

5 Pasteur

164,000 SQ. FT.

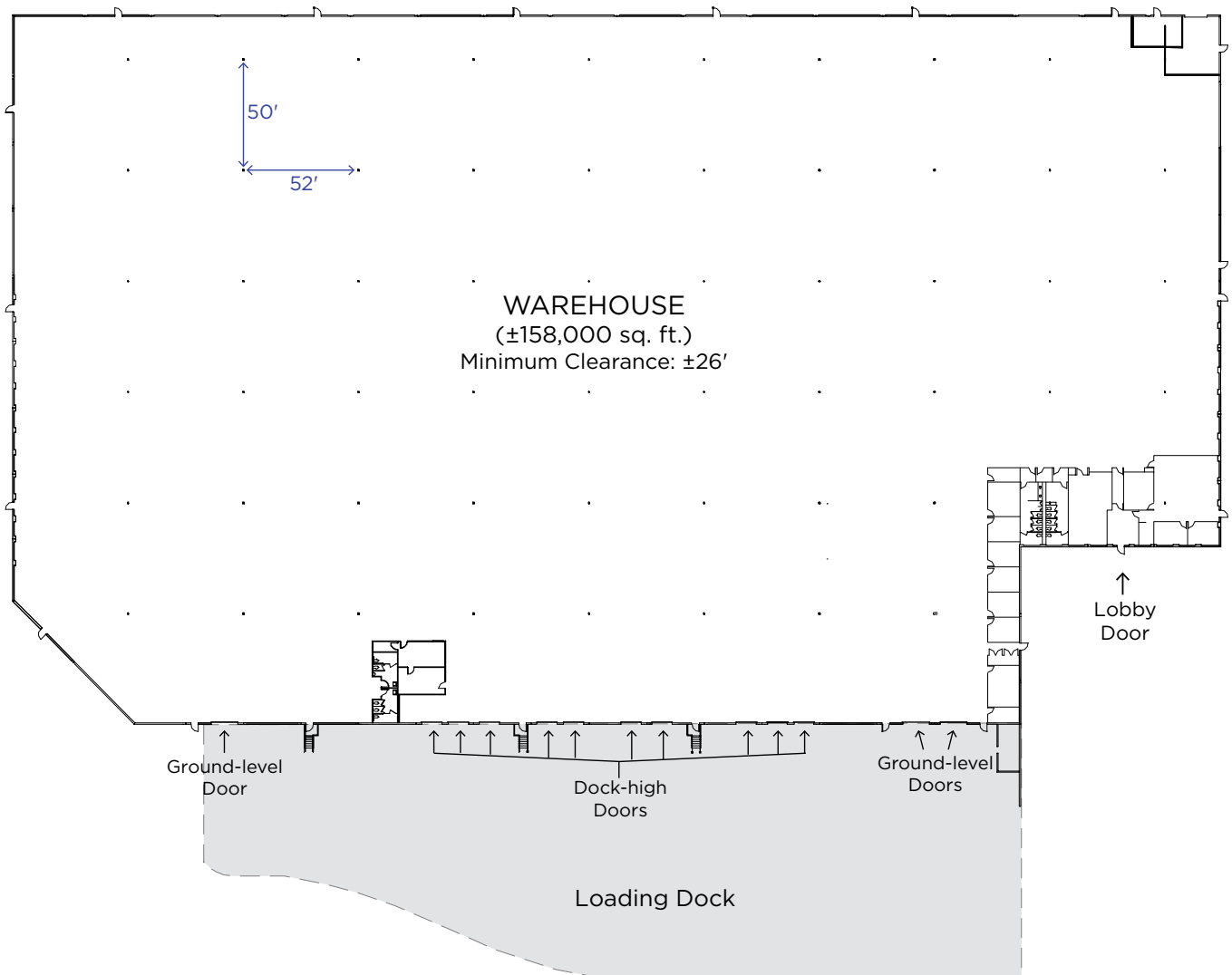


Experience **5 Pasteur**, an impressive ESFR distribution building offering a mix of office and warehouse space. This workplace features a white roof, providing energy-efficient cooling benefits, a shared outdoor workspace, and abundant surface parking, all within minutes of nearby dining and retail amenities in the heart of Irvine Spectrum®.

