



**A STREET
PARTNERS**

101 PACIFICA

Irvine, California



PROPERTY FEATURES



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

AMENITIES



Live, work, play environment with abundant executive & affordable housing nearby



Local ownership & responsive property management

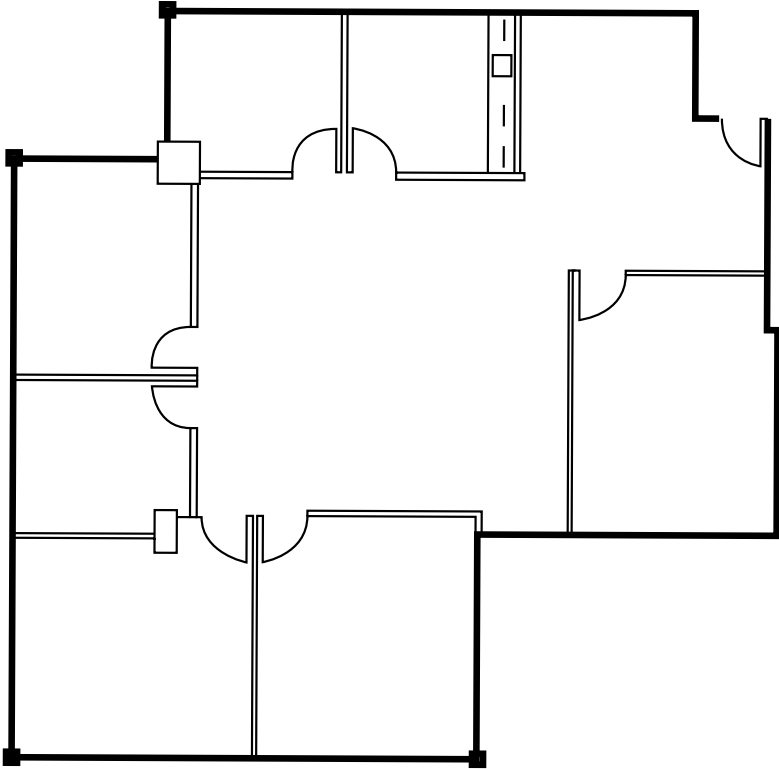


Walking distance to Irvine Spectrum Center, a southern California luxury indoor/ outdoor retail attraction.

FLOOR PLANS

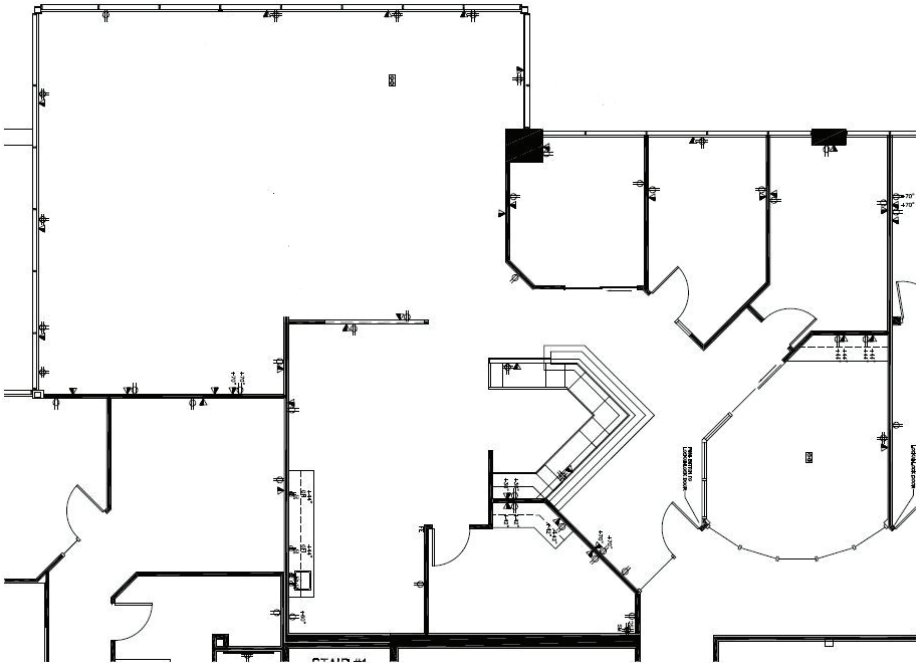
SUITE 270 | 2,461 RSF

Reception, large conference room, 5 offices, kitchen and large open area for workstations



