

FOR
LEASE

±9,365-18,731

IRVINE SPECTRUM HEADQUARTERS OFFICE/R&D BUILDING

22 MAUCHLY

IRVINE SPECTRUM

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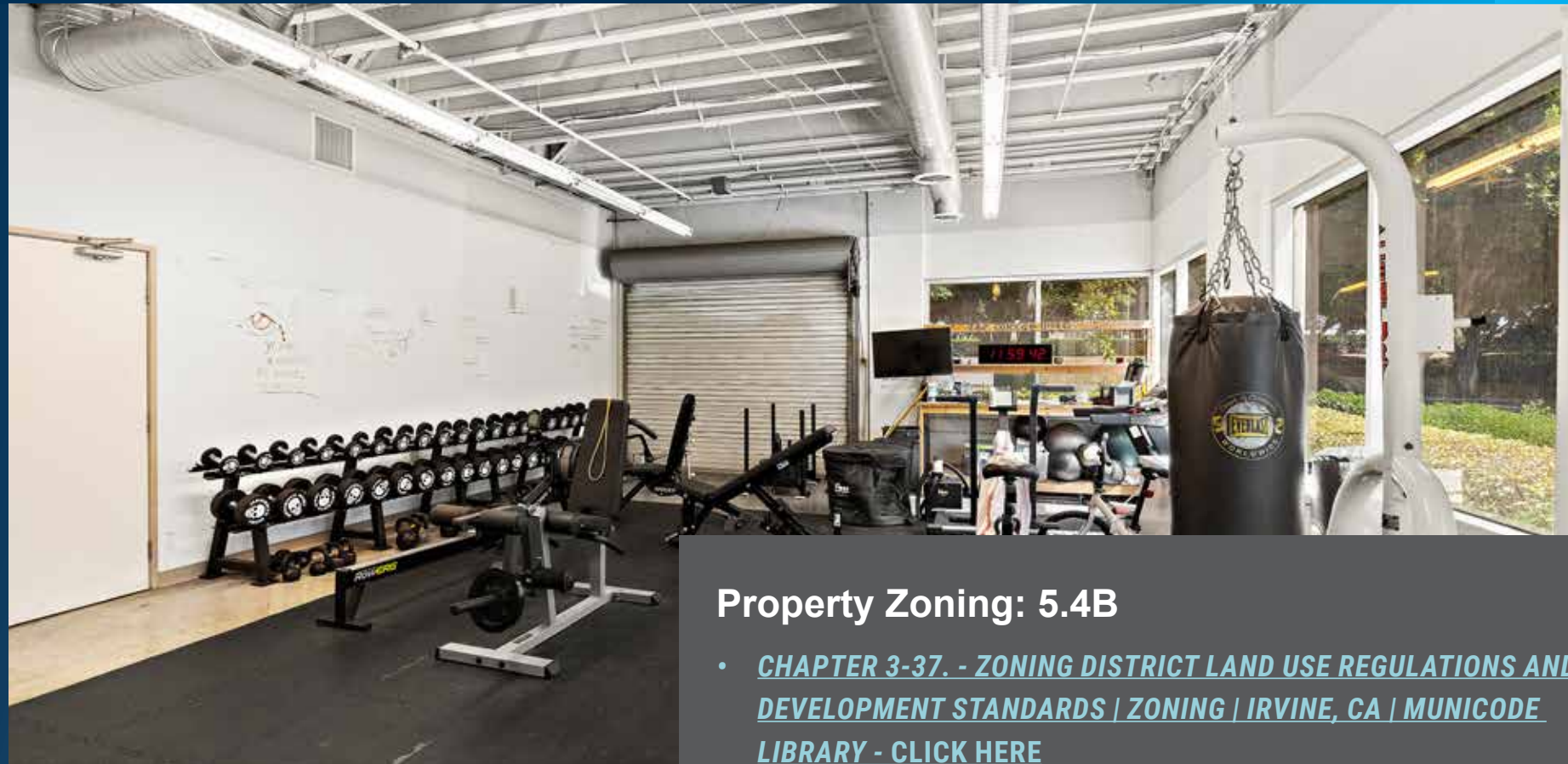
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REAL ESTATE SERVICES