BUILDING FEATURES

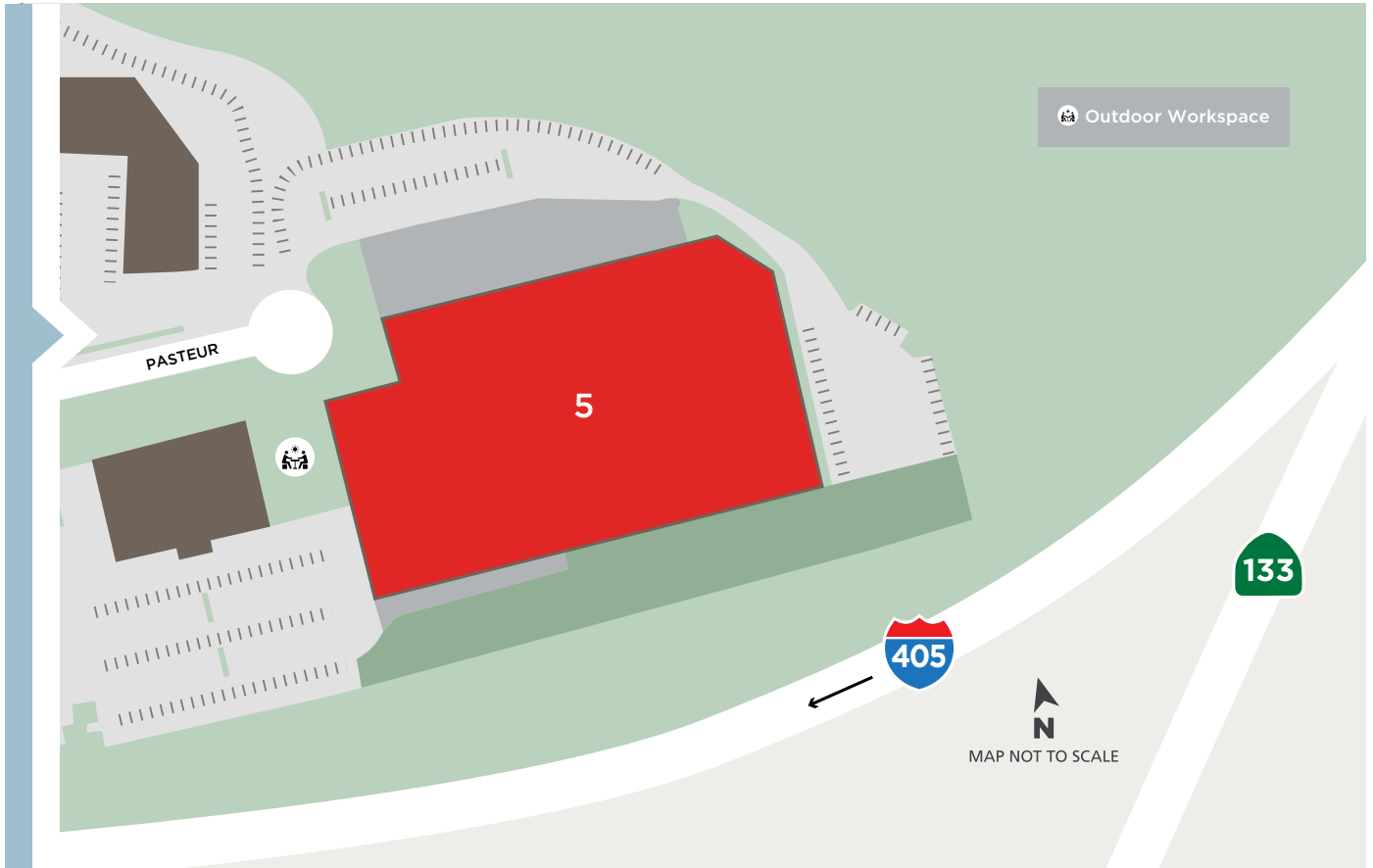
5 PASTEUR | 164,000 SQ. FT.

- **Fire Sprinklers:** ESFR
- **Total Building:** 127,030 sq. ft.
 - **Office:** ±6,000 sq. ft.
 - **Warehouse:** ±158,000 sq. ft.
- **Truck Loading:**
 - Twelve (12) Dock-high Doors (10' x 10')
 - Three (3) Ground-level Doors (12' x 14')
- **Minimum Warehouse Clearance:** ±26'
- **Electrical:** Expandable to 1,600 Amps, 277/480 Volts
- **Column Spacing:** 52' x 50'
- **Parking:** 164 Spaces



