

For more information, visit [www.OCofficespace.com](http://www.OCofficespace.com)



**2** VENTURE FEATURES:

4,173 SQ. FT. | \$2.20 FSG PSF

- High Image Class "A" Office Building
- Prestigious Irvine Spectrum Location
- Surface Parking, 4:1,000 Ratio
- Elegant Travertine Lobby

- Immediate Access to the 5 and 405 Freeways and the 133 Toll Road
- Minutes to the Irvine Spectrum Center and Amenities
- Sublease Term Thru October 31, 2011



Please Contact Exclusive Agents:

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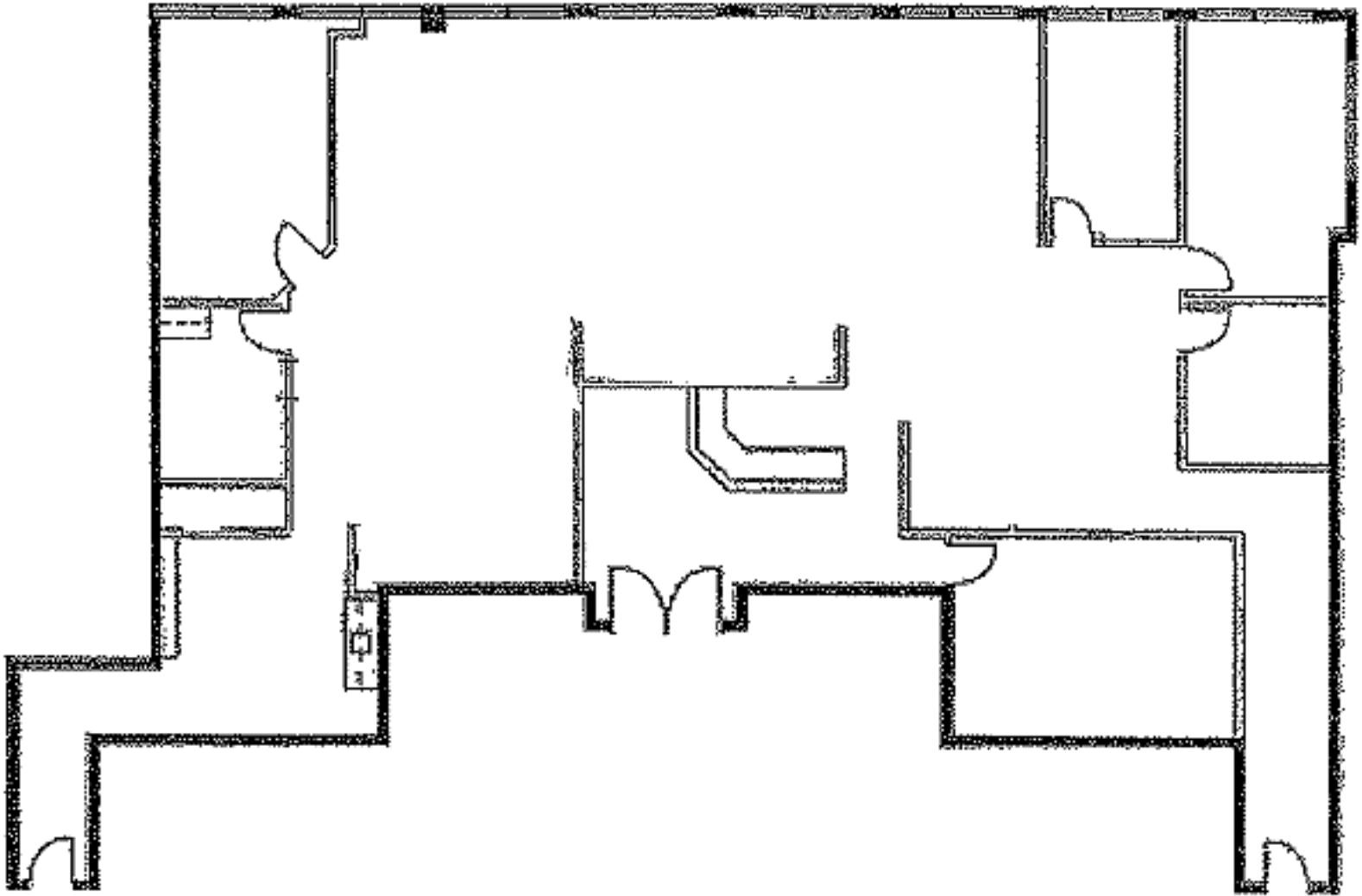
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



2 VENTURE • IRVINE SPECTRUM, CA

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