

3 GLEN BELL WAY

IRVINE, CA



FOR LEASE

± 87,639 SF IN THE HEART OF IRVINE SPECTRUM

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YOUNG**

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For more information

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Avison Young (the “Agent”) has been engaged as the exclusive representative for the leasing of 3 Glen Bell Way (the “Property”) by ‘Ownership’ (the “Lessor”). This Brochure does not constitute a representation that the business or affairs of the Property or Lessor since the date of preparation (January 2025) of this Brochure have remained the same. Analysis and verification of the information contained in this Brochure are solely the responsibility of the prospective Lessee(s). Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective Lessee(s). Lessor and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Lessor reserves the right to change the timing and procedures for the Offering process at any time in Lessor’s sole discretion. Lessor shall have no legal commitment or obligations to any party reviewing this Brochure, or making an offer to lease the Property, unless and until such offer is approved by Lessor, and a written agreement for the lease of the Property has been fully executed and delivered by Lessor and the Lessee thereunder.

3 Glen Bell Way is a LEED-accredited, high-quality office building located just one mile from the Irvine Spectrum, in one of Orange County's most desirable submarkets. This premium property is conveniently situated near the intersection of the Santa Ana (I-5) and San Diego (I-405) Freeways, offering a prime location with excellent accessibility. The building features state-of-the-art amenities, including energy-efficient systems, modern office spaces, and ample parking. Its strategic location provides easy access to a variety of dining, shopping, and entertainment options at the nearby Irvine Spectrum Center.

NUMEROUS POSSIBILITIES

Flex / RD&D & Light MFG Uses

Easily adaptable building for flex or R&D in various sections.



Show Rooms & Design Studios

Building provides options for showroom, display, and/or design studios.

Premium Industrial & Office Space

Project provides finished warehouse, open offices for industrial and office use.



PROPERTY OVERVIEW



Ideal Location

Prominent in the heart of Southern California, adjacent to the Irvine Spectrum, offering excellent access to ample amenities and a diverse workforce, ideal for businesses seeking strategic location advantages.

No-Compromise Quality

Originally a built-to-suit for Ford Motor Company's design center, this was the first LEED certified building in the nation, well-built with ample uses and flexible versatility for various industries.



Building Size
87,639 SF



Building Zoning
4.8 ICG Commercial



Parcel / APN
58501171, 58501169



Bldg Parking
230 Stalls (2.6/1,000)



Project Parking
925 Stalls (3.44/1,000)



Office Area
Approx 30,000 SF – 38%



Finished Warehouse
Approx 30,000 SF – 38%



Showroom Area
Approx 20,000 SF – 24%



Sprinkler System
Yes / ESFR+



Clear Height
Finished Warehouse 24'-31'



Power / Amps
4,000 AMPS



Loading
4 Full Size GL Doors

3 GBW OFFERS

Ideal R&D / FLEX building located in the heart of the Irvine Spectrum, offering modern, innovative spaces perfect for your business needs, with convenient access to major transportation routes.



Finished Warehouse

The building offers over 30,000 of high-clear, finished warehouse space.



Ample Parking

The project provides ample surface and covered parking for convenience.



Flexible Space

The building offers flexible use for industrial, R&D, showroom purposes, and more



Freeway Visibility

The project offers excellent freeway frontage, ample signage, and great visibility.



Over Standard Power

The building offers 4,000 amps of power, ensuring robust electrical capacity.



Close to Airport

The location provides easy access to John Wayne Airport for added convenience.



Show Room Space

The building features high clear show room space suitable for various uses.



Multiple Amenities

The project is in Irvine Spectrum, offering quick access to many amenities.



Numerous Hotel Access

The building is conveniently located near numerous hotels.

