

FOREFRONT

405

2405 MCCABE WAY  
IRVINE, CA

FOR SALE OR LEASE

LISTED BY

**RW** | REDWOOD  
WEST



VISIBILITY

100,000,000

VIEWS PER YEAR

405 FWY  
IDENTITY

500FT OF UNOBSTRUCTED IDENTITY ON ONE OF  
SOUTHERN CALIFORNIA'S BUSIEST FREEWAYS



# PROXIMITY

LOCAL  
AMENITIES



2405 MCCABE

MAIN STREET PLAZA

EQUINOX SPORTS CLUB

JOHN WAYNE AIRPORT

JAMBOREE CENTER

PARK PLACE

IRVINE TOWERS

VON KARMAN TOWERS

TRADE FOOD HALL



# FLEXIBILITY

FLEXIBILITY TO ACCOMMODATE TENANTS FROM  
2,000SF ALL THE WAY UP TO 30,000+ SF

CREATIVE  
OFFICE

FOREFRONT  
405



# SPECS & FEATURES

Located between Jamboree and Von Karman Avenue, FOREFRONT405 provides some of the most visible Building Top and Monument Signage in Orange County. The campus includes an outdoor collaborative lounge with game areas, common area Wi-Fi, string lights, and plentiful soft seating. The elevator served buildings feature energy efficient reflective glass and 14,000 – 16,000 SF floor plates that can accommodate a variety of demising options. FOREFRONT 405 also has convenient proximity to several local amenities, and offers abundant free surface parking.



# UNSURPASSED

VISIBILITY  
PROXIMITY  
FLEXIBILITY

- UNOBSTRUCTED 405 FWY IDENTITY, PROVIDING UNSURPASSED VISIBILITY OF OVER 100,000,000 VIEWS PER YEAR.
- FLEXIBILITY TO ACCOMMODATE USERS FROM 2,000 SF UP TO 30,000+ SF
- PROXIMITY AND EASE OF ACCESS TO 405 FREEWAY AND A MULTITUDE OF AMENITIES, RESTAURANTS, HOTELS AND ATHLETIC CLUBS.



FOR FRONT

405

## *Executive Summary*

Address

2405 McCabe  
Irvine, CA 92612

Offering Price

Call for Details

Total Building Area

33,212 RSF

Total Land Area

2.06 Acres

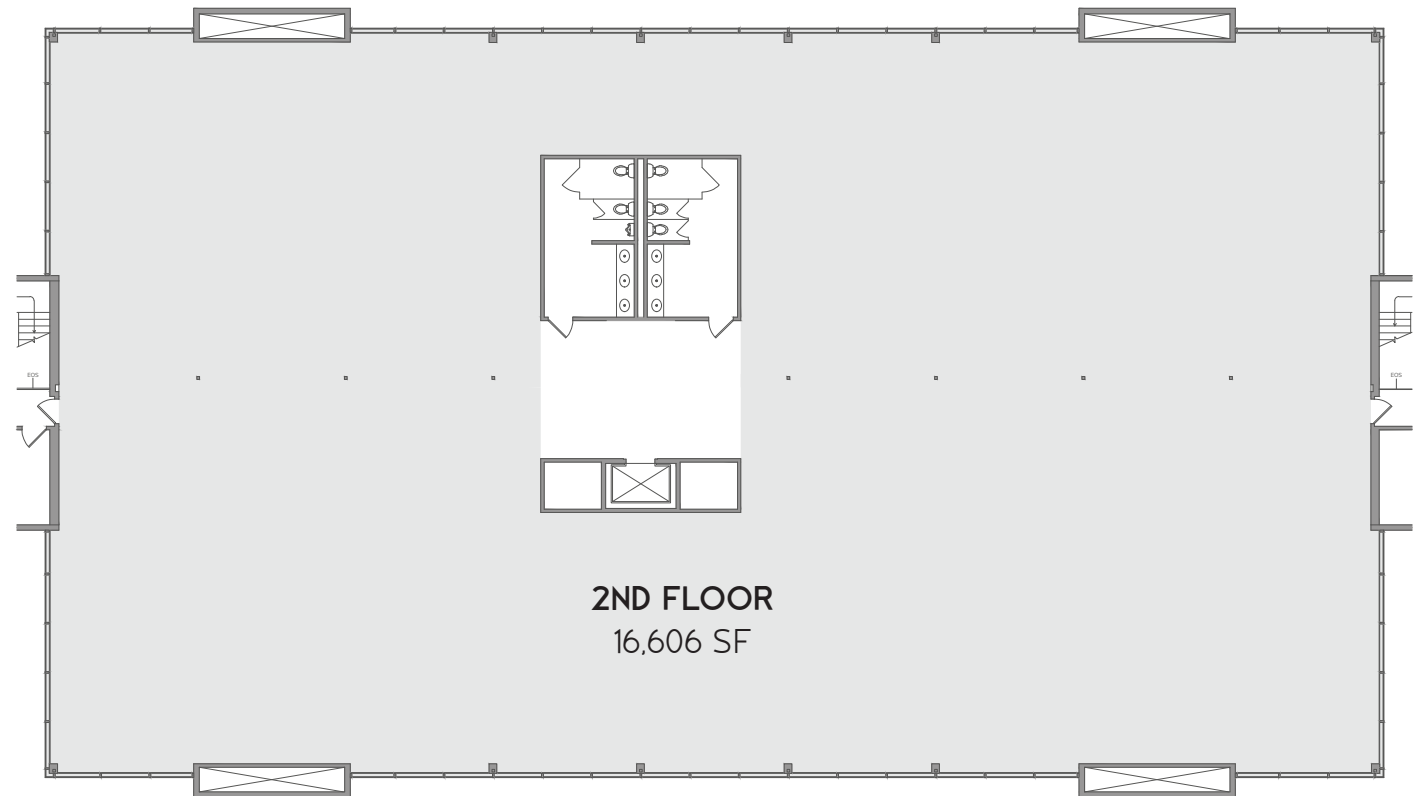


AVAILABLE

2405 MCCABE WAY

SECOND FLOOR

+/- 8,303 - 16,606 SF Available





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John Pomer  
949.945.2649  
john@redwoodwest.com  
Lic. #01440689

Benjamin Gott  
949.945.2648  
ben@redwoodwest.com  
Lic. #01724507

Christian Heffelman  
714.397.8999  
christian@redwoodwest.com  
Lic. #02101426

Joey Perricone  
760.972.6503  
joey@redwoodwest.com  
Lic. #02216585

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