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BUILDING FEATURES



Property Zoning: 5.4B

- [CHAPTER 3-37. - ZONING DISTRICT LAND USE REGULATIONS AND DEVELOPMENT STANDARDS | ZONING | IRVINE, CA | MUNICODE LIBRARY - CLICK HERE](#)
- *PERMITTED USES: ALTERNATIVE HEALTH CARE PROVIDER, DOMESTIC ANIMAL CARE FACILITY, LIGHT MANUFACTURING, OFFICE PROFESSIONAL SUCH AS LAW, CPA AND DESIGN PROFESSIONAL, WAREHOUSE & SALES OUTLET.*
- *CONDITIONAL USES*: CHILD CARE CENTER, CHURCHES (AND OTHER PLACES OF WORSHIP), GOVERNMENT FACILITY, HEALTH CLUB, COMMERCIAL & PRIVATE SCHOOL, VEHICLE SALES & LEASING.*

***LANDLORD WILL CONSIDER CONDITIONAL USES (& ADMINISTRATIVE USES – AUP). ANY CUP OR AUP USE WILL BE AT SOLE COST AND EXPENSE OF LESSEE.**

BUILDING SIGNAGE AVAILABLE



±9,365-18,731 SF
INDUSTRIAL/OFFICE SPACE

ELEVATOR SERVED
TWO STORY CREATIVE OFFICE

12'
EXPOSED WAREHOUSE CEILING

100%
HVAC

800
AMPS OF POWER (VERIFY)

1 (10' W X 10' H)
GROUND LEVEL LOADING DOOR

4:1,000
PARKING RATIO

SECURED YARD
POTENTIAL

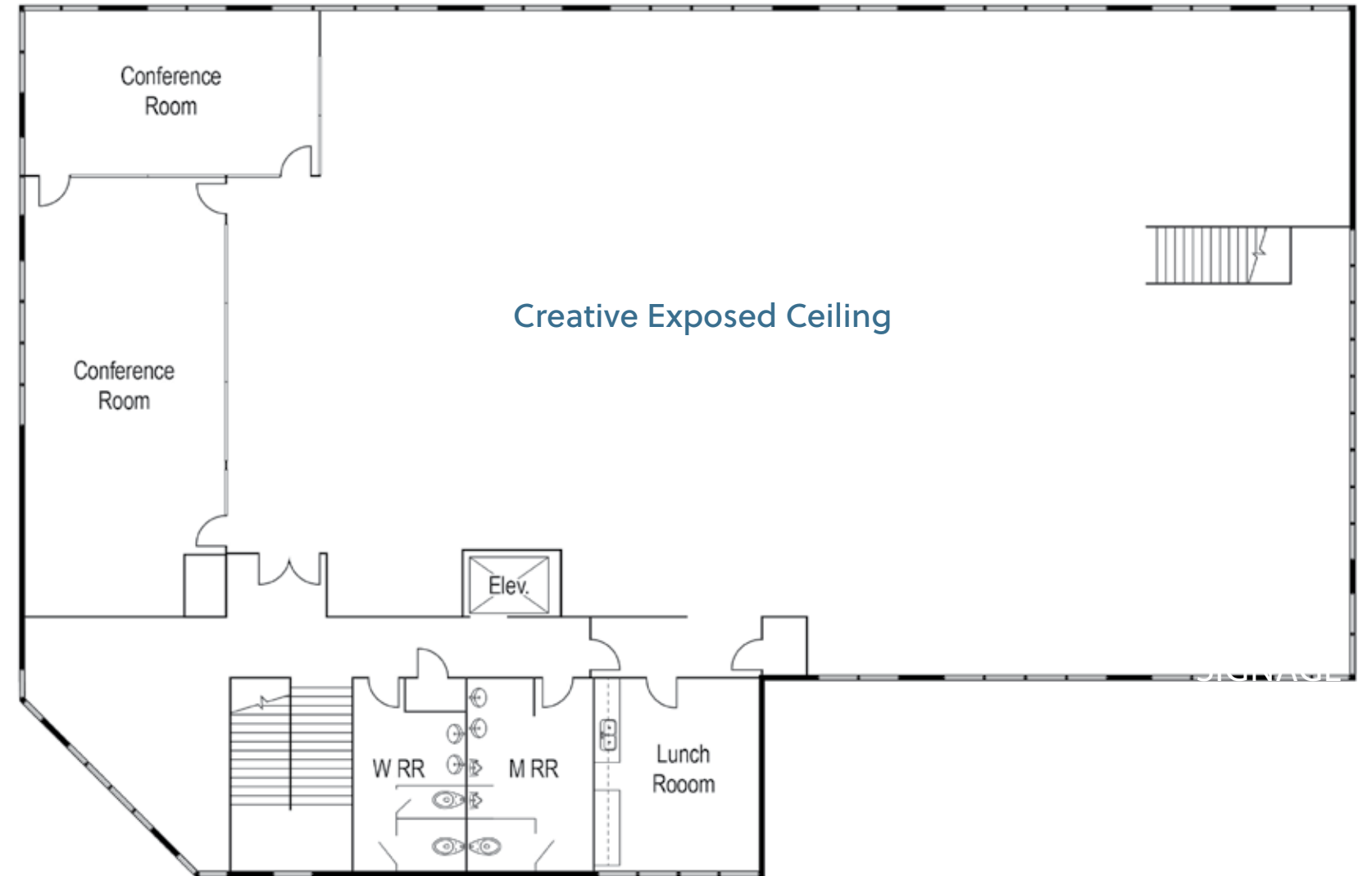
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First Floor