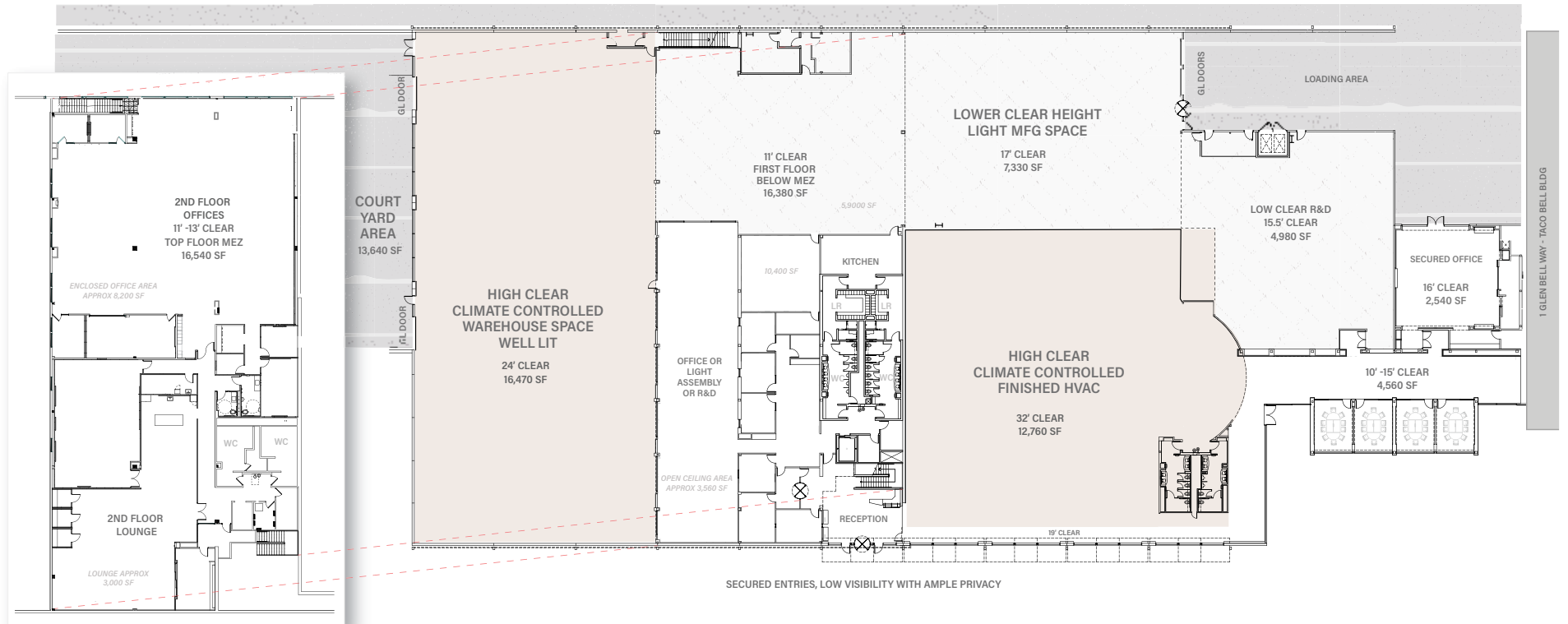


Professional Image

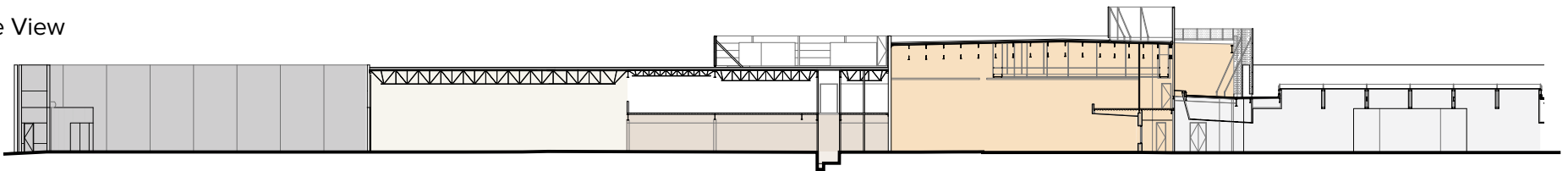
Project offers professional, comfortable image for various uses.

R&D Tech Uses

The building is an excellent project for R&D, High-Tech, and Light Assembly uses, easily configurable to accommodate warehouse, office, and special use needs. It has ample power, ensuring functionality for intensive operations. Additionally, the building can be kept private for nondescript uses, ensuring confidentiality and discretion in operations.

