

7755  
IRVINE CENTER DRIVE





# WELCOME TO

# 7755 IRVINE CENTER DRIVE

Home to Mazda's headquarters for over 30 years, 7755 Irvine Center Drive is an extraordinary 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 highly visible 5 story tower sits prominently on the I-5 Freeway and offers a building top signage and branding beacon with exposure to more than 300,000 cars per day. This exceptional property offers an unparalleled location with immediate access to multiple freeways and major arterials, and walkable daytime-to-evening experiences, with only steps to restaurants and shopping at Irvine Spectrum Center, and premier apartment communities with nearly 14,000 residence. Come join this vibrant workplace community!





# BUILDING FEATURES

ICONIC  
TOWER  
FREEWAY  
SIGNAGE

EXCEPTIONAL  
REGIONAL  
ACCESS

PREEMINENT  
SPECTRUM  
CENTER  
LOCATION

LIVE,  
WORK,  
PLAY

- 22,000 SF available (4th floors)
- Ideal corporate headquarters opportunity
- Building-top signage visible from 5 Freeway
- Conveniently located at the intersection of the 133, 405 and 5 Freeways
- Free surface parking
- Across street to new 15-story Marriott
- New on-site ownership
- Walking distance to/from Irvine Spectrum Center
- Renovation about to commence to include WiFi-enabled outdoor work space, fitness center, collaboration area and on-site dining
- Potential freeway monument sign available



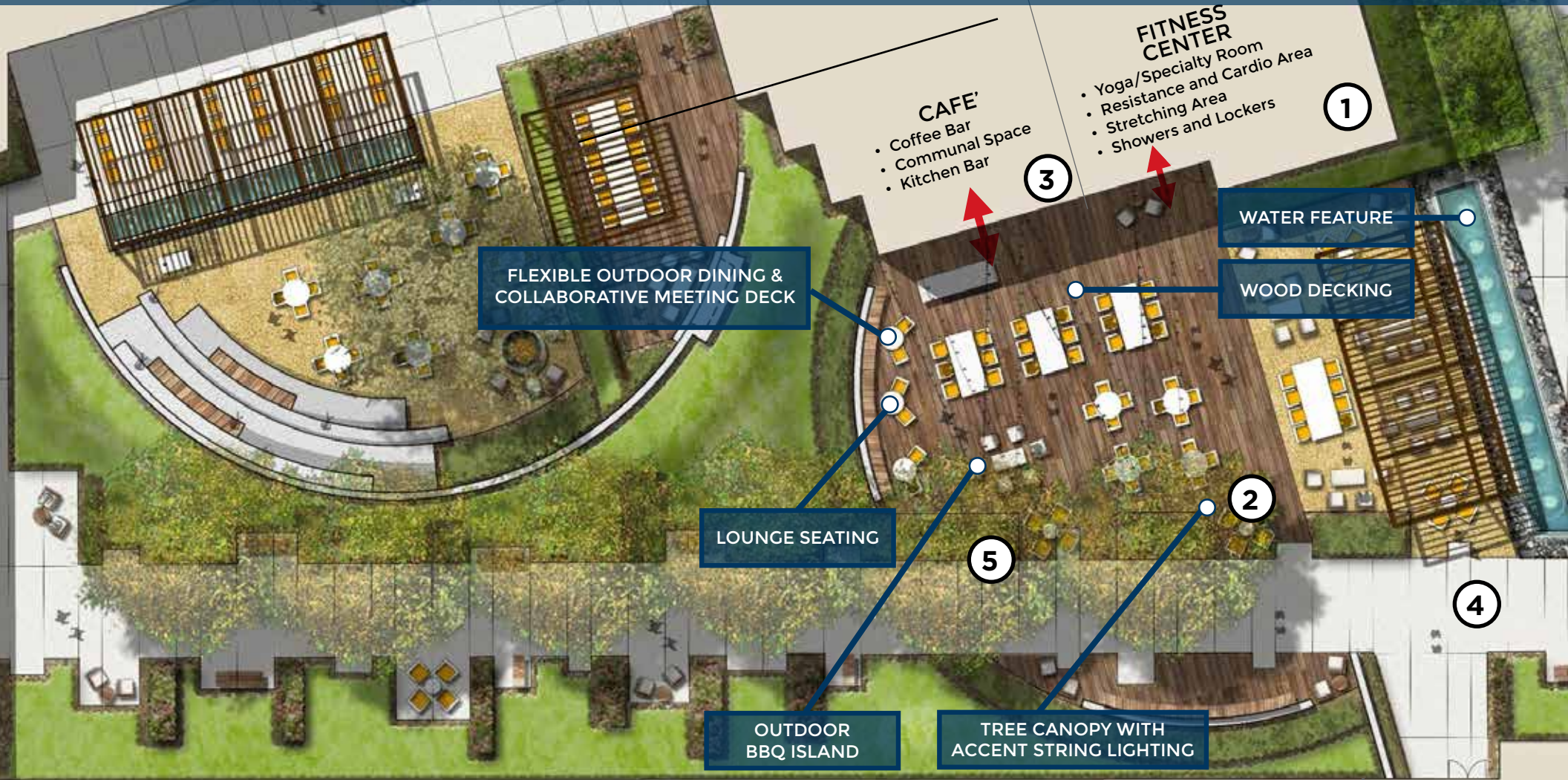
Opening in Fall 2017, Irvine Spectrum Marriott will provide a guest experience unique to the Irvine Spectrum. This 14 story, 271 tech-savvy room property features:

- Bar and lounge
- Restaurant
- Over 9,000 square feet of meeting and pre-function space with large event lawn
- Expansive pool and spa
- State of the art, two story 2,000 square foot fitness center
- Large roof top terrace



# EXTENSIVE RENOVATIONS

Enhance your workplace lifestyle with an abundance of architectural innovation and outdoor design that promotes health and wellness within an open air space for collaboration, meeting and dining....a homage to our incredible California climate.



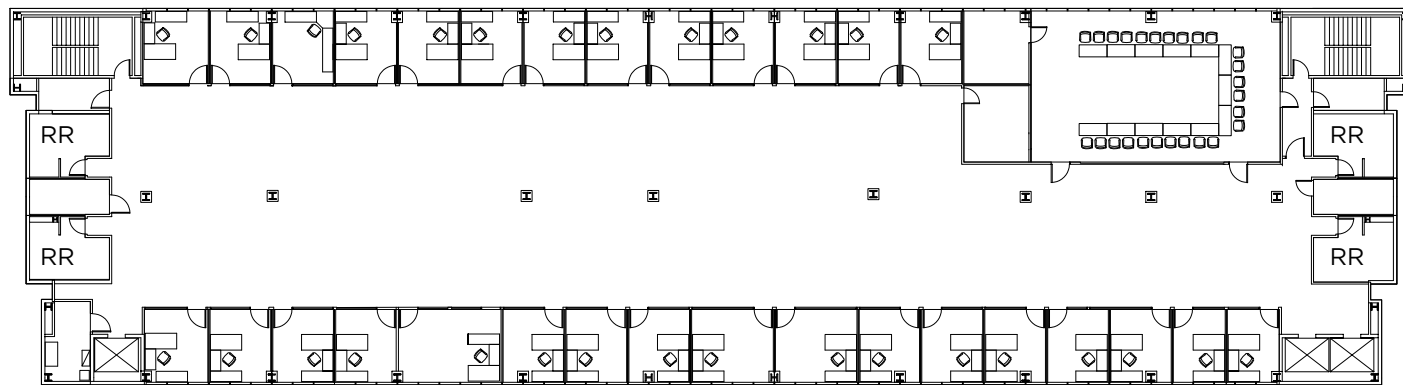
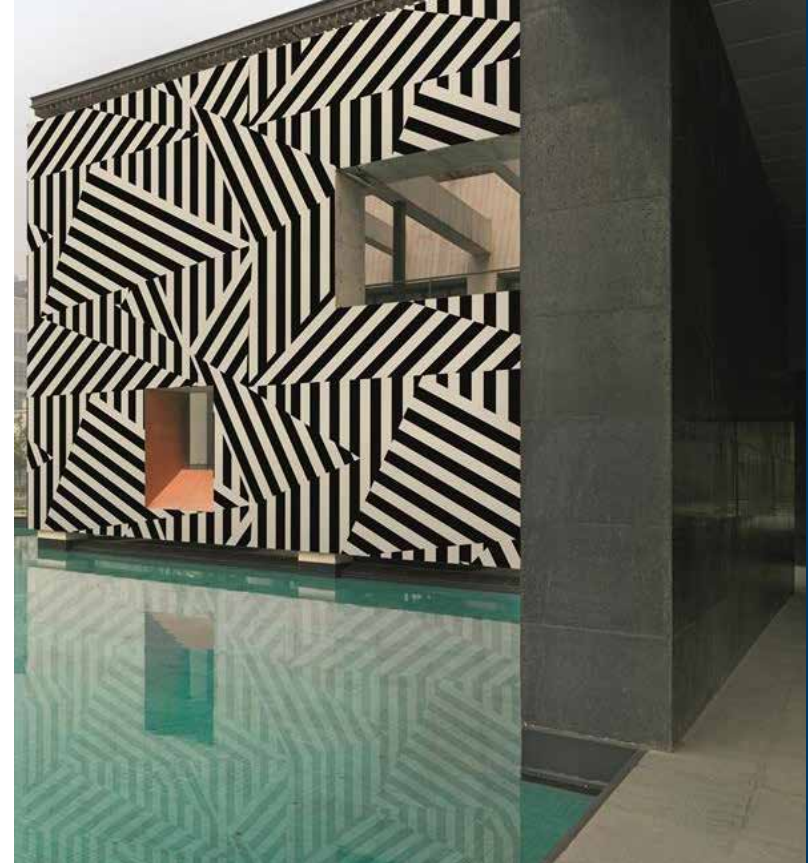
Conceptual Rendering  
Subject to Change

