

PACIFICA PLAZA



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DRE # 01169899

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DRE # 01197433

A 4-story, Class "A" Property
consisting of 75,000 Square Feet
of premier office space.



PROPERTY FEATURES

- 4 stories offering $\pm 75,000$ square feet in the heart of the Irvine Spectrum.
- Convenient access to the 405, 5, 91, and 55 Freeways and the 133, 241 and 73 toll roads.
- Blocks from to the Irvine Spectrum Center and other retail amenities with over 30 restaurants, 5 hotels, fitness centers and numerous shopping facilities.
- Convenient on-site cafe on ground floor.
- Fronts the 241 Toll Road
- Solar panel covered parking and EV charging stations, with optional reserved parking.
- Two elevators
- High speed Internet
- Ample free surface parking - with no parking structure
- Two main entrances with two main parking areas.
- Strategically located in one of Southern California's fastest growing business environments.

Pacifica Plaza
100 Pacifica
Irvine, CA 92618

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AVAILABLE SUITES

SUITE	SIZE	AVAILABLE	DESCRIPTION
203	±1,608 SF	Now	Reception area, Conference room, 4 private offices, kitchen, open area
310	±3,122 SF	Now	Five (5) private offices and conference room
300 & 310	±5,940 SF	Now	Nine (9) private offices, conference room and open area
400	±2,364 SF	Now	6 private offices, 1 conference room, and kitchen
420	±3,428 SF	Now	Double door entry, 7 offices, 1 conference room, kitchen area and open area
450	±3,743 SF	10/01/26	Double door entry, kitchenette, 2 conference rooms, 9 private offices

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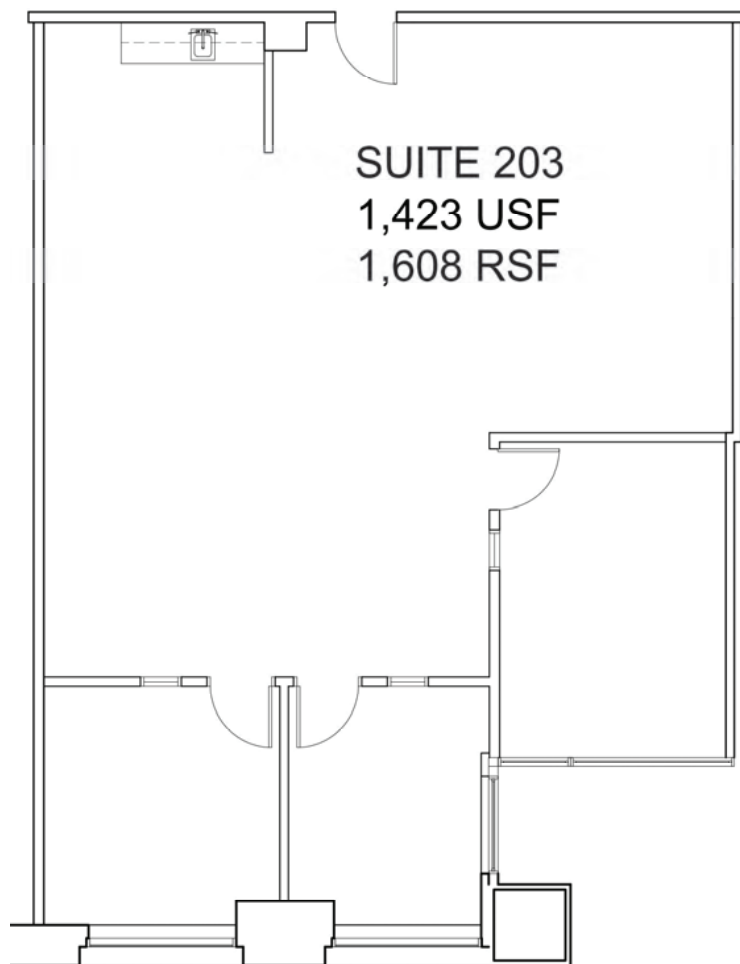
PACIFICA PLAZA



