

DUPONT CENTRE



DESIGNED
FOR THE

DRIVEN

// 2201 & 2301 DUPONT DRIVE

CBRE



WELCOME TO

Dupont Centre

A premier office destination in the heart of Irvine, offering an exceptional blend of modern architecture and convenience. This 250,000 square foot project on a 6-acre site is ideally located near the airport, top-tier restaurants, and excellent hospitality. Positioned in Irvine's thriving business district, the property provides easy access to major transportation hubs and a host of amenities, making it the perfect choice for forward-thinking companies.



Property Features



Full city block
three points of access



Two-building
campus layout



Large central outdoor plaza with
outdoor seating



Generous window line with
exceptional skyline views



Steel frame construction



Highly-efficient floor plates
appeal to all tenant uses & sizes



Abundant neighboring retail and
restaurant amenities



Preferred structured and
visitor parking



Excellent on-site amenities



Property Benefits



- + 250,000 SF of Class 'A' office
- + On-site café serving breakfast, lunch & dinner
- + On-site conference facility recently upgraded



- + High-identity location
- + Walking distance to an exceptional variety of restaurants, service retail & business hotels



- + On-site secure tenant storage area in parking structure
- + On-site car detailing
- + EV charging stations
- + Structured parking/ 4:1,000 parking ratio



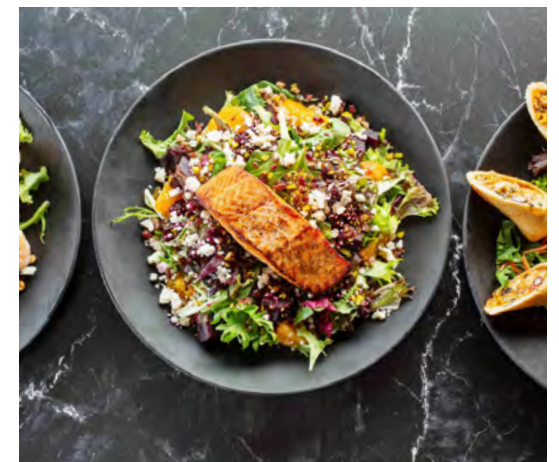
- + 2 minutes to John Wayne Airport
- + Excellent access to the 405 and 55 freeways & 73 toll roads



Newly Renovated



- + Lobbies
- + Restrooms
- + Corridors
- + Outdoor Seating Area
- + Landscaping
- + Conference Center



Dupont Centre Café

- + On-Site Restaurant serving breakfast, lunch, dinner, wine & beer
- + In-office food catering services
- + Peet's Coffee Espresso Bar

