



ONE VENTURE PLAZA

One Venture • Irvine, CA 92618

A three-story, elevator-served office building spanning 43,737 square feet. Spaces within the project offer a creative setting, with high ceilings, abundant natural light, and efficient layouts to help tenants optimize their business experience.

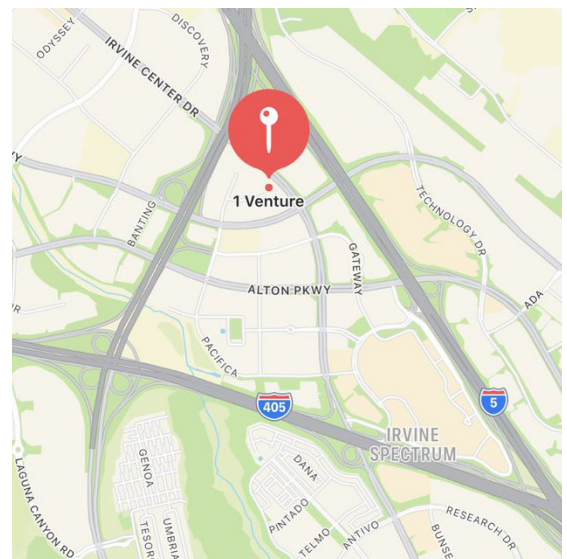
A+ SOUTHERN CALIFORNIA LOCATION

The Irvine Spectrum sub-market is home to more than 19,000 businesses and OC's tech community.

AMENITIES AND ACCESS

With outdoor gathering spaces, walkable amenities, and a 4:1000 parking ratio.

LOCATION



- Coveted Irvine Spectrum Location
- Abundant Dining and Shopping Options
- Easy Access to I-5, 405, and SR 133 Fwy
- Located at Barranca and Irvine Center Dr.
- Proximity to Local STEM Talent



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VALUE ORIENTED | CUSTOMER DRIVEN



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.



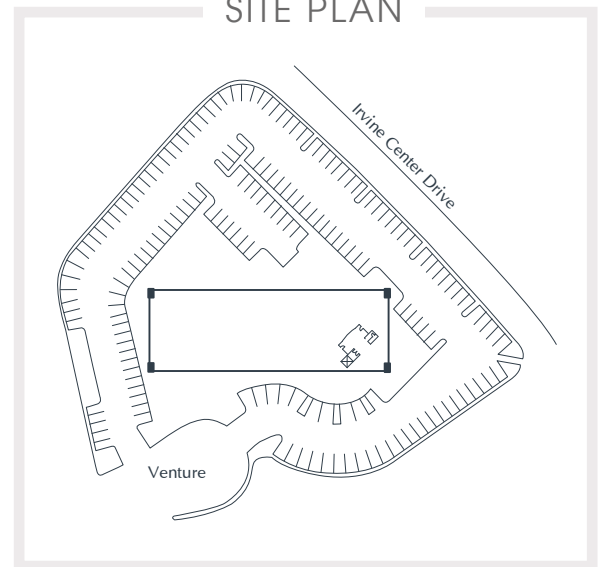
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SITE PLAN



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