SUITE 350 | 3,138 RSF

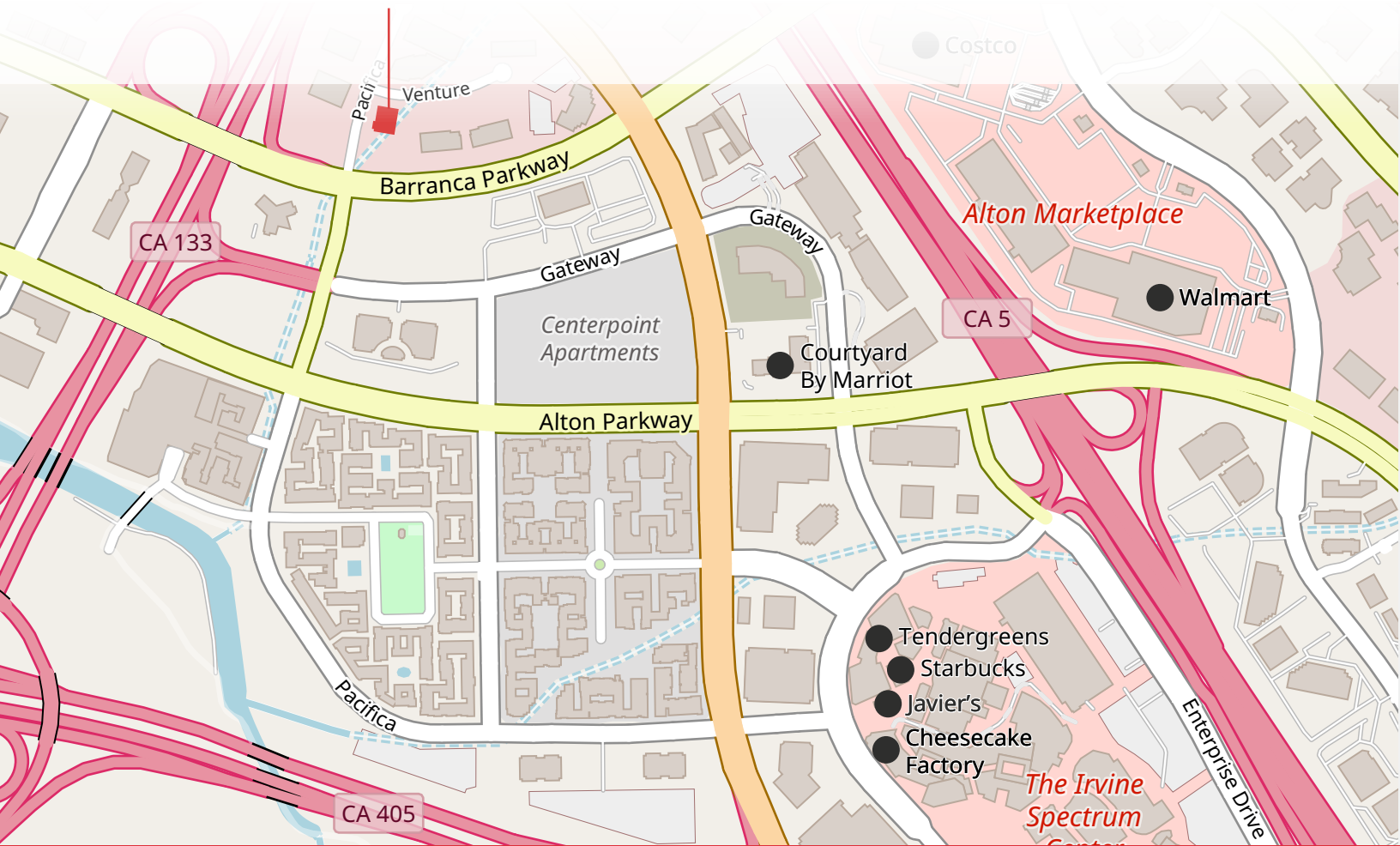
3 offices, glass conference room, storage, large open area for workstations, open kitchen and a built in reception



Get to know the area surrounding,

101 PACIFICA

101 PACIFICA



**A STREET
PARTNERS**

MARK **IV** CAPITAL

FOR LEASING INFORMATION,
CONTACT A STREET PARTNERS AT 949 381 5100
OR VISIT ASTREETPARTNERS.COM

**BLAINE
ANNETT** PARTNER

blaine@astreetpartners.com
License No. **01861733**

**COLBY
ANNETT** PARTNER

colby@astreetpartners.com
License No. **01859824**

**MORGAN
LIEBER** SENIOR ASSOCIATE

morgan@astreetpartners.com
License No. **01967995**

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.