15 CUSHING

WELCOME TO

15 CUSHING

15 Cushing is an exceptional opportunity to attract, retain and engage a highly talented and progressive workforce in the heart of Irvine Spectrum®, one of the premier workplace communities in the U.S. This progressively designed 2 story building has a building top signage opportunity, in an unparalleled location with immediate access to multiple freeways and major arterials. The Los Olivios Marketplace and Apartment Village offers walkable residences, restaurants and shops. Come join this vibrant workplace community!

15
CUSHING

INTERSTATE 405

IRVINE CENTER DRIVE

RESEARCH DRIVE

BAKE PKWY

INTERSTATE 5

BUILDING FEATURES

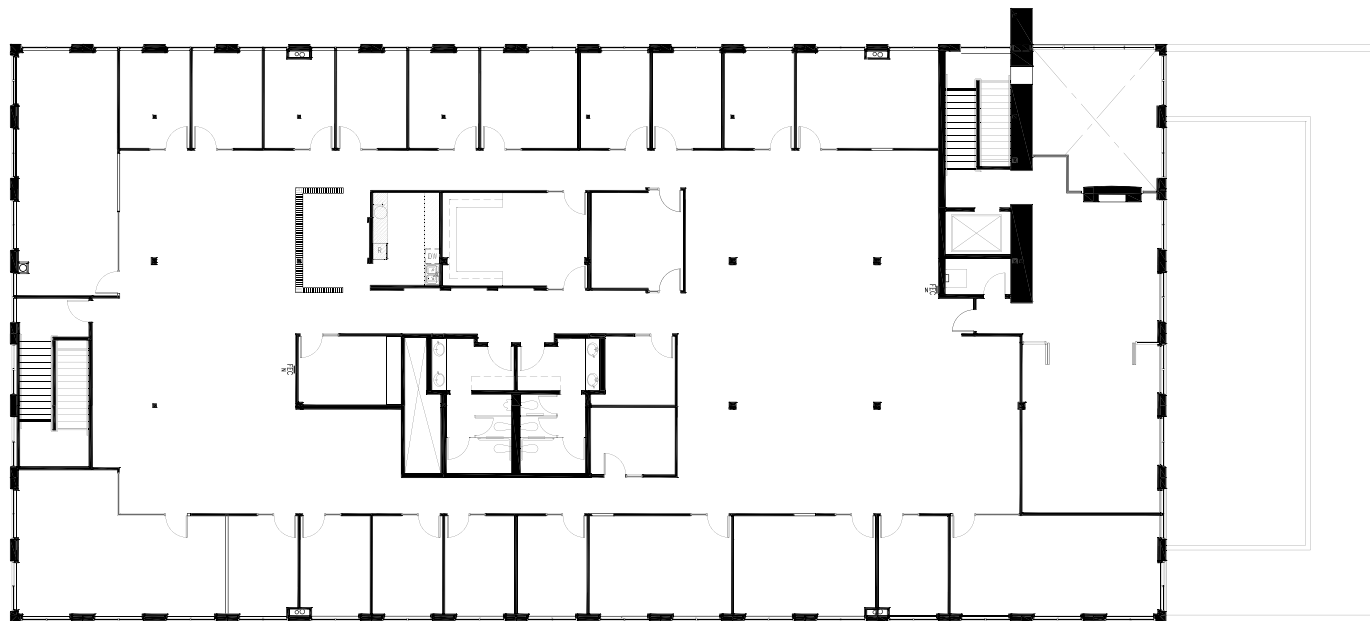

HIGH IMAGE & VISABILITY

EXCEPTIONAL REGIONAL ACCESS

PREEMINENT IRVINE SPECTRUM LOCATION

LIVE WORK PLAY

- 26,800 SF available for lease

- High image office building with prominent Bake Parkway building top signage

- High end interior finishes with striking atrium lobby with stone fireplace

- USGBC LEED® Certified for interior design and construction

- Immediate freeway access: Bake Parkway and Irvine Center Drive

- Free surface parking (4.3:1,000 SF)

- Large kitchen that opens directly to outdoor area, perfect for corporate entertainment and employee dining

