

# 15345 Barranca

## 84,580 SQ. FT.



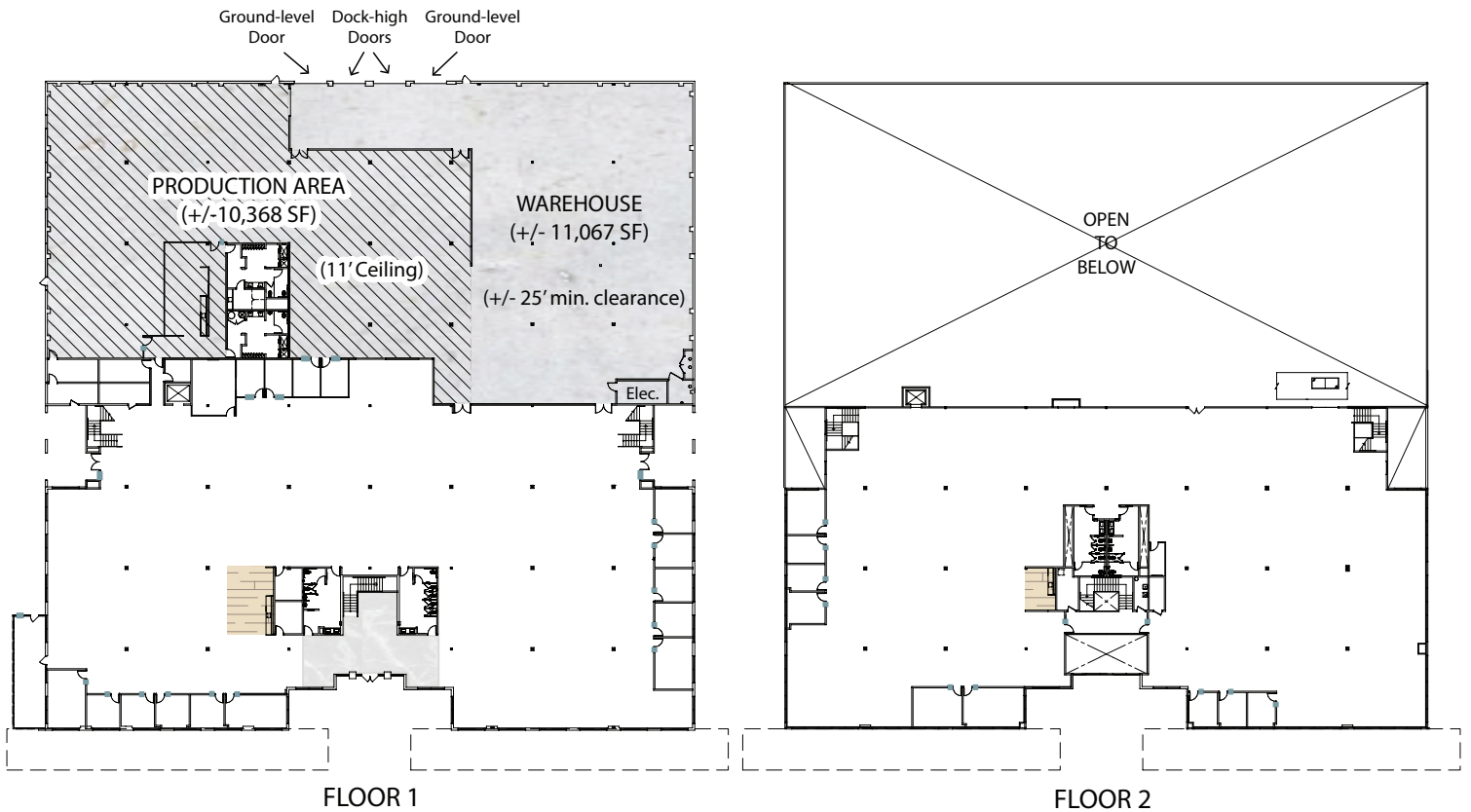
Artist rendering subject to change

Experience **15345 Barranca**, an ideal choice for office, R&D, production and warehouse. This highly efficient workplace offers an upcoming newly reinvested outdoor workspace and market-ready interior, building top signage, abundant surface parking and convenient access to nearby dining and retail amenities.