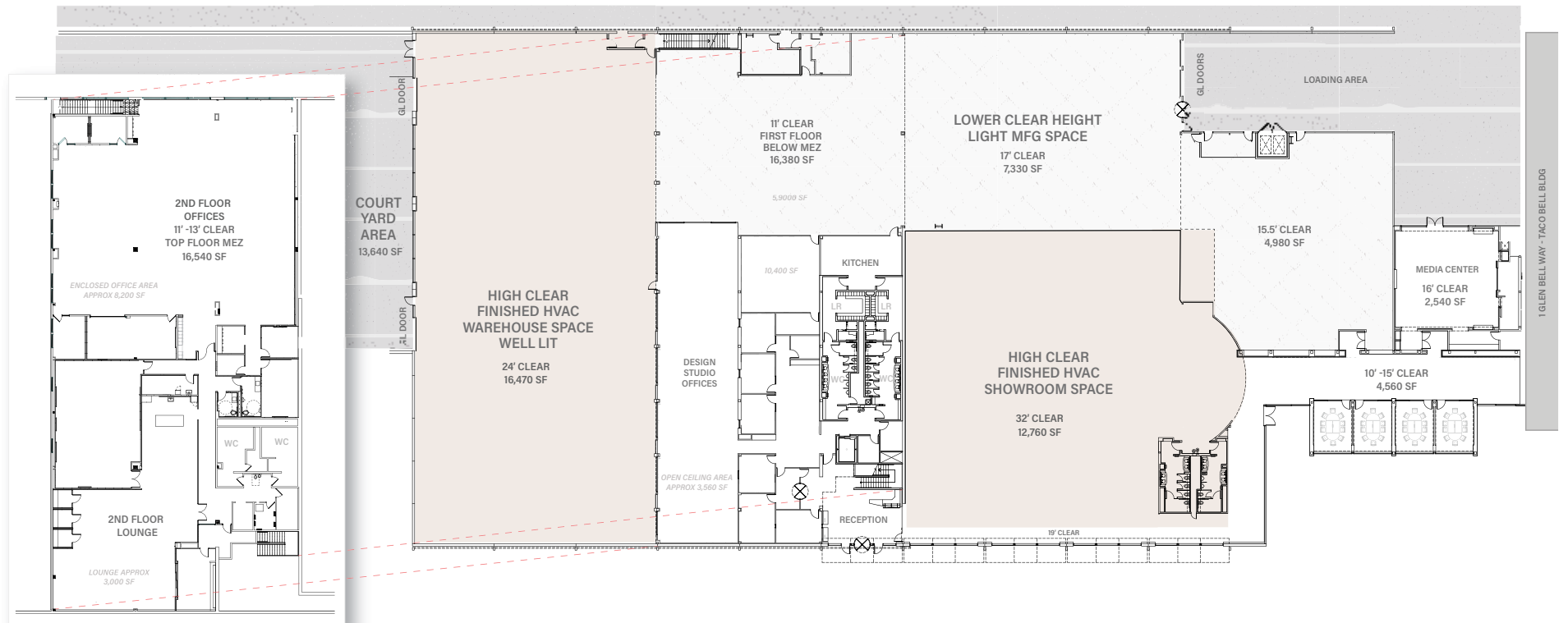


Side View

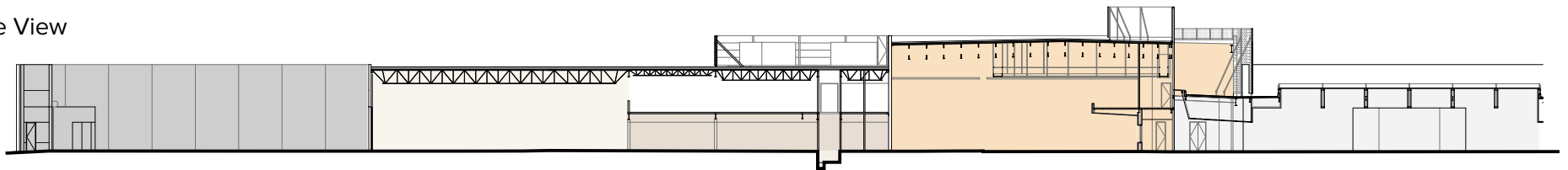


Show Room / Design Center

The building is an excellent project for R&D, High-Tech, and Light Assembly uses, easily configurable to accommodate warehouse, office, and special use needs. It has ample power, ensuring functionality for intensive operations. Additionally, the building can be kept private for nondescript uses, ensuring confidentiality and discretion in operations.