FLOOR PLAN

SUITE 203

AS-BUILT FLOOR PLAN



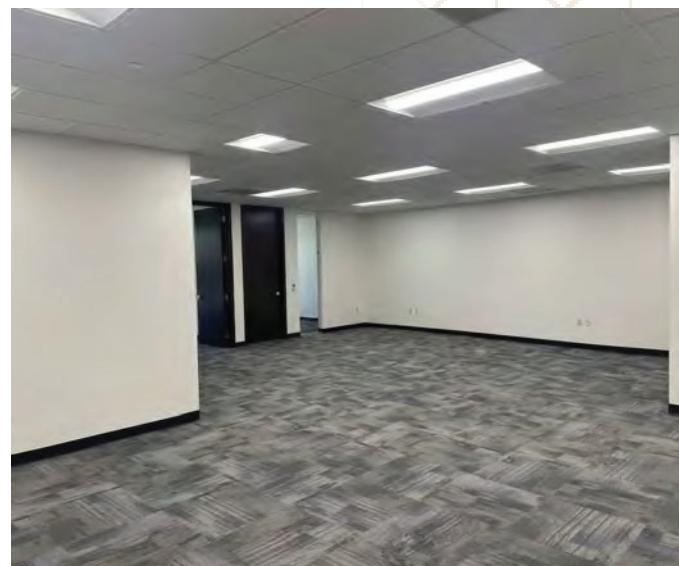
± 1,608 Square Feet

Suite Description:

3 private offices, open area and kitchenette

Asking Lease Rate:

\$2.85 PSF

Available: Now

FULL COMMISSION TO PROCURING BROKERS
PLUS \$2/FT. BROKER BONUS FOR ALL SUITES

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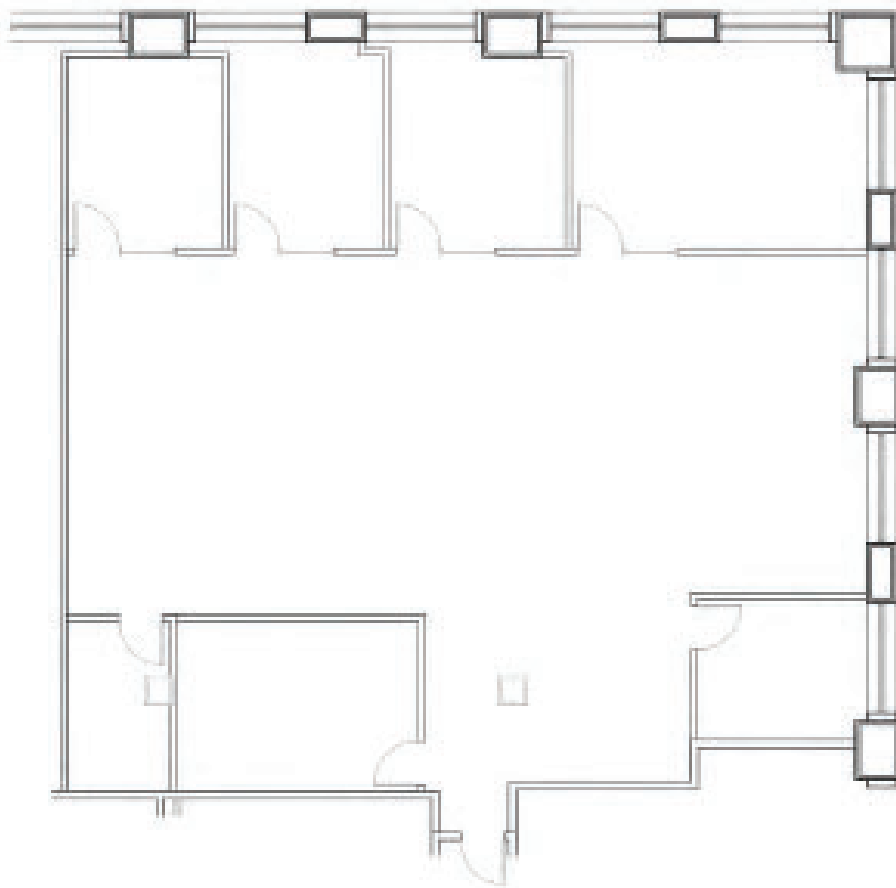
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FLOOR PLAN

SUITE 310



±3,122 Square Feet

Suite Description:

Five (5) private offices, and conference room

Asking Lease Rate:

