

# SPECTRUM POINTE FLEX PARK



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9-27 Spectrum Pointe Drive; 20-80 Empire Drive;  
100-105 N. Pointe Drive; 1 Capital Drive, Lake Forest, CA 92630

Office, warehouse, and R&D space! Introducing Spectrum Pointe Flex Park, part of the Spectrum Pointe portfolio, this flex park includes nineteen different buildings, each with unique layouts and combinations of office, warehouse and R&D suites. The flex park provides excellent street visibility on Bake Parkway, is easily accessible off the 241 Toll Road, and has ample surface parking. The architecturally pleasing buildings, designed with modern components and long tinted glass lines, provide an excellent opportunity to build your business within the Lake Forest community.

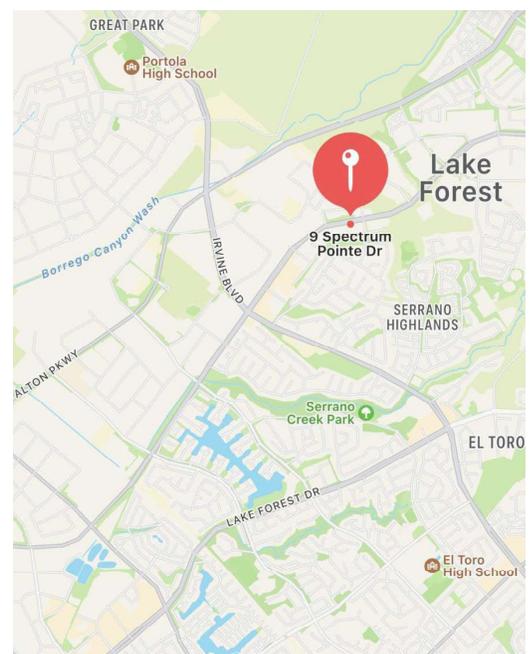
## FLEXIBLE USE SUITES

Select warehouse units featuring skylights, grade-level truck doors, and clear heights ranging from eighteen to twenty-four feet.

## PRIME LOCATION

Providing excellent visibility and easy access on Bake Parkway near transportation corridors.

## LOCATION

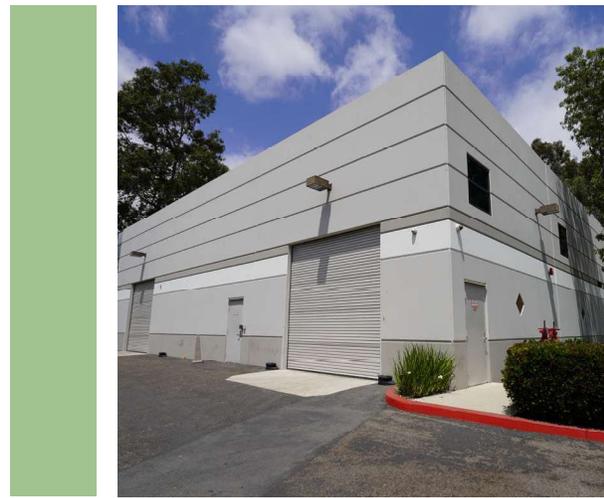


- 2.5 Miles to Foothill Towne Center
- Proximity to Irvine Spectrum Center
- Easy Access to Santa Ana I-5 Fwy
- 2.8 Miles to El Torro High School
- Near 133 and 241 Toll Road



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# Committed to Quality and Customer-Value



## LEASING WITH OLEN

Olen is a full-service owner/developer with 50 years of management, construction, and leasing expertise. Come to us with your needs and we'll take the steps required to ensure they are met with expedience and detail. To learn more about our current availability, please reach out to the Leasing Director listed below:

### ELLYSSA DERRY

*Senior Leasing Director*

949-719-7204

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## SITE PLAN



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