- Elevator served

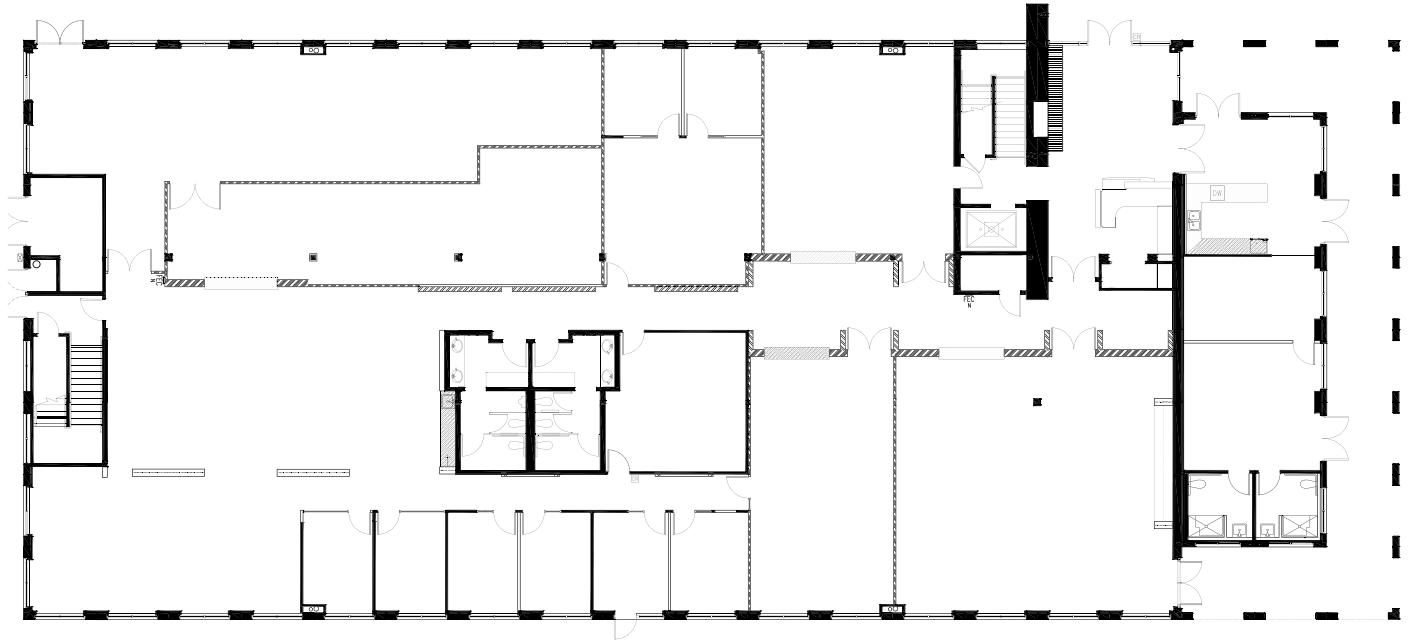- Walk to Los Olivos retail amenities and Apartment Communities

N

BAKE PKWY

CUSHING

2 STORY BUILDING

FLOOR 2:

12,400 SF

FLOOR 1:

14,400 SF

AMENITIES

First class Irvine Spectrum® Amenities: Retail shopping, entertainment, dining, quality apartment living, business and luxury hotels, commutter shuttles and the Irvine Station.

1	**LOS OLIVOS VILLAGE | Phase II**	1,200 Units
2	**LOS OLIVOS VILLAGE | Phase I**	1,750 Units
3	**The Village & The Park Apartment Homes**	3,700 Units

133

3

11

4

2

5

6

9

7

10

8

1

IRVINE CENTER DRIVE

INTERSTATE 405

15 CUSHING

RESEARCH

HYUNDAI

4 Irvine Spectrum Center
130 Restuarants & Shops

5 Los Olivos Marketplace
Whole Foods · Starbucks · Rite Aid

6 7-11 Gas Station
Convenience Store

7 Burger King

8 Automotive Service Center
Jiffy Lube · Big O Tire · Auto Repair

9 Montessouri School
(Day Care)

10 24 Hour Fitness

11 Alton Marketplace
Costco · Walmart · Living Spaces

12 Great Park Neighborhoods®
9,500 Homes · New Schools · Sports & Recreation Park

IRVINE STATION COMMUTER RAIL HUB

BROADCOM

ALTON PKWY

TOYOTA

INTERSTATE 5

BAKE PKWY

CARmax

15 CUSHING

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