3 Glen Bell Way

Irvine, CA 92618

Total Project Details

3 Glen Bell Way (Ford/Available): 87,639 RSF (R&D)
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+

R&D / TECH

Area Measurements

1st Floor Office Area11,500 SF2nd Floor Offices16,500 SFAdditional Offices7,000 SFApprox 40% Office35,000 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

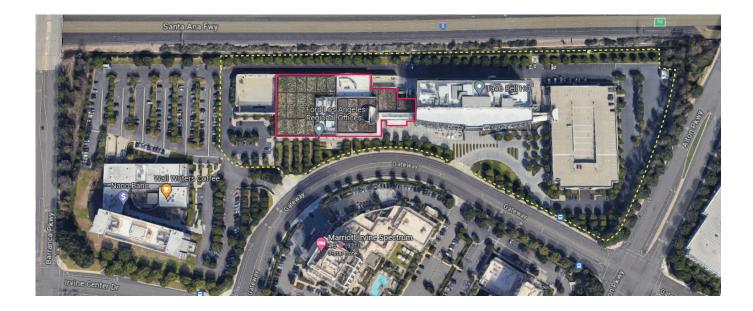
Feature Office

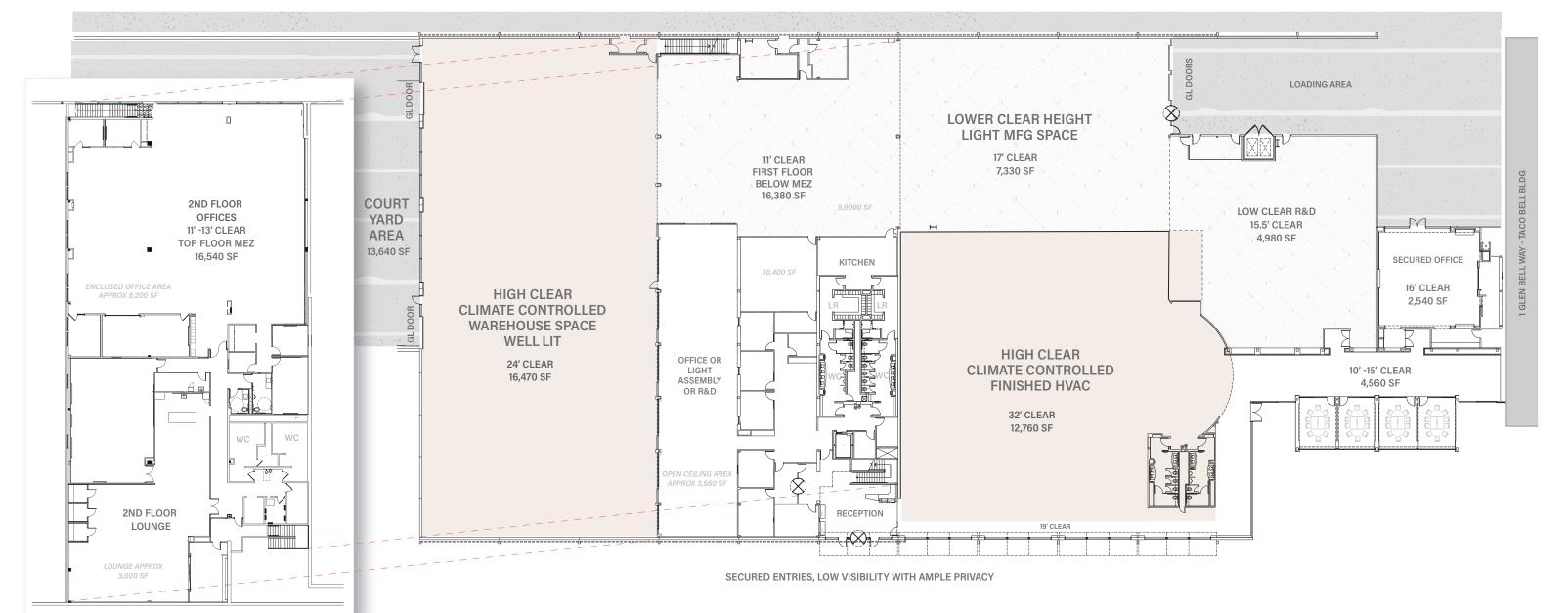
APN 58501171, 58501169 Tract 89-LL-0086

Lot 02

Planning Area Irvine Spectrum Center Area (sq ft) 521200.4, 24910.04

Acres 11.97, 0.57





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Updated 2-25