

**±4,190 - ±9,510 SF Creative Office Space For Lease**

## **75 DOPPLER - THE PREMIER CREATIVE SPECTRUM BUILDING**

Irvine Spectrum Center, CA

**TEASER RATE \$0.99 NNN! UP TO 5 MONTHS DEPENDING ON LENGTH OF TERM**

***Voit***

REAL ESTATE SERVICES

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## PROPERTY FEATURES



2nd Floor  $\pm 4,190$  -  $\pm 9,510$  SF Space Ready for Immediate Occupancy



$\pm 4,190$  -  $\pm 9,510$  SF Freestanding Creative Office Space

- Exposed Ceiling with Hard Ducting
- Polished Concrete
- **Abundant Glassline with Operable Windows**



4:1 Surface Free Parking

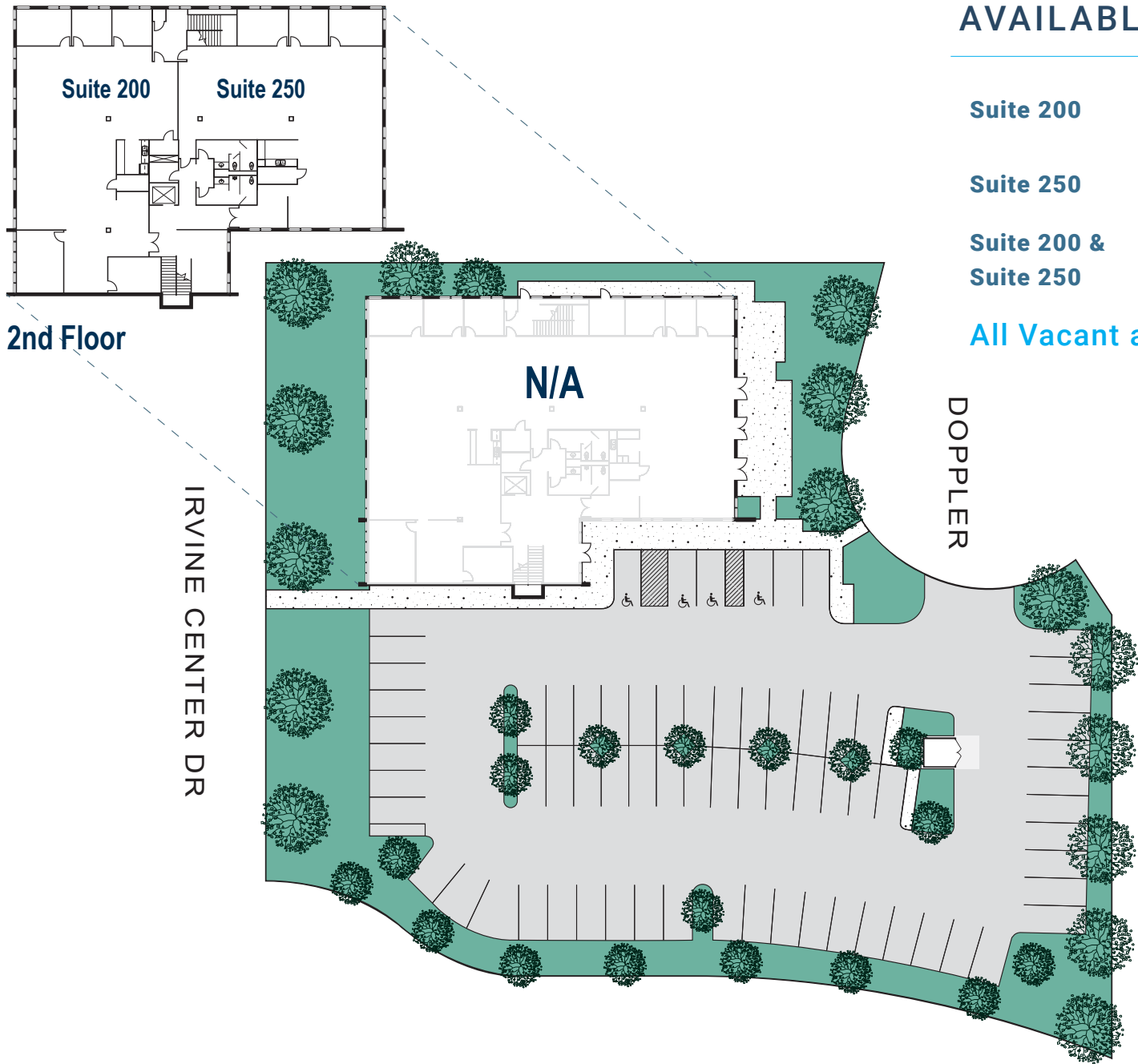


Signage on Irvine Center Drive Possible

## LOCATION

- Close Proximity to John Wayne Airport
- Minutes to Irvine Spectrum Entertainment Center
- Immediate Access to Santa Ana (5), San Diego (405) Freeways and Eastern Transportation Corridor (133) Toll Road
- **Short Distance to Los Olivos Marketplace**  
(Whole Foods, Panini's, Angelina's, Starbucks, Wells Fargo & Chase Bank)





2nd Floor

IRVINE CENTER DR

## AVAILABLE SUITES

Suite 200	5,320 SF	Available Now
Suite 250	4,190 SF	Available Now
Suite 200 & Suite 250	9,510 SF	Combine Suites

All Vacant and Ready For Occupancy





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*For More Information, Please Contact:*

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