# BUILDING FEATURES

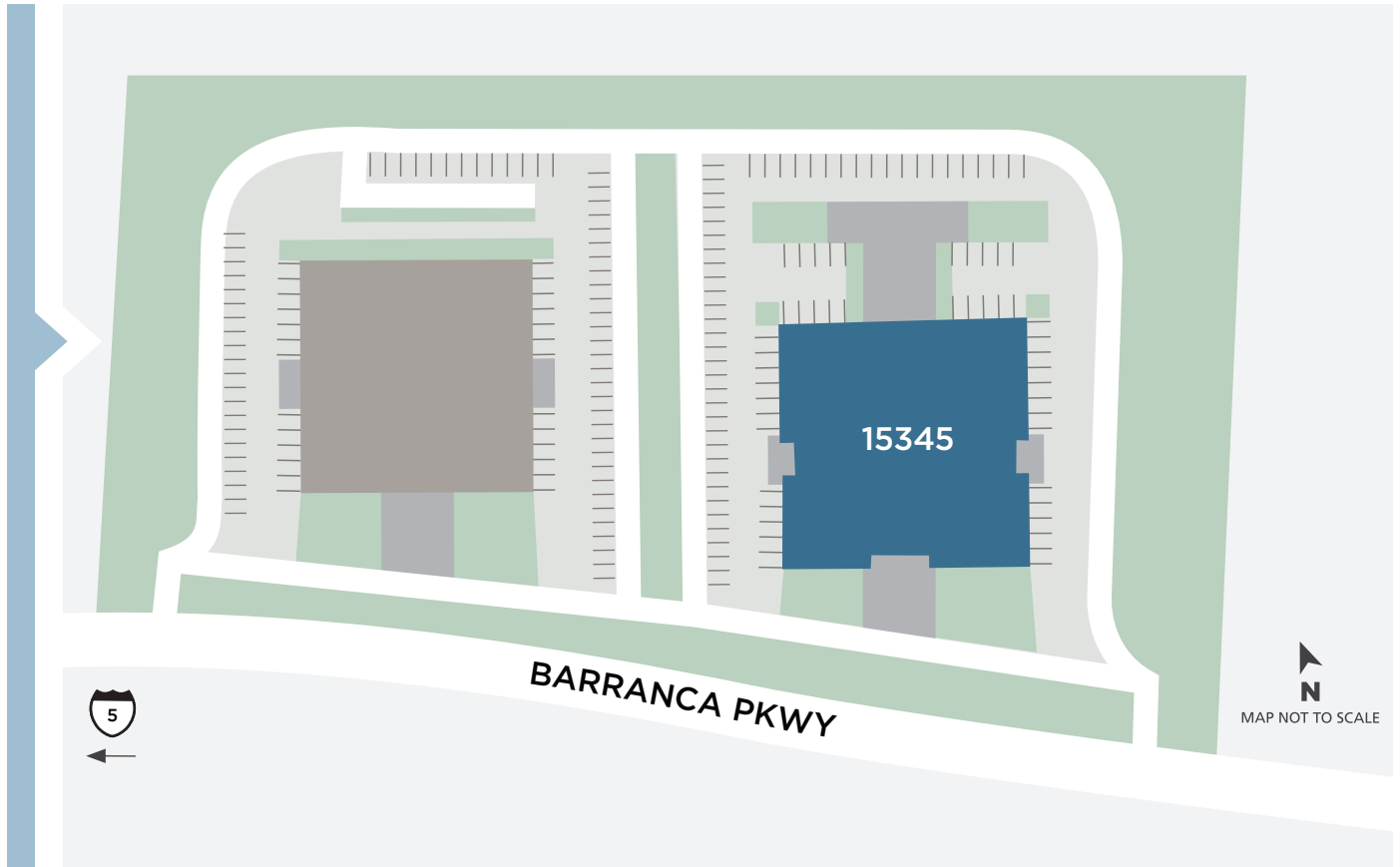
15345 BARRANCA | 84,580 SQ. FT.

- **Total Building:** 84,580 sq. ft.
- **First Floor:**
  - **Office:** ±33,932 sq. ft.
  - **Production:** ±10,368 sq. ft.
  - **Warehouse:** ±11,067 sq. ft.
- **Second Floor:**
  - **Office:** ±29,213 sq. ft.
- **Warehouse Minimum Clearance:** 25'
- **Truck Loading:**
  - Two (2) Ground-level Doors
  - Two (2) Dock-high Doors
- **Fire Sprinklers:** Fully Sprinklered
- **\$3M Market Ready Condition**
  - New Class A ADA Compliance Restrooms
  - New LED Lighting throughout / Title 24 Compliant
  - Efficient Floor Plan with new break areas
  - New Lobby and Stairwell
- **Reinvestment**
  - Outdoor Workspace Coming Soon
- **Electrical:** Expandable to 2,000 Amps, 277/480 Volts
- **Elevator Served**
- **Parking:** 3.5:1,000 sq. ft.



# SITE PLAN

15345 BARRANCA | 84,580 SQ. FT.



## **NEW ENHANCEMENTS**

Upgrade the workday with a brand new outdoor workspace and interior enhancements that include all new carpeting and paint and a modern break area.

## **IRVINE SPECTRUM® LIFESTYLE**

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® and convenient hotels like Marriott Irvine Spectrum.





- 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

**For Leasing Information**  
Sue Lyle 949.720.2668  
slyle@irvinecompany.com  
**IrvineCompanyOffice.com**

Scott Tippett 949.720.2653  
stippett@irvinecompany.com

Courtney Wright 949.720.2281  
cowright@irvinecompany.com