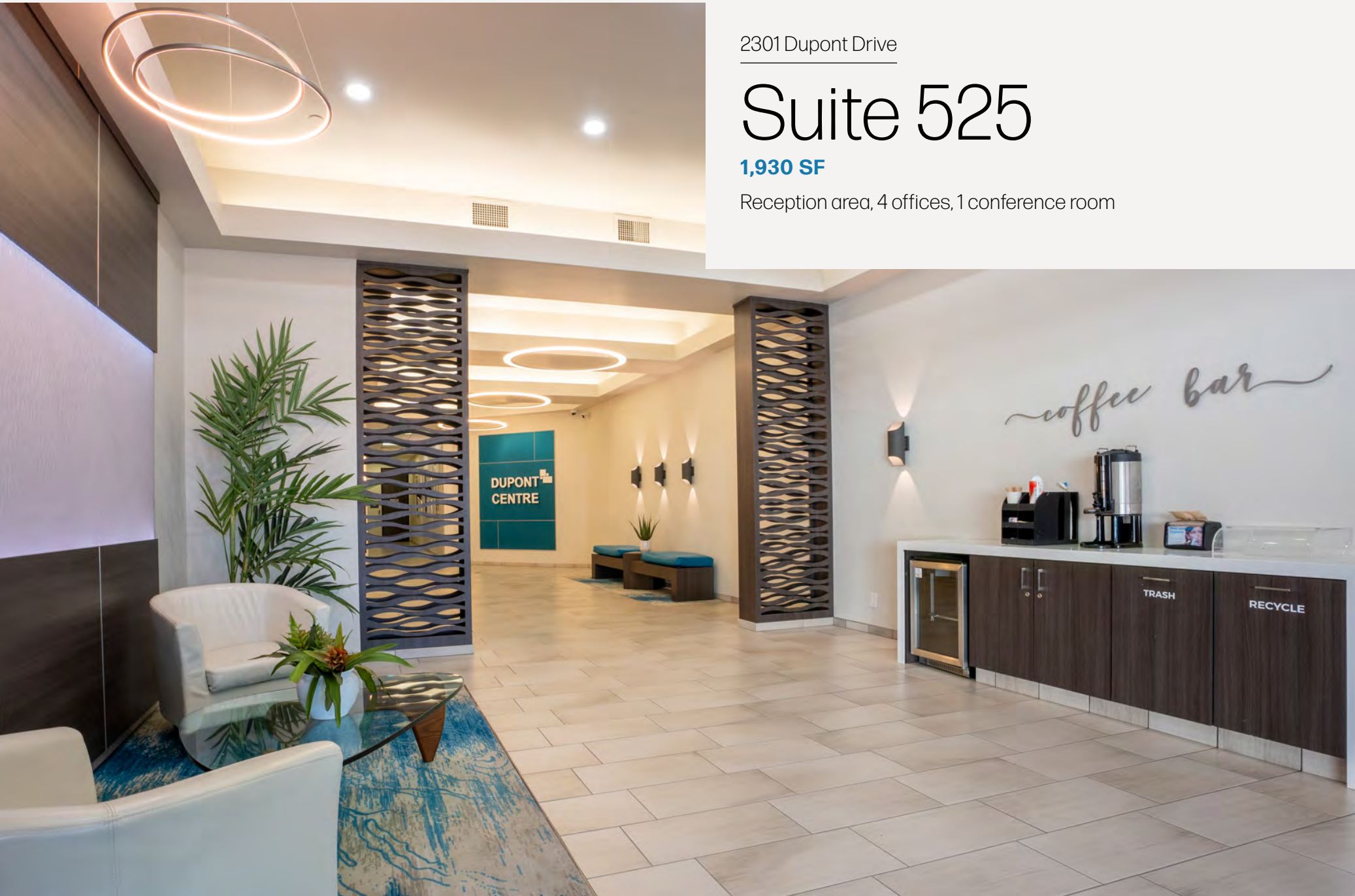
Availabilities

2301 Dupont Drive

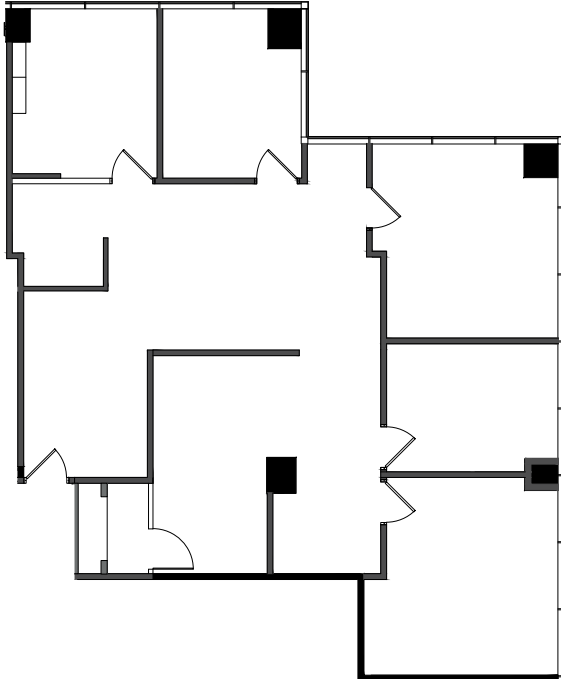
Suite 525

1,930 SF

Reception area, 4 offices, 1 conference room



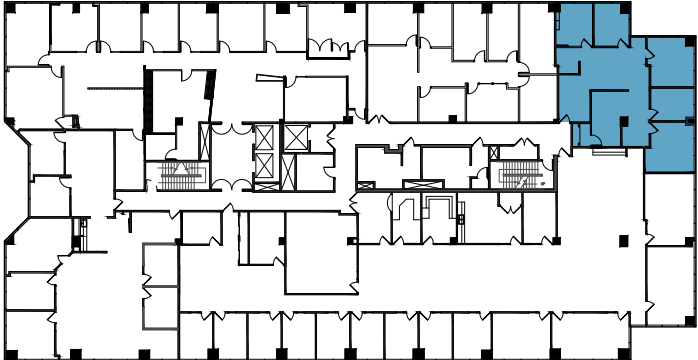
Floor Plan



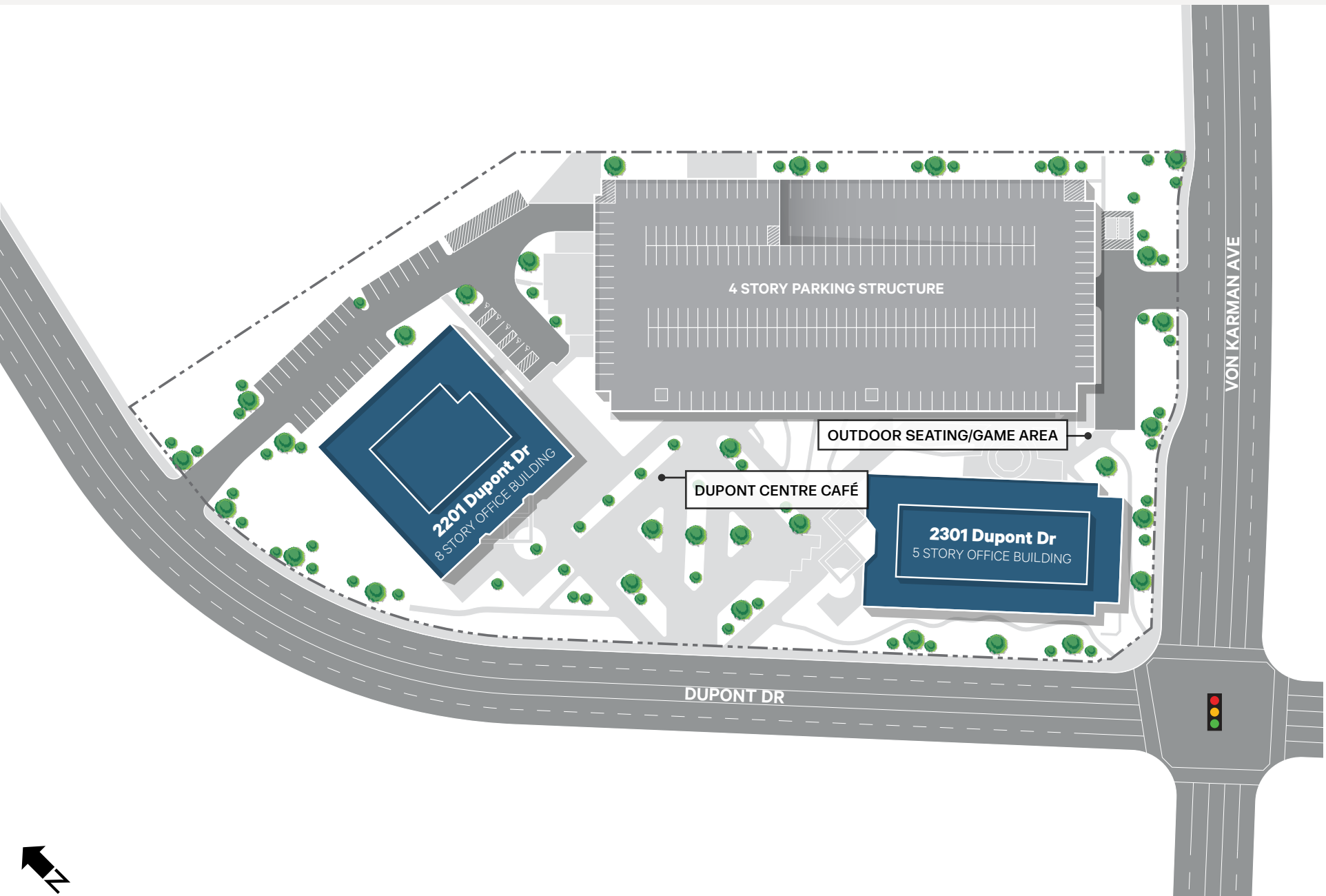
2301 Dupont Drive

5th Floor

Suite 525 | 1,930 SF



Site Plan



◀ IRVINE SPECTRUM

SOUTH COAST METRO ▶

NEWPORT BEACH

FASHION ISLAND

COSTA MESA

73

73

DUPONT CENTRE

- Trade Food Hall**
 Domino's Pizza
 Duck Donuts
 HiroNori Craft Ramen
 Tomie Yogurt
 KRISP Fresh Living
 Otoro Sushi
 Center Hub Bar & Trade

Hotel Marriott

Bistango

Renaissance Newport Beach Hotel

Carl's Jr.

The Patto Cafe

Bank of the West Wells Fargo Farmers & Merchants Bank

Bosscat Kitchen & Liberation Bruegger's Bagels Starbucks

Hotel Irvine

Chevron

IHOP El Torito Gulliver's Prime Rib



JOHN WAYNE AIRPORT

Lifetime Fitness

Il Fornaio

Sonesta Irvine

EQUINOX Sports Club

EQUINOX Sports Club

Embassy Suites

SOL Mexican Cocina

- Restaurants
- Hotels
- Banks
- Fitness
- Gas Station

Amenities



DUPONT CENTRE

2001

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