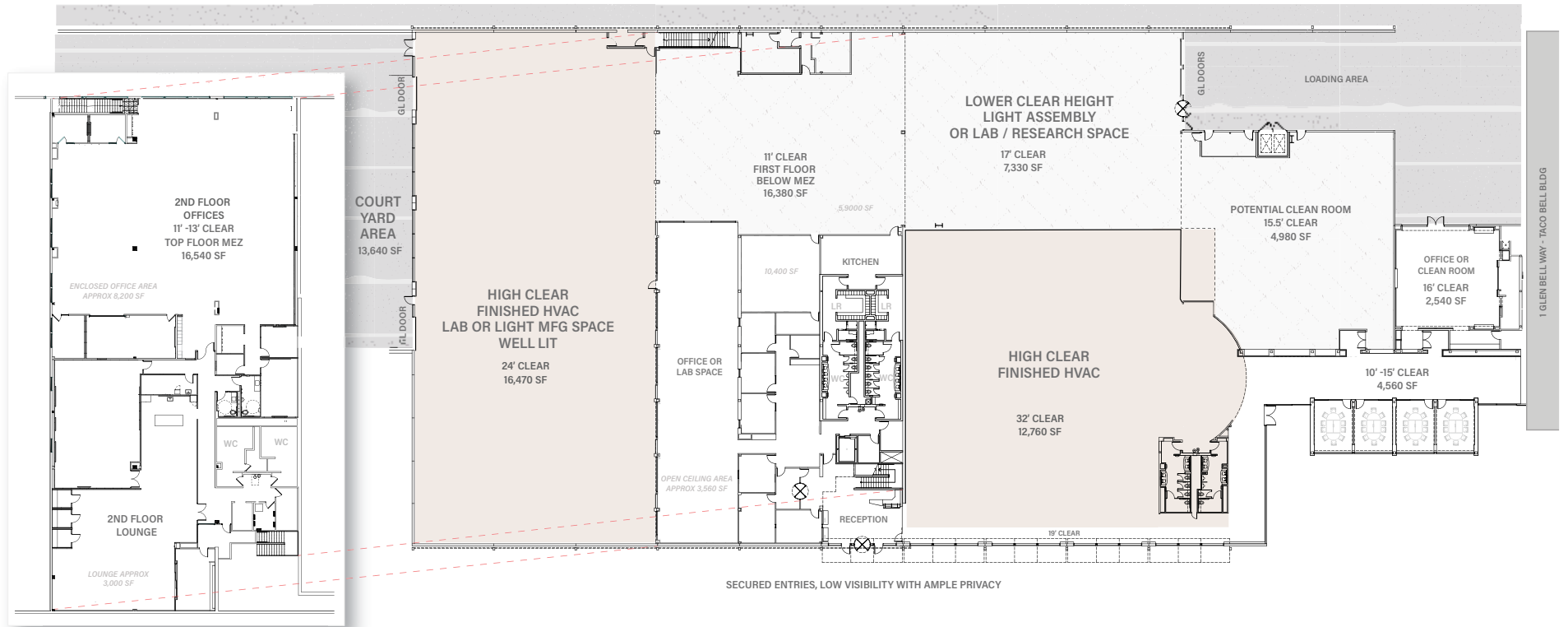


Side View

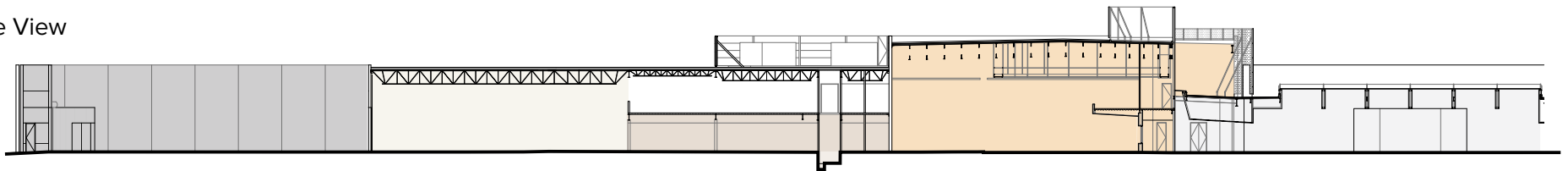


Life Science

The building is well-suited for life science, biomedical, and other research uses, offering easy configuration for research and lab, office, and specialized needs. It boasts ample power for demanding equipment. Additionally, the building can maintain privacy for nondescript uses, ensuring a secure environment for sensitive research.