Warehouse



Second Floor



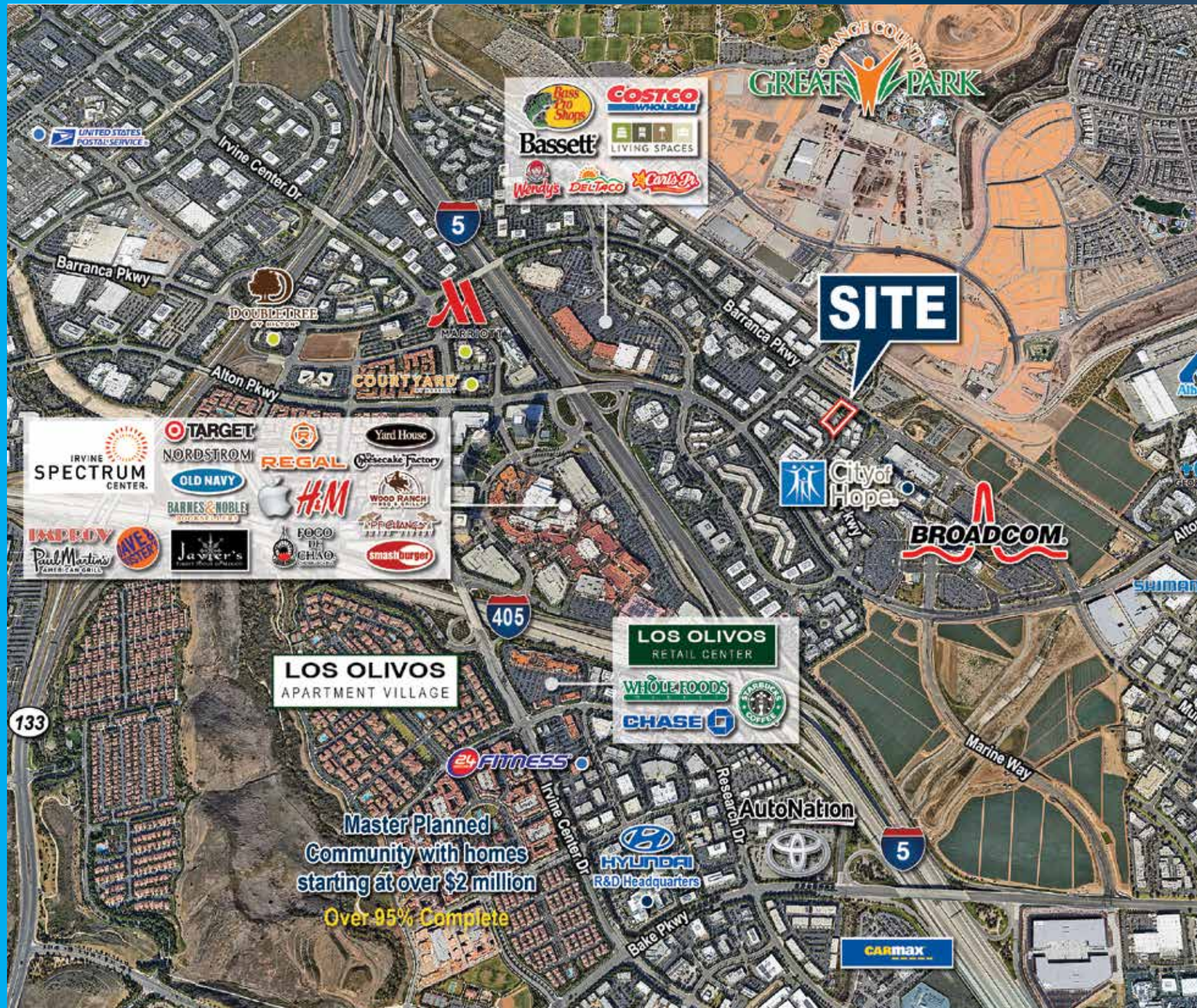
BUILDING PHOTOS



BUILDING
SIGNAGE
AVAILABLE



THE IRVINE SPECTRUM AREA



Irvine Spectrum Submarket

The City of Irvine is the heart of Southern California's "Technology Coast" and has the heartbeat of Orange County's business community. With state-of-the-art transportation, exceptional real estate and stellar educational institutions, Irvine is renowned for its dynamic business environment and convenient access to a highly educated and skilled labor force. The city also boasts a reputation as one of the nation's safest communities and offers a full-range of housing opportunities, excellent climate, and a wealth of lifestyle amenities.

Irvine is well-known as one of the nation's largest master planned urban communities and encompasses 65 square miles. The City is bordered by Santa Ana, Huntington Beach, Fountain Valley, and Costa Mesa to the north, with Newport Beach, Lake Forest, Laguna Hills, Aliso Viejo and Laguna Beach to the south, and only a 10-minute drive from the Pacific Ocean. With its proximity to the Pacific Coast, Los Angeles and San Diego, Irvine's central location on provides residents and businesses alike easy access to world markets, a quality labor supply, plentiful executive housing and first-class entertainment. Irvine is located approximately 40 miles southeast of downtown Los Angeles and 85 miles north of downtown San Diego. Inland Empire's industrial clusters are within a 30-minute drive from Irvine.

With more than 17,000 companies of all sizes, including corporate headquarters and international centers of operation, companies of all types have a robust presence in Irvine. Two major business centers – the Irvine Business Complex and the Irvine Spectrum – account for more than 170,000 jobs Irvine's jobs-to-population ratio of 94.8% is No. 1 for American cities with 200,000 residents or larger.

