

FOR SALE - ±55,285 SF

# HIGH IMAGE CORPORATE HEADQUARTERS

88

MAXWELL

Irvine Spectrum, CA 92618



## CONTACT INFORMATION

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**CBRE**



FOR SALE -  $\pm 55,285$  SF  
**88 MAXWELL**



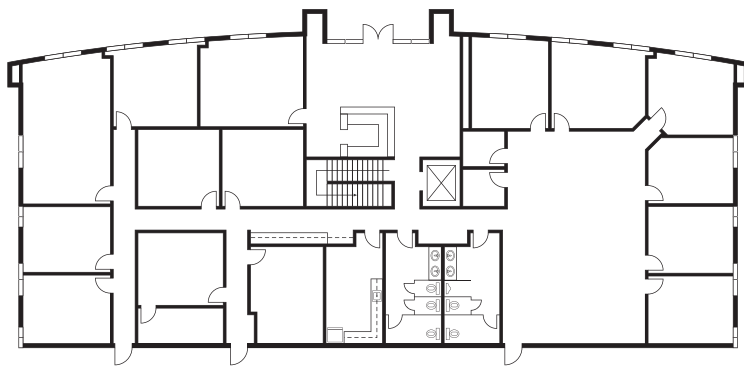
## BUILDING INFORMATION

- +  $\pm 14,684$  SF of Above-Standard Office Space
- + Four (4) Ground Level Loading Doors
- + Four (4) Dock High Positions with Load Levelers
- + 3,000 Amps, 277/480 Volts (Verify)
- + 30' Minimum Warehouse Clearance
- + Drive Around Building
- + ESFR Fire Sprinkler System
- + High Efficiency, Low Energy Warehouse Lighting
- + Outside Lunch Area
- + Shop Restrooms & Lunch Room
- + 2.6:1 Car Parking
- + Excellent Access to the Santa Ana (5), San Diego (405) & the Laguna (133) Freeways
- + Close Proximity to the Irvine Spectrum Retail Center

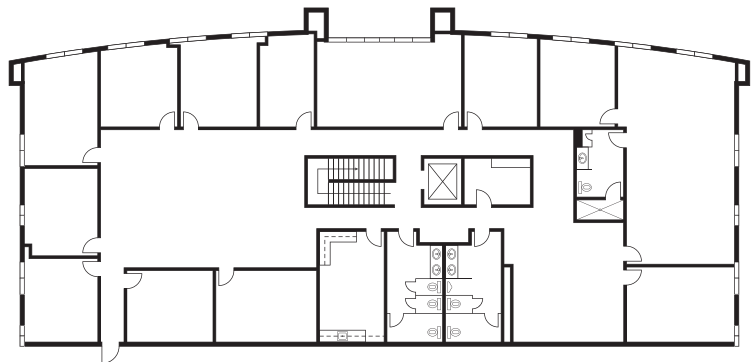




## BUILDING PLANS



First Floor Office



Second Floor Office



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