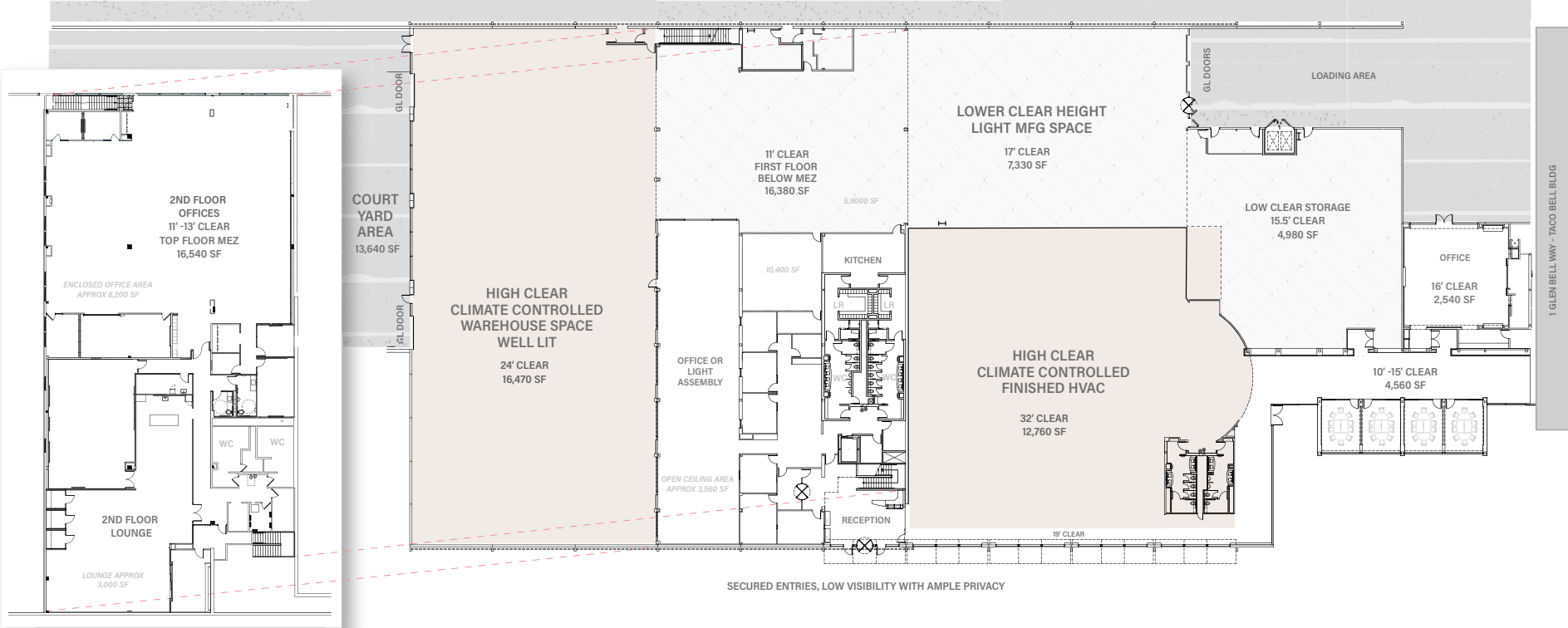


Side View

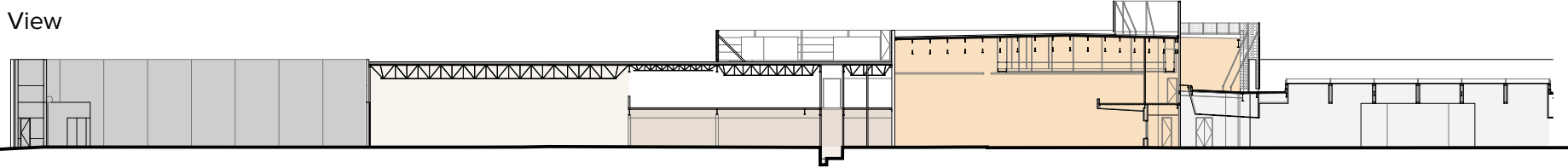


Industrial / Office

The building is ideal for showroom and design center use, featuring ample light with a fully finished, high-clear warehouse and showrooms perfect for demonstrations and displays. Additionally, it offers a fantastic office/industrial mix with two-story offices providing a professional image. The building has multiple ground-level doors on two sides, ample power for various industrial and light manufacturing uses, and climate-controlled warehouse space. It supports privacy for nondescript uses, making it versatile for a range of commercial activities.

