

For Sublease

1 VANDERBILT IRVINE, CA 92618

*A 25,665 SF R&D industrial building for sublease
in the heart of Irvine Spectrum*



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TURNKEY R&D INDUSTRIAL BUILDING

25,665 SF freestanding R&D industrial building

Approximately 18,000 SF of high image office space

Available sublease term through December 31, 2026

Power: 1,600 amp panel – 277/480 and
800 amp panel – 120/208 (verify)

1,000 kVA transformer installed by SCE in 2023

Furniture and cubicle workstations available

24' clear height in warehouse, ground-level loading

Men's and women's showers

Prominent Spectrum location at the corner of Vanderbilt
and Morgan

8 MIN

FROM IRVINE SPECTRUM

15 MIN

FROM JOHN WAYNE AIRPORT





1ST FLOOR



±25,665 SF
AVAILABLE

NOW
AVAILABLE



2ND FLOOR



3:1
PARKING





1 VANDERBILT,
IRVINE, CA 92618

Exclusively listed by

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