

# FOR LEASE

## Spectrum Business Center

4 & 6 Venture  
Irvine, California 92618

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### Building:

4 - 48,693 rentable square feet  
6 - 48,880 rentable square feet

### Stories:

Three (3) - Multiple elevators

### Typical Floor:

16,257 rentable square feet

### Age:

Built in 1989

### Parking:

4 per 1000 rentable square feet  
Reserved, subterranean covered parking available.

### Comment:

Strategically located within the Irvine Spectrum Center with immediate access to the San Diego (405), Santa Ana (5) and Laguna (133) Freeways. Numerous restaurants, retail and business service amenities lie within minutes.

The project boasts renovated main entries and lobbies and features high end finishes throughout. Unique campus style office environment.

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## Available Space

### 4 Venture

| Suite | RSF   | Description   | Rate       |
|-------|-------|---|------------|
| 125*  | 4,350 | Ground floor space currently open plan with tenant improvements to suit.  | \$2.10 FSG |
| 150*  | 7,519 | High image ground floor space features double glass doors, 17 perimeter offices throughout and additional improvements to suit. | \$2.10 FSG |
| 200   | 560   | Two private offices, storage area and reception.  | \$2.10 FSG |

### 6 Venture

|     |       |  |            |
|-----|-------|--|------------|
| 315 | 3,047 | Double door entrance with built in reception desk, large conference room, four private offices, break room, storage / file room, open area and dedicated reception area. | \$2.10 FSG |
|-----|-------|--|------------|

\*- Divisible to 1,500 RSF

Parking: Reserved \$50 / Unreserved Free

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