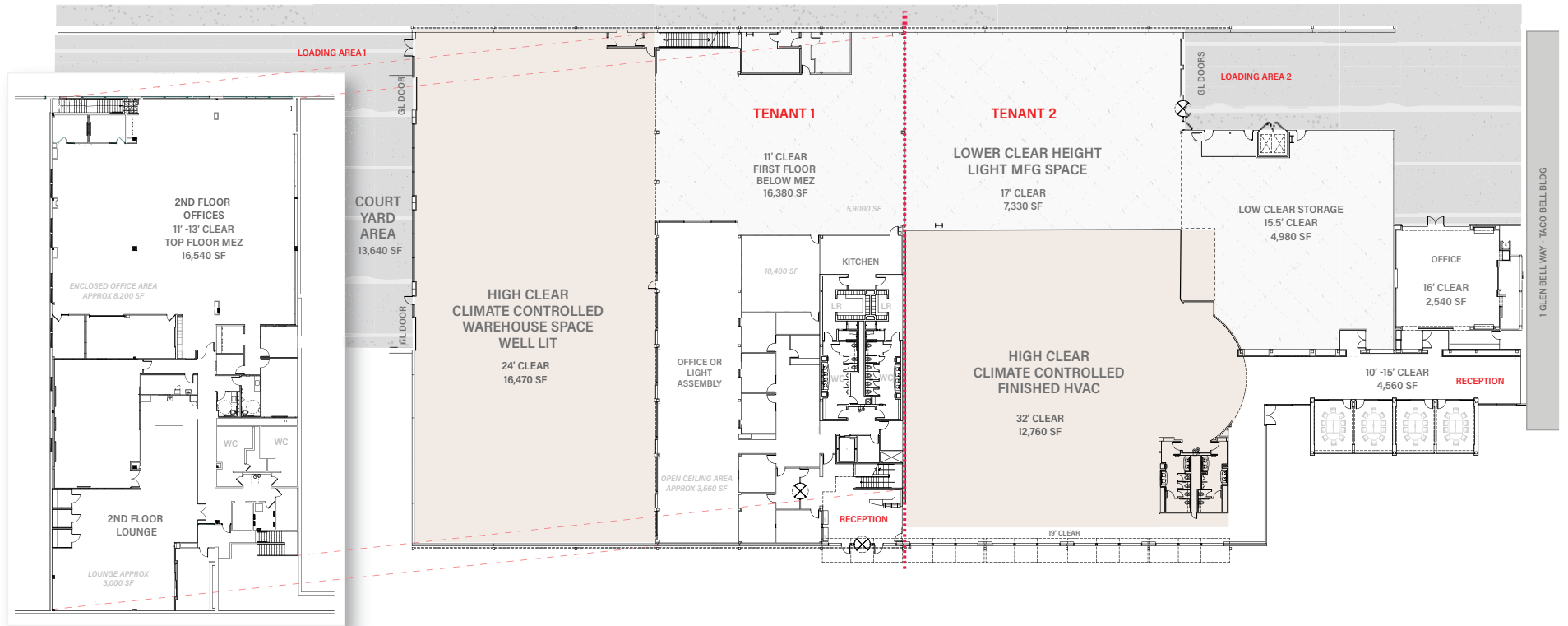


Side View

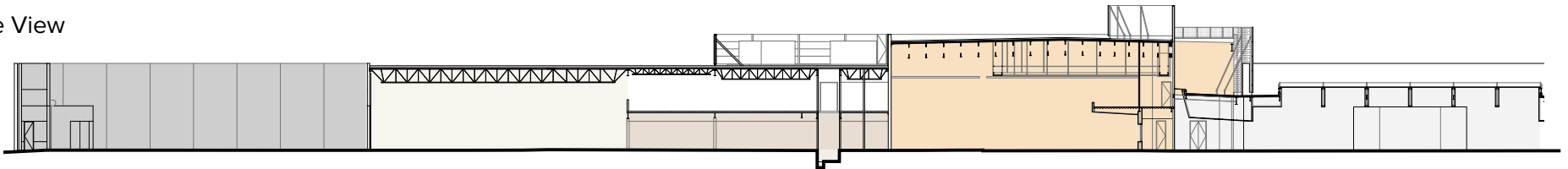


Multi-Tenant

The building can be divided into a two-tenant setup with separate reception areas, including ground-level loading, high-clear HVAC warehouses, office spaces, and areas for light manufacturing or R&D, life sciences, and tech uses. This project maintains a professional image, ensuring it's well-suited for a variety of sophisticated and discreet operations.

