

# 3 Glen Bell Way

Irvine, CA 92618

# INDUSTRIAL / OFFICE

### Total Project Details

3 Glen Bell Way (Ford/Available):	87,639 RSF (Office/Industrial)
1 Glen Bell Way (Taco Bell):	182,421 RSF (100% Office)
Total Project Size:	270,060 RSF
Multi-Tenant Load:	1.0341%
Total Project Parking:	925 Stalls
Project Parking Ratio:	3.44:1,000

### 3 Glen Bell Way Building

3 GBW Allocated Parking:	230 Unreserved Stalls
3 GBW Parking Ratio:	2.6:1,000
3 GBW Loading Doors:	4 GL
Power / Amps:	4,000 AMPS
Clear Height Ranges:	24'-32'
Sprinkler Systems:	Yes / ESFR+

### Area Measurements

1st Floor Office Area	11,500 SF
2nd Floor Offices	16,500 SF
Additional Offices	7,000 SF
Approx 40% Office	35,000 SF

*\*Measurements and calcs are rough estimates for macro review only. They should not be used for precise calculations*

### Zoning

Planning Area	Irvine Spectrum Center
Planning Area No.	33
Zoning	4.8
Description	Irvine Center Garden Commercial

### Parcel

Feature	Office
APN	58501171, 58501169
Tract	89-LL-0086
Lot	02
Planning Area	Irvine Spectrum Center
Area (sq ft)	521200.4, 24910.04
Acres	11.97, 0.57

