

FOREFRONT

405

2405 MCCABE WAY
IRVINE, CA

FOR SALE OR LEASE

LISTED BY
RW REDWOOD
WEST

SPECS & FEATURES

Located between Jamboree and Von Karman Avenue, FOREFRONT405 provides some of the most visible Building Top and Monument Signage in Orange County. The campus includes an outdoor collaborative lounge with game areas, common area Wi-Fi, string lights, and plentiful soft seating. The elevator served buildings feature energy efficient reflective glass and 16,000 SF floor plates that can accommodate a variety of demising options. FOREFRONT 405 also has convenient proximity to several local amenities, and offers abundant free surface parking.



* Images shown are renderings for illustrative purposes only

UNSURPASSED

VISIBILITY

PROXIMITY

FLEXIBILITY

- UNOBSTRUCTED 405 FWY IDENTITY, PROVIDING UNSURPASSED VISIBILITY OF OVER 100,000,000 VIEWS PER YEAR.
- FLEXIBILITY TO ACCOMMODATE USERS FROM 8,303 SF UP TO 16,606 SF
- PROXIMITY AND EASE OF ACCESS TO 405 FREEWAY AND A MULTITUDE OF AMENITIES, RESTAURANTS, HOTELS AND ATHLETIC CLUBS.



FLEXIBILITY



**CREATIVE
OFFICE**



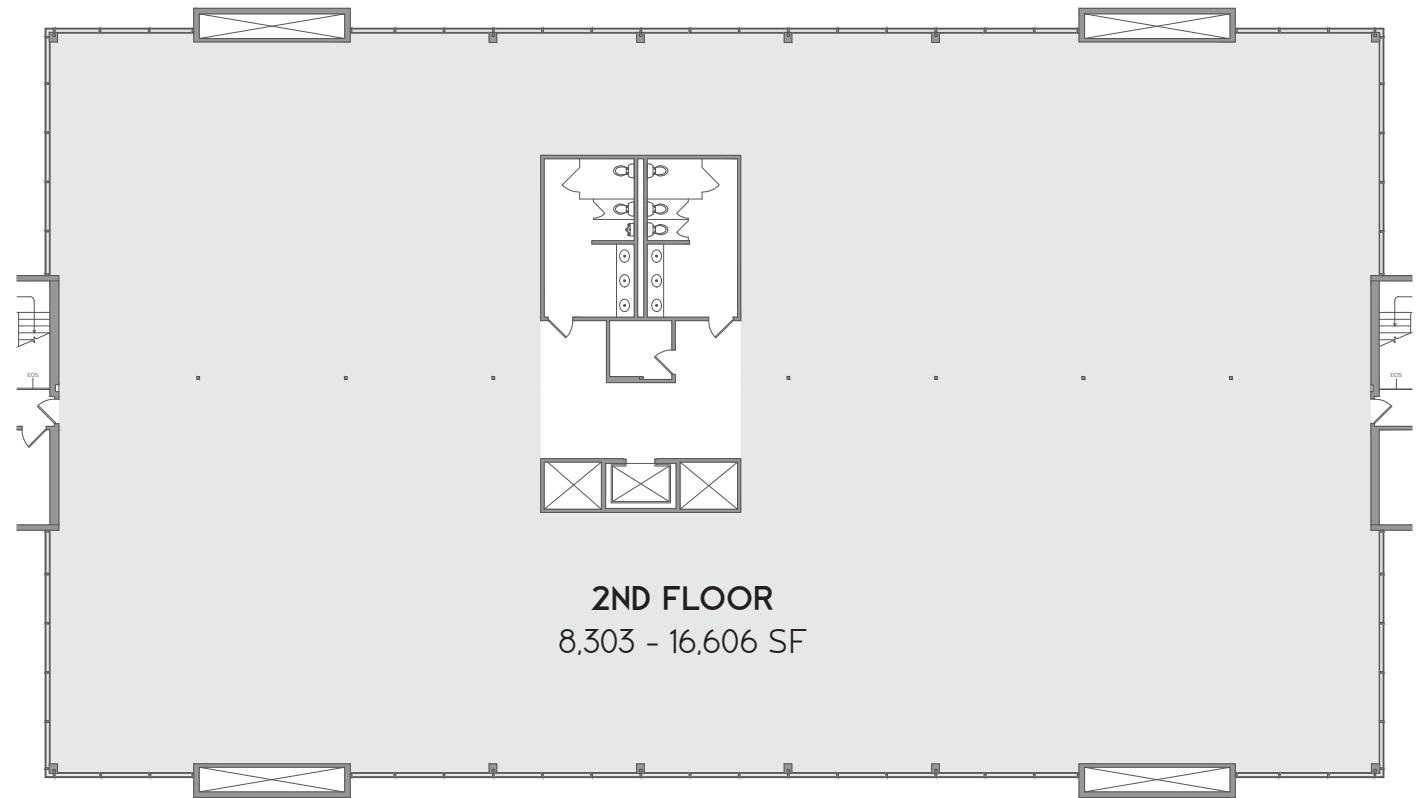
**FLEXIBILITY TO ACCOMMODATE TENANTS
FROM 8,303 SF UP TO 16,606 SF**



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2405 MCCABE WAY

SECOND FLOOR
8,303 - 16,606 SF AVAILABLE



AVAILABLE

VISIBILITY

100,000,000
VIEWS PER YEAR

405 FWY
IDENTITY

500FT OF UNOBSTRUCTED IDENTITY ON ONE OF
SOUTHERN CALIFORNIA'S BUSIEST FREEWAYS

PROXIMITY

LOCAL
AMENITIES



FOR FRONT

405

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John Pomer
949.945.2649
john@redwoodwest.com
Lic. #01440689

Benjamin Gott
949.945.2648
ben@redwoodwest.com
Lic. #01724507

Christian Heffelman
714.397.8999
christian@redwoodwest.com
Lic. #02101426

Joey Perricone
760.972.6503
joey@redwoodwest.com
Lic. #02216585

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