

# ONE SPECTRUM POINTE



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1 Spectrum Pointe Drive, Lake Forest, CA 92630

Class A space in a prime Lake Forest location near the iconic shopping center, the Irvine Spectrum. Spectrum Pointe is a 4-Star business park with versatile office, warehouse, and R&D suites. The property was constructed with long window lines and is located amongst a lush, landscaped complex. The amenity-rich location is easily accessible and provides tenants with beautiful green spaces, walkways, and ample parking.

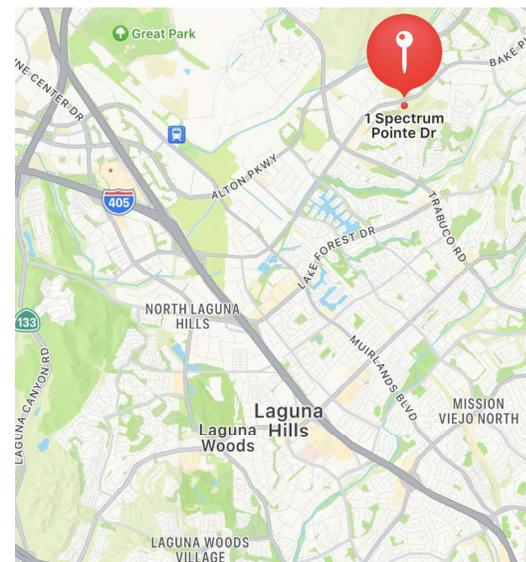
## PRISTINE BUSINESS PARK

Designed with upscale interior finishes, featuring beautiful architecture and extensive window lines.

## UNIQUE FLEX SUITES

Featuring thirteen free-standing buildings, six multi-tenant buildings, and two office buildings.

## LOCATION

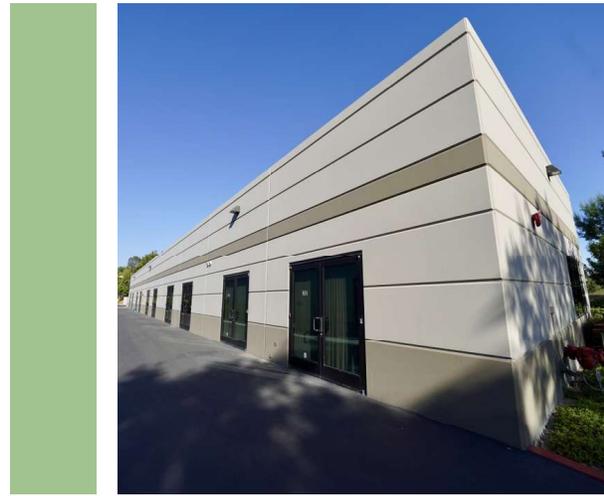


- 2.5 Miles to Foothill Towne Center
- Proximity to Irvine Spectrum Center
- Easy Access to Santa Ana I-5 Fwy
- 2.8 Miles to El Torro High School
- Near 133 and 241 Toll Road



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## LEASING WITH OLEN

Olen is a full service owner developer with over 50 years of management, construction and property expertise. Come to us with your needs and we'll take the steps to ensure they are met with expedience and discipline. To Learn more about current availability - reach out to our leasing director listed below.

### ELLYSSA DERRY

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## SITE PLAN



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