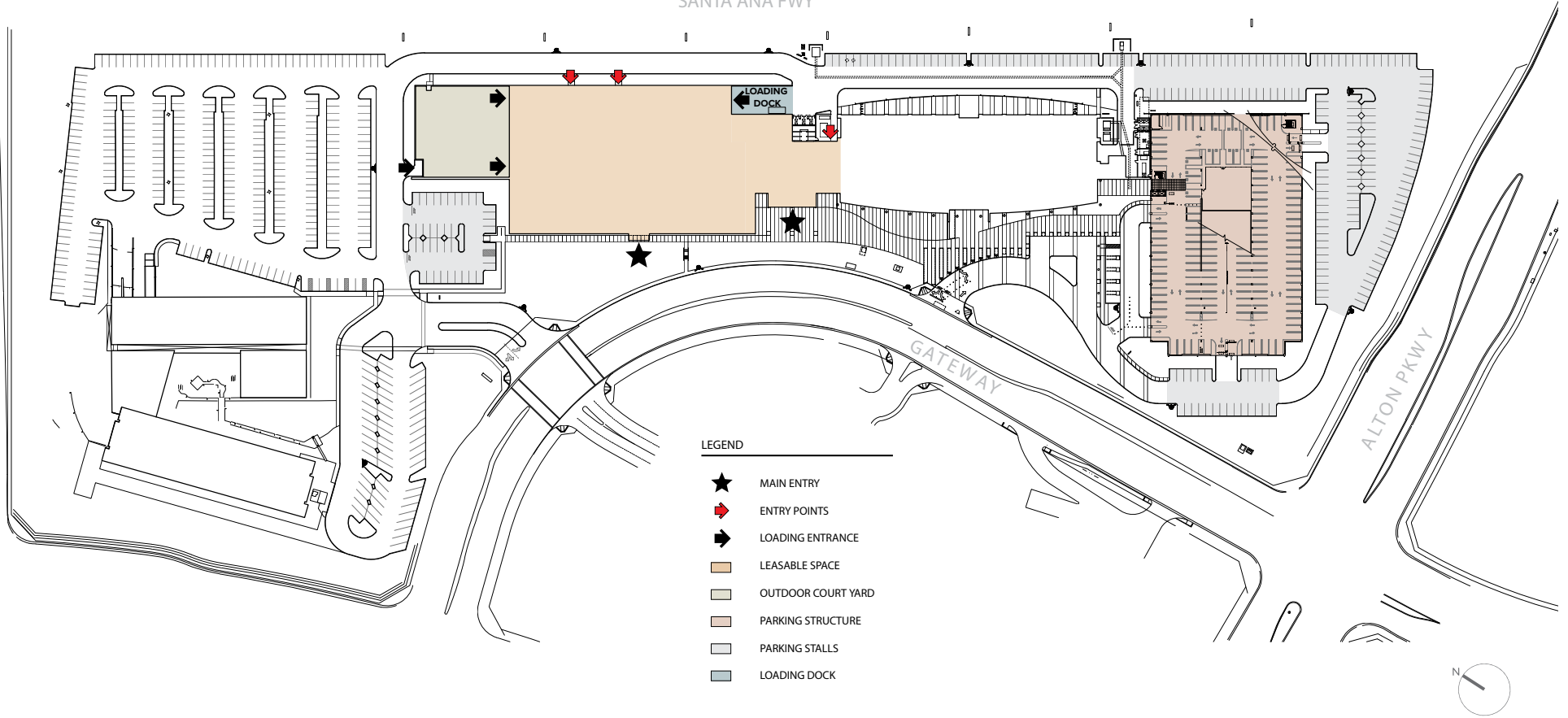


Side View



Site Plan

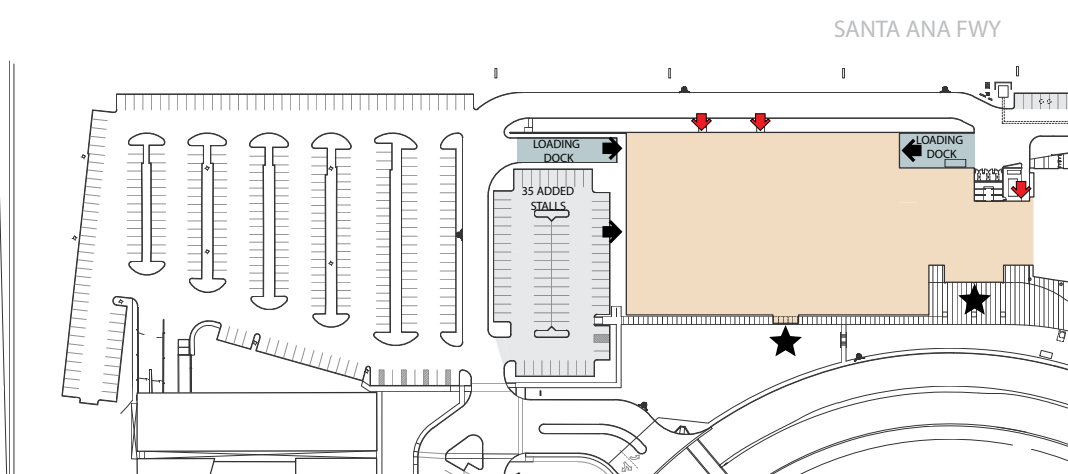
SANTA ANA FWY



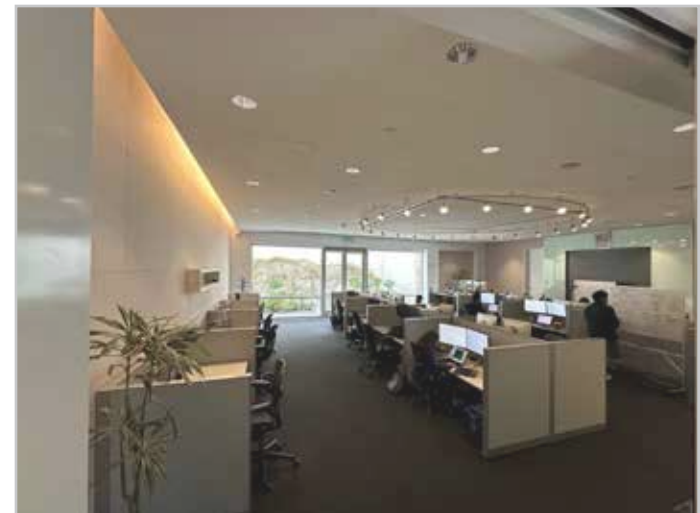
LEGEND

- ★ MAIN ENTRY
- ➔ ENTRY POINTS
- ➔ LOADING ENTRANCE
- LEASABLE SPACE
- OUTDOOR COURT YARD
- PARKING STRUCTURE
- PARKING STALLS
- LOADING DOCK

SANTA ANA FWY



Removing the court yard area, but maintaining the loading capabilities can provide for an additional 35 parking stalls.





3 Glen Bell Way

Ideal Location For Work, Live and Play!

