

An aerial photograph of a modern office building complex. The building is a multi-story structure with a light-colored facade and large glass windows. The roof is flat and features several HVAC units. The building is surrounded by lush green trees and a parking lot filled with cars. In the background, other industrial-style buildings and more trees are visible under a clear blue sky. A large, stylized orange '310' is overlaid on the image, with the text 'GODDARD, IRVINE SPECTRUM' in white capital letters across it.

# 310 GODDARD, IRVINE SPECTRUM

PRIME IRVINE SPECTRUM OWNER/USER BUILDING

OFFERING MEMORANDUM

## DISCLAIMER

This Confidential Offering Memorandum (this “Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement signed by you (the “Confidentiality Agreement”) and constitutes part of the evaluation material. It is being given to you for the sole purpose of evaluating the possible acquisition of 310 Goddard, Irvine Spectrum, California (“Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner or Lee & Associates, Inc. - Irvine Commercial Real Estate Services (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other evaluation material) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum or any other evaluation material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “AS IS,” “WHERE IS” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other evaluation material. Although additional evaluation material (why may include engineering, environmental or other reports) may be provided to qualified parties as marketing information, prospective purchasers should seek advice from their own attorneys, accountants and engineering/environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims or commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.



**INVESTMENT ADVISORS**

Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618  
lee-associates.com | lee-cmg.com

**KURT BRUGGEMAN, CCIM**  
Senior Vice President  
CalBRE 01264501  
949.790.3125  
kbruggeman@leeirvine.com

**RYAN SWANSON**  
Senior Vice President  
CalBRE 01474192  
949.790.3155  
rswanson@leeirvine.com

**PHIL COHEN**  
Senior Vice President  
CalBRE 01156287  
949.790.3160  
pcohen@leeirvine.com



A decorative diagonal bar in a dark teal color runs from the top-left corner towards the bottom-right. The background of the page features a faded, orange-tinted photograph of a modern multi-story building with large windows and a tree in the foreground.

# 310

G O D D A R D , I R V I N E S P E C T R U M

IRVINE, CALIFORNIA

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1

EXECUTIVE  
SUMMARY

# EXECUTIVE SUMMARY

Address 310 Goddard, Irvine Spectrum

Building SF ±12,198 SF (Divisible)

Parking 4:1,000 Parking Ratio

Zoning Design Professional 5.4

Year Built 2001





## BUILDING HIGHLIGHTS

- Class “A” office campus
- 15 minutes from John Wayne Airport
- Minutes from the world-class Irvine Spectrum Center with more than 133 retail stores, restaurants and entertainment venues
- Elevator served
- High image, creative office space
- Building renovations complete with new exterior paint, and drought tolerant common area landscaping









2

PROPERTY  
DESCRIPTION

# PROPERTY DESCRIPTION

**Address** 310 Goddard, Irvine Spectrum

**County** Orange

**Rentable Building Area** ±12,198 RSF

**Land Area** ±0.79 Acres

**Stories** Two (2) - Elevator Served

**Number of Buildings** One (1) Freestanding

**Parking** 4:1,000 Ratio

**Year Built** 2001

**Zoning** Design Professional 5.4