Five Story Tower

TENANT  
LOBBY  
ENTRANCE







\* Hypothetical furniture plan

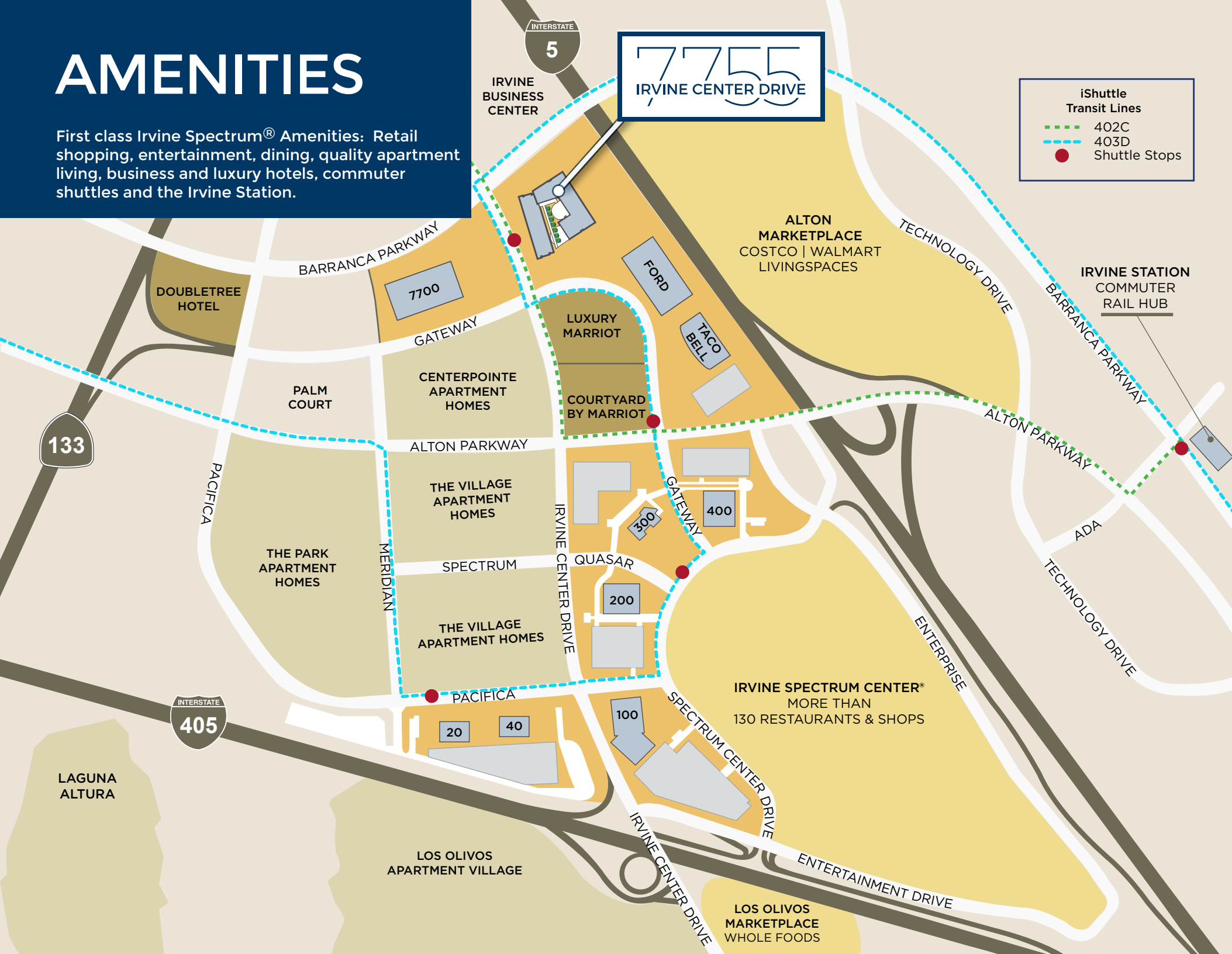
## FOURTH FLOOR:

22,000 SF



# AMENITIES

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



# RECRUIT, RETAIN, ENGAGE

With more than 80,000 employees and 3,500 business, Irvine Spectrum has evolved through thoughtful planning and design to become a diverse, energetic community. Home to Fortune 500 companies and cutting-edge start ups.



- 250+ restaurants and specialty retail stores such as Nordstroms, Target and the Apple Store at Irvine Spectrum Center
- 5,500 apartment homes and 50+ residential neighborhoods, as well as an additional 26,000 residence planned within a 5 mile radius area
- Four hotels uniquely designed for Irvine Spectrum, with a new 15 story, 250+ room, full service Marriott arriving Winter 2017
- Access to hundreds of miles of hiking and biking trails





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