\$2.85 PSF

Available: Now



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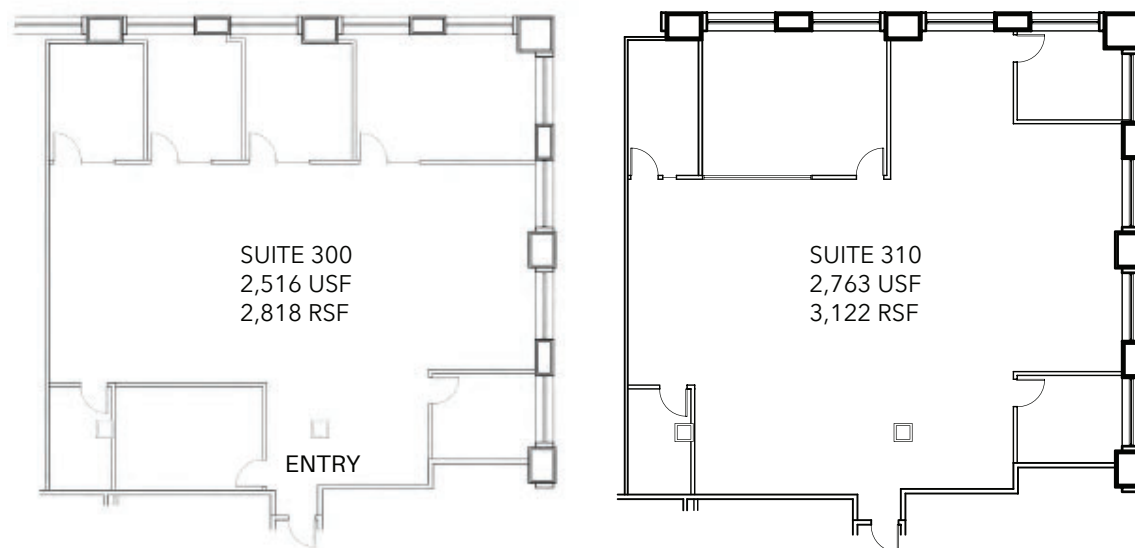
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FLOOR PLAN

SUITE 300 & 310



± 5,940 Square Feet

Suite Description:

Nine (9) private offices, conference room and open area

Asking Lease Rate:

\$2.85 PSF

Available: Now



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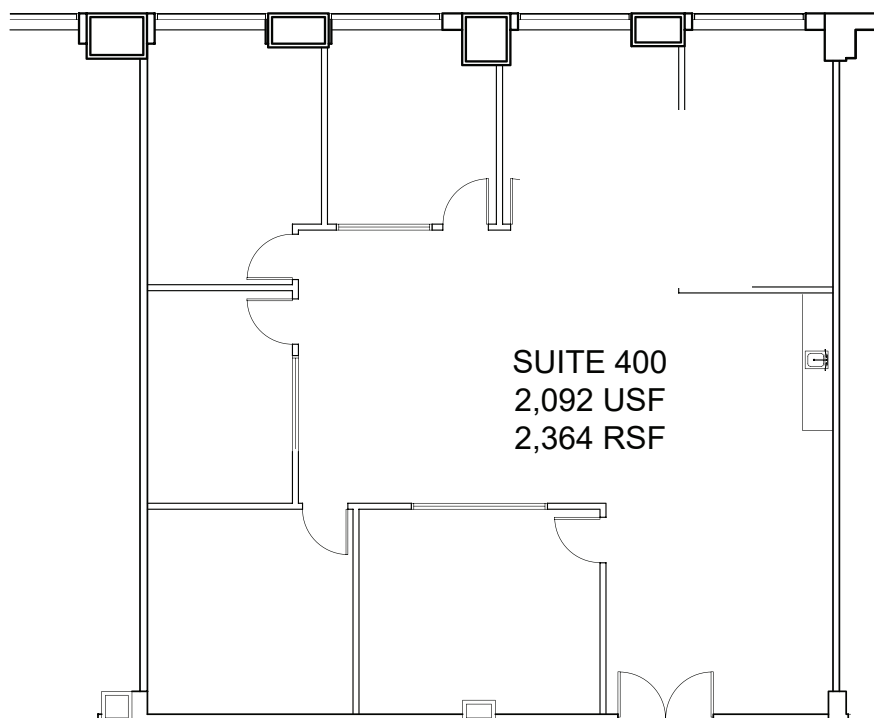
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FLOOR PLAN

SUITE 400

AS-BUILT FLOOR PLAN

**±2,364 Square Feet****Suite Description:**

Double door entry, 6 private offices,
1 conference room, open area and kitchen

Asking Lease Rate:

