



**A STREET
PARTNERS**

101 PACIFICA

Irvine, California



PROPERTY PROFILE

- High-image Class “A” office building
- Above market standard spec suites with a rental square footage (RSF) of 33,315 RSF and a typical floor plate of 11,782 RSF
- Newly renovated lobby, restrooms, and common areas
- Located at the intersection of Santa Ana (I-5), San Diego (I-405), and Laguna Beach (SR-133) freeways in Irvine with easy access to all three
- Abundant free surface parking at 4:1000 ratio



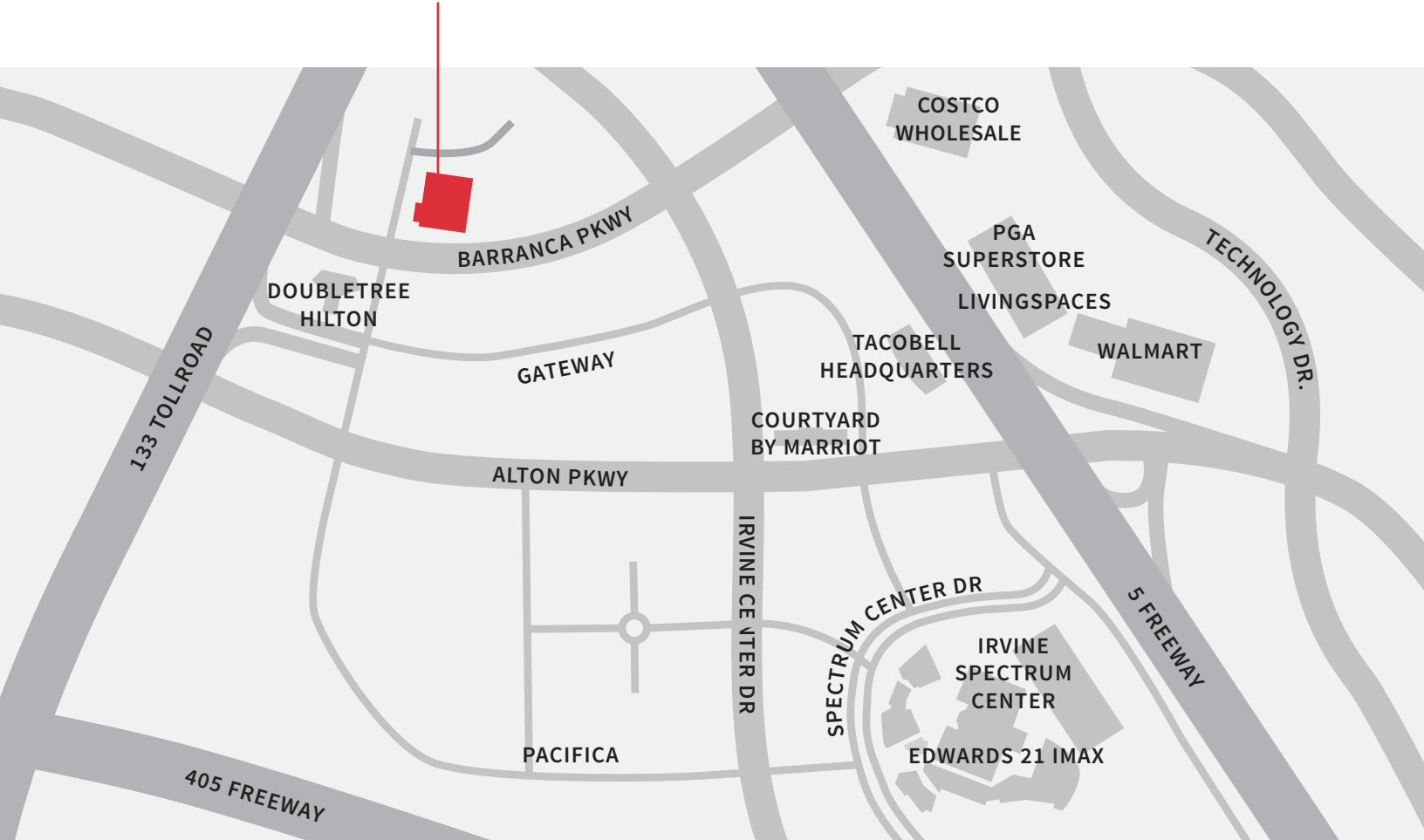
ON-SITE AMENITIES

- Live, work, play environment with abundant executive and affordable housing nearby
- Local ownership and responsive property management
- Walking distance to Irvine Spectrum Center, a southern California luxury indoor/outdoor retail attraction including an IMAX theater, numerous upscale restaurants, and retail stores.

Get to know the area surrounding,

101 PACIFICA

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MARK **IV** CAPITAL

**FOR LEASING INFORMATION,
CONTACT A STREET PARTNERS AT 949 381 5100**

**BLAINE
ANNETT** PARTNER

blaine@astreetpartners.com

License No. **01861733**

**COLBY
ANNETT** PARTNER

colby@astreetpartners.com

License No. **01859824**

The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not guaranteed and should be independently verified through personal inspection by and/or with the appropriate professionals.