SITE PLAN

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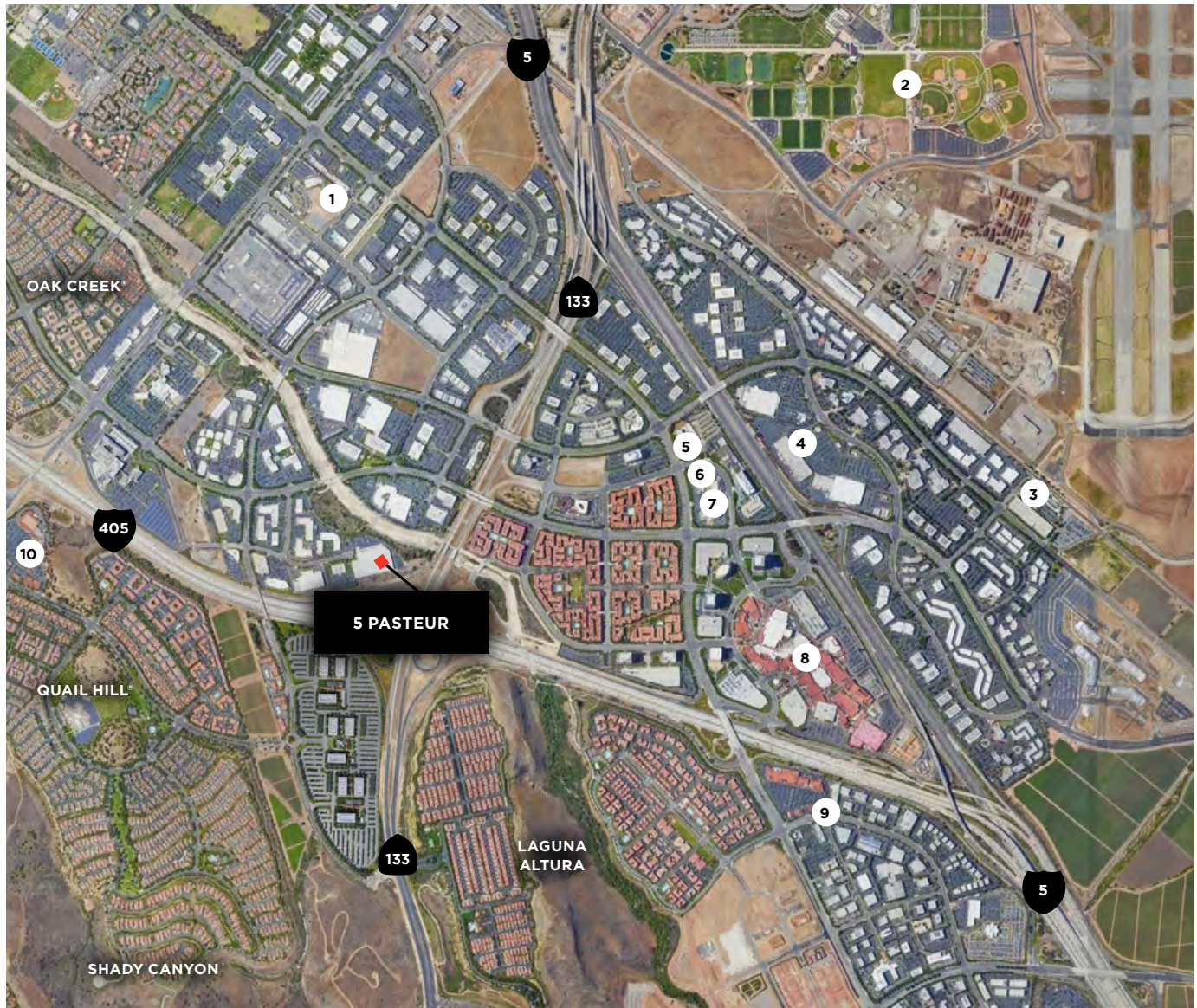
COMPETITIVE EXPENSES

Property offers our customers the most competitively priced operating expenses, estimated at \$0.28/SF/month.

IRVINE SPECTRUM®

Recruit and retain top talent in the heart of Orange County's most walkable, bikeable and sustainably planned community.





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|-----------------------------|-----------------------------|---------------------------------|
| 1. Sand Canyon Plaza | 5. Double Tree by Hilton | 9. Los Olivos® Marketplace |
| 2. Orange County Great Park | 6. Marriott Irvine Spectrum | 10. Quail Hill® Shopping Center |
| 3. Irvine Station | 7. Courtyard Marriott | |
| 4. Alton Marketplace | 8. Irvine Spectrum Center® | |

For Leasing Information
Sue Lyle 949.720.2668
slyle@irvinecompany.com

IrvineCompanyOffice.com

Courtney Wright 949.720.2281
cowright@irvinecompany.com