\$2.85 PSF

Available: Now



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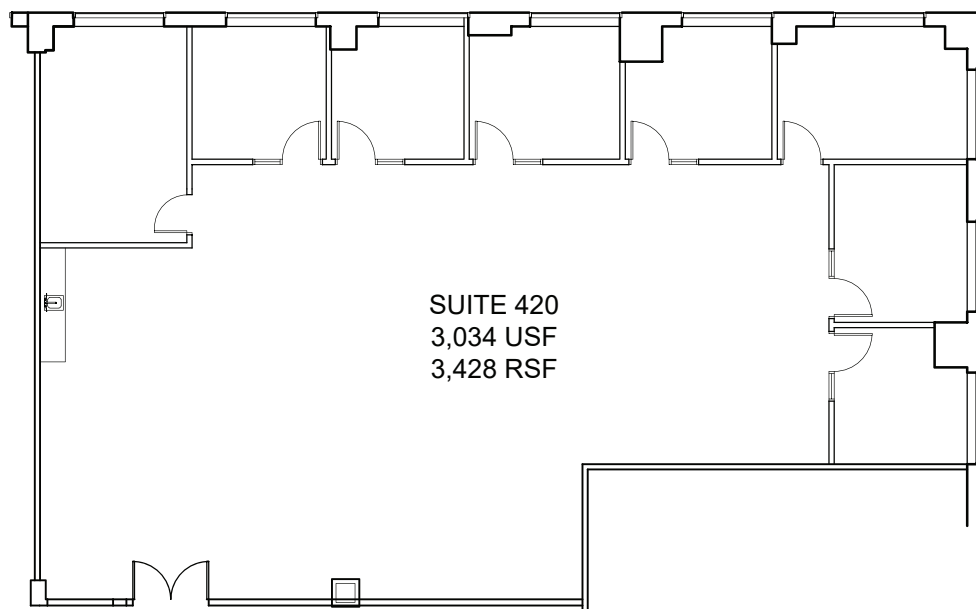
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FLOOR PLAN

SUITE 420

AS-BUILT FLOOR PLAN



±3,428 Square Feet

Suite Description:

Double door entry, 7 offices, 1 conference room, open area and kitchen

Asking Lease Rate:

\$2.85 PSF

Available: Now



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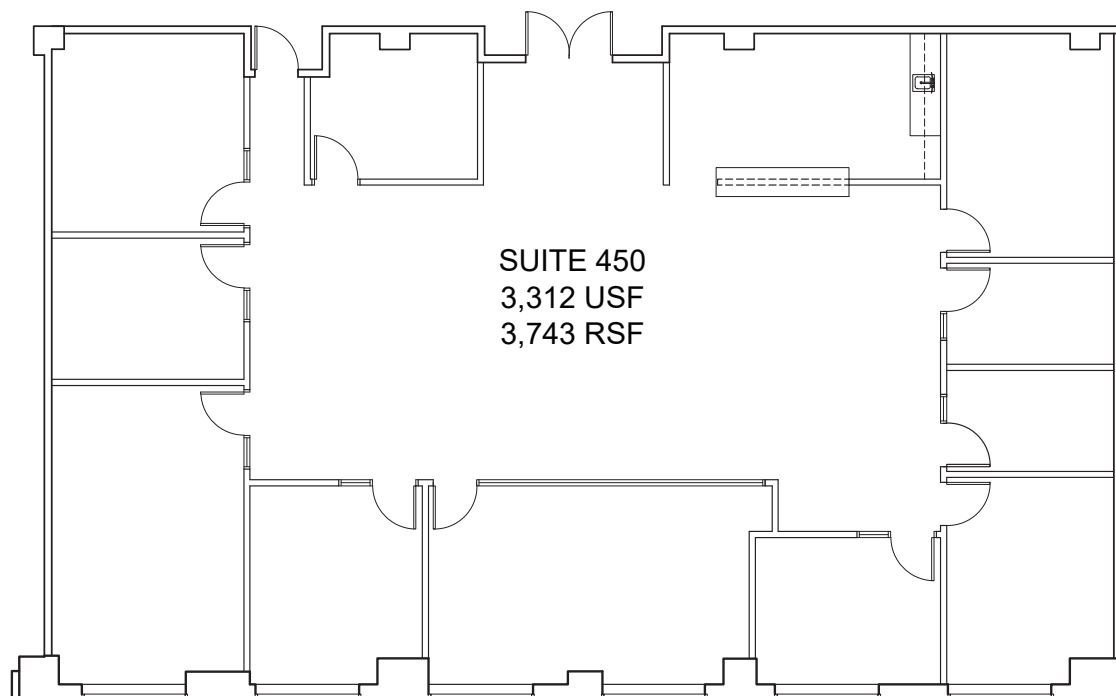
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FLOOR PLAN

SUITE 450

AS-BUILT FLOOR PLAN



±3,743 Square Feet

Suite Description:

Double door entry, kitchenette, 2 conference rooms, 9 private offices

Asking Lease Rate:

\$2.85 PSF

Available: 10/01/26



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