WALKING DISTANCE TO



±5,850
APARTMENT UNITS



±200
RETAIL STORES + RESTAURANTS



650
HOTEL KEYS

WITHIN A FIVE-MILE RADIUS TO OVER
100 RESIDENTIAL COMMUNITIES

FREEWAY ACCESS

I-5*

I-405

SR-133

SR-73

*The Property has direct freeway frontage and visibility



Less than 2 minutes from the Metro-link and Amtrak station



Less than 10 minutes from John Wayne International Airport



Airport

7.0 Mi



Hotels

0.0 Mi



Shopping

0.8 Mi



Railway Station

0.8 Mi



Bus Station

0.5 Mi



Bank / ATM

0.5 Mi



Eateries

0.5 Mi

Irvine Spectrum

RETAIL MULTIFAMILY HOTEL



LOS OLIVOS MARKETPLACE



PROMENADE AT IRVINE SPECTRUM

1,781 Units

LOS OLIVOS AT IRVINE SPECTRUM

1,750 Units

IRVINE SPECTRUM CENTER



EXTENDED STAY AMERICA

150 Keys

ALTON MARKETPLACE



COURTYARD IRVINE SPECTRUM

210 Keys

THE VILLAGE AT IRVINE SPECTRUM

1,550 Units

CENTERPOINTE AT IRVINE SPECTRUM

766 Units

MARRIOTT IRVINE SPECTRUM

271 Keys

3 Glen Bell Way
Irvine, CA

IRVINE



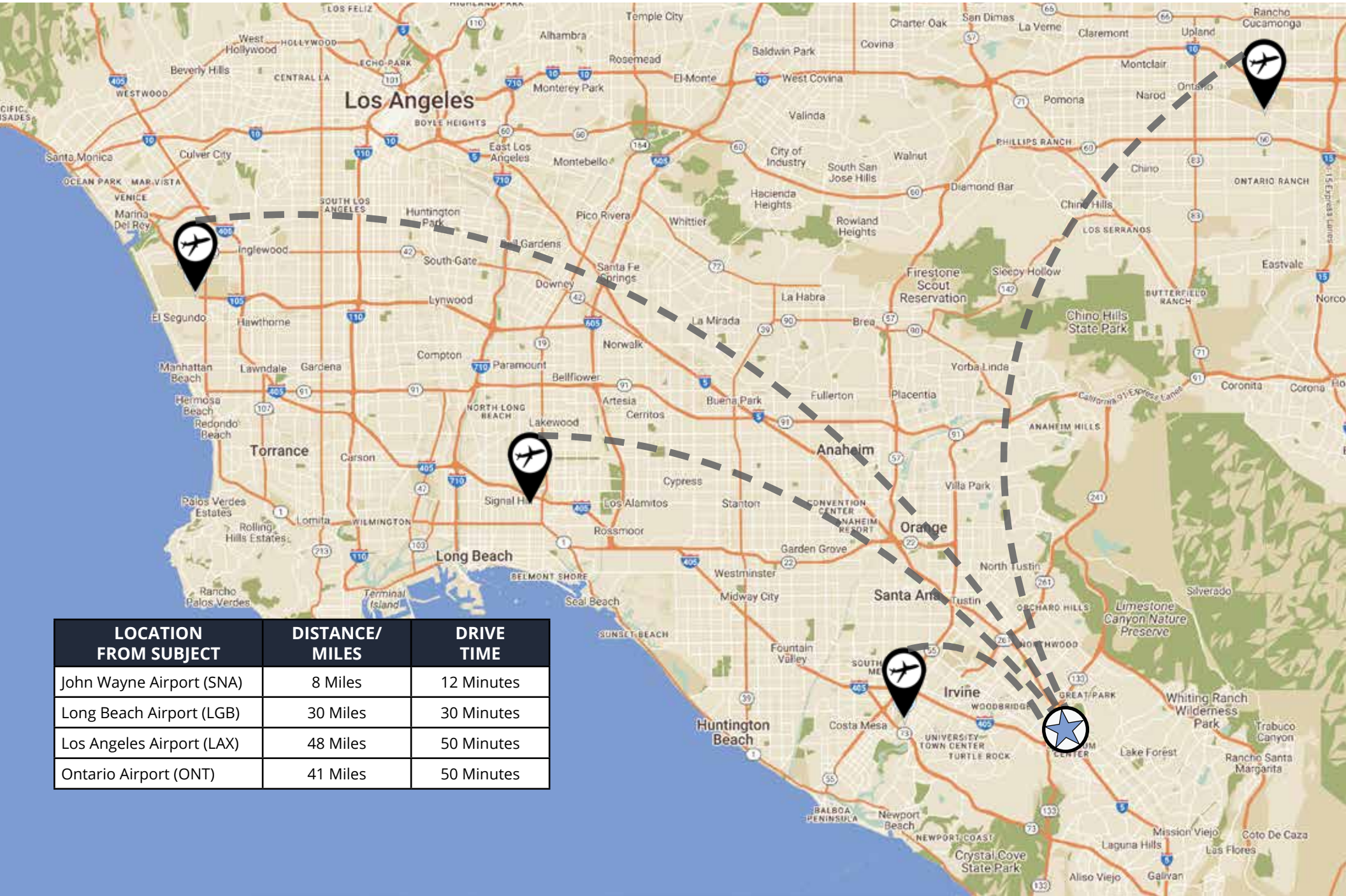
Alton Parkway

Irvine Center Drive

Gateway

Barranca Parkway

LOCATION MAP



| LOCATION FROM SUBJECT | DISTANCE/ MILES | DRIVE TIME |
|---------------------------|-----------------|------------|
| John Wayne Airport (SNA) | 8 Miles | 12 Minutes |
| Long Beach Airport (LGB) | 30 Miles | 30 Minutes |
| Los Angeles Airport (LAX) | 48 Miles | 50 Minutes |
| Ontario Airport (ONT) | 41 Miles | 50 Minutes |

IRVINE SPECTRUM CENTER

The **Irvine Spectrum** is one of Irvine's two primary business hubs, spanning 5,000 acres with 38 million square feet of commercial space. It hosts 3,500 companies employing nearly 80,000 people. Around 3,000 apartment residents live within the Irvine Spectrum, with 40 per cent working in the area. The city's major retail destination, the Irvine Spectrum Center, covers 1.2 million square feet and includes over 130 stores, restaurants, and entertainment venues.

Developed by the Irvine Company, the Irvine Spectrum Center is a lifestyle center located in the Irvine Spectrum district on the southeast edge of Irvine, California. It features Nordstrom and Target department stores, a ferris wheel, and a Regal Cinemas 21-screen movie theater. The center was constructed over a decade, with the first phase opening in 1995, followed by subsequent phases in 1998, 2002, and between 2005 and 2006. It was also used for establishing shots of the fictional 'Mall of Miami' in the Disney Channel series Austin and Ally.



Companies
3,500



Employees
80,000



Location SF
1.2 Million



Stores/Restaurants
130



For more information

The logo for Avison Young, featuring the company name in a bold, sans-serif font. The text is centered between two thick, horizontal white bars.

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