The 2,600-acre Irvine Business Complex (IBC) is located adjacent to John Wayne Airport. A variety of professional and technical businesses, as well as residential properties, are located in this area. University Research Park is a 183-acre business, research, and development office park located next to UCI. Irvine Spectrum, home to prestigious high-rises and campus-like environments, is one of California's leaders in its concentration of technology, research, and development companies.

ORANGE COUNTY

AT A GLANCE

3.17 M
POPULATION

39%
BACHELOR'S DEGREE OR HIGHER
POPULATION

6TH
LARGEST POPULATION IN USA

38.3
MEDIAN AGE

2ND
HIGHEST DENSITY IN CALIFORNIA

\$709,800
MEDIAN PROPERTY VALUE
4.47% GROWTH

\$89,759
MEDIAN HOUSEHOLD INCOME
4.11% GROWTH

1.61 M
NUMBER OF EMPLOYEES
0.386% GROWTH

\$213.6M
GDP
4.2% GROWTH



TOP 25 SALES TAX PRODUCERS

ALBERTSONS | APPLE COMPUTER | ARBONNE | AUTONATION TOYOTA IRVINE
CARMAX | CHEVROLET OF IRVINE | CHEVRON | COSTCO | E PLUS TECHNOLOGY
EDWARDS LIFESCIENCES | FINANCIAL SERVICES VEHICLE TRUST | IPC USA
IRVINE BMW | KIA OF IRVINE | LIVING SPACES FURNITURE | NORDSTROM
NORM REEVES HONDA | PC MALL | RALPH'S | TARGET | TESORO
TUTTLE CLICK FORD | TUTTLE CLICK MAZDA | VICTOR MEDICAL | WALMART

COMPANIES HEADQUARTERS OR
NORTH AMERICAN HEADQUARTERS
ARE LOCATED IN IRVINE.



235,100
EMPLOYMENT BASE

88.3%
ASSOCIATES DEGREE OR HIGHER

94.8%
JOBS-TO-POPULATION RATIO
#1 FOR AMERICAN CITIES

IRVINE

AT A GLANCE

TOP EMPLOYERS

RANK | EMPLOYER | NO. OF EMPLOYEES

1 UNIVERSITY OF CALIFORNIA, IRVINE 21,700

2 IRVINE UNIFIED SCHOOL DISTRICT 3,024

3 EDWARDS LIFESCIENCES 2,987

4 BLIZZARD ENTERTAINMENT 2,724

5 BROADCOM 2,604

6 GLIDEWELL LABORATORIES 1,960

7 PARKER HANNIFIN 1,800

8 NATIONSTAR 1,556

9 B. BRAUN 1,370

10 WESTERN DIGITAL 1,300



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