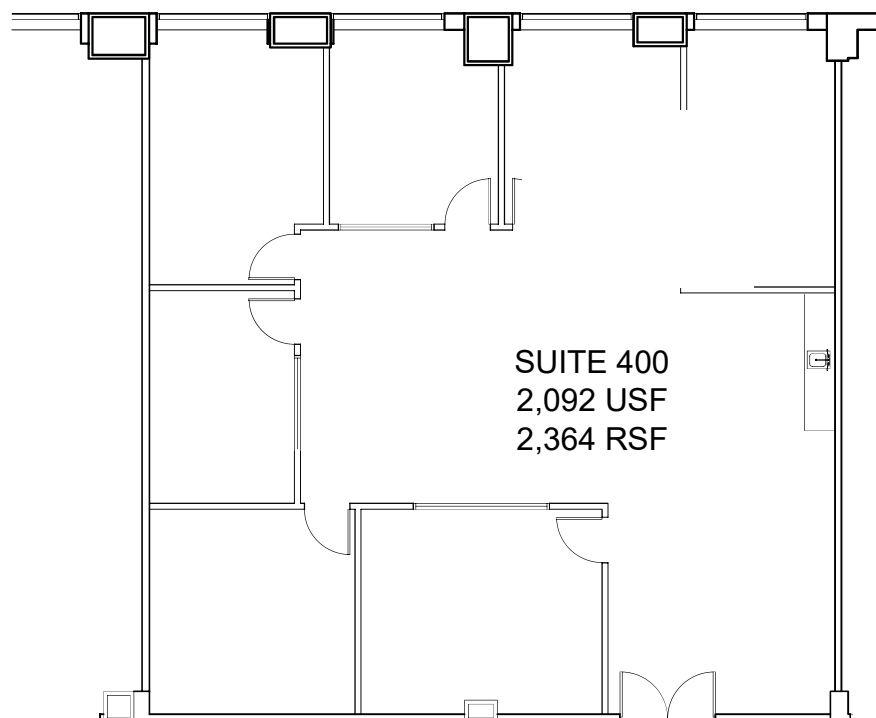
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## FLOOR PLAN

## SUITE 400

AS-BUILT FLOOR PLAN

**±2,364 Square Feet****Suite Description:**

Double door entry, 6 private offices,  
1 conference room, open area and kitchen

**Asking Lease Rate:**

\$2.85 PSF

**Available:** Now



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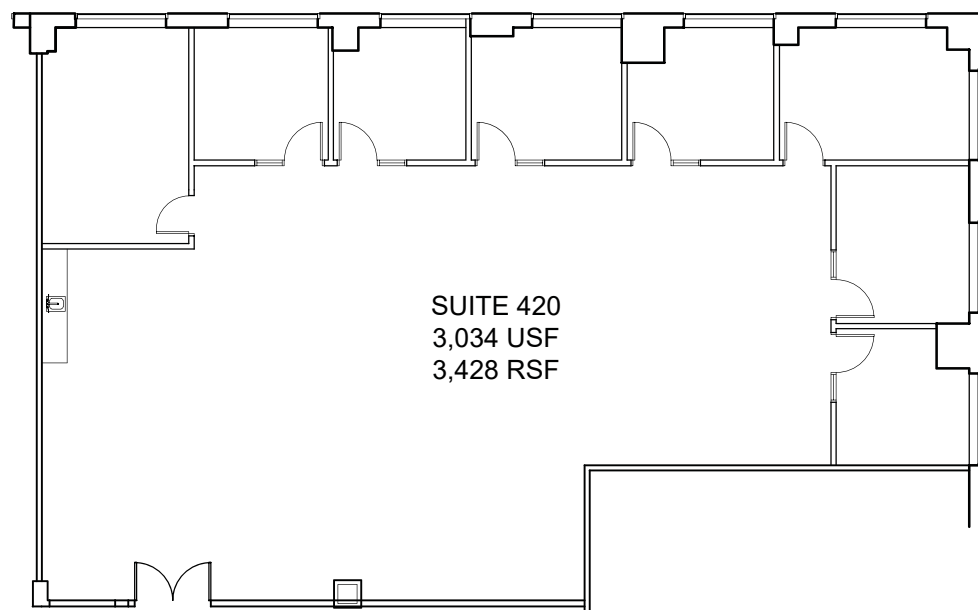
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## FLOOR PLAN

## SUITE 420

## AS-BUILT FLOOR PLAN



±3,428 Square Feet

**Suite Description:**

Double door entry, 7 offices, 1 conference room, open area and kitchen

**Asking Lease Rate:**

\$2.85 PSF

**Available:** Now



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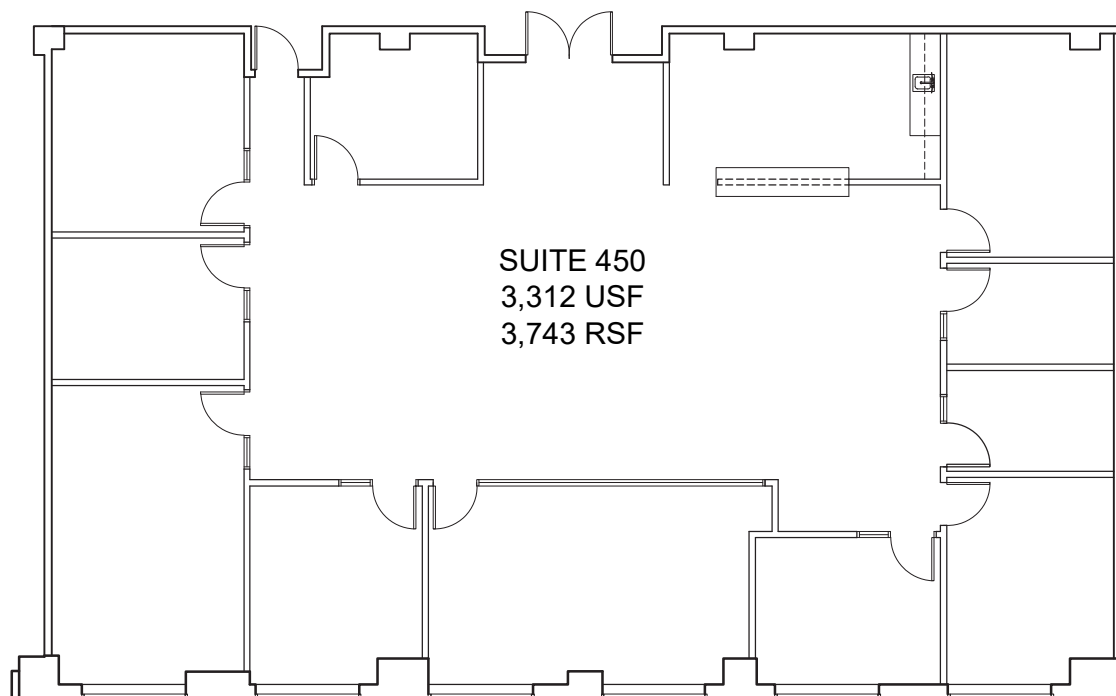
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## FLOOR PLAN

## SUITE 450

## AS-BUILT FLOOR PLAN



±3,743 Square Feet

**Suite Description:**

Double door entry, kitchenette, 2 conference rooms, 9 private offices

**Asking Lease Rate:**

\$2.85 PSF

**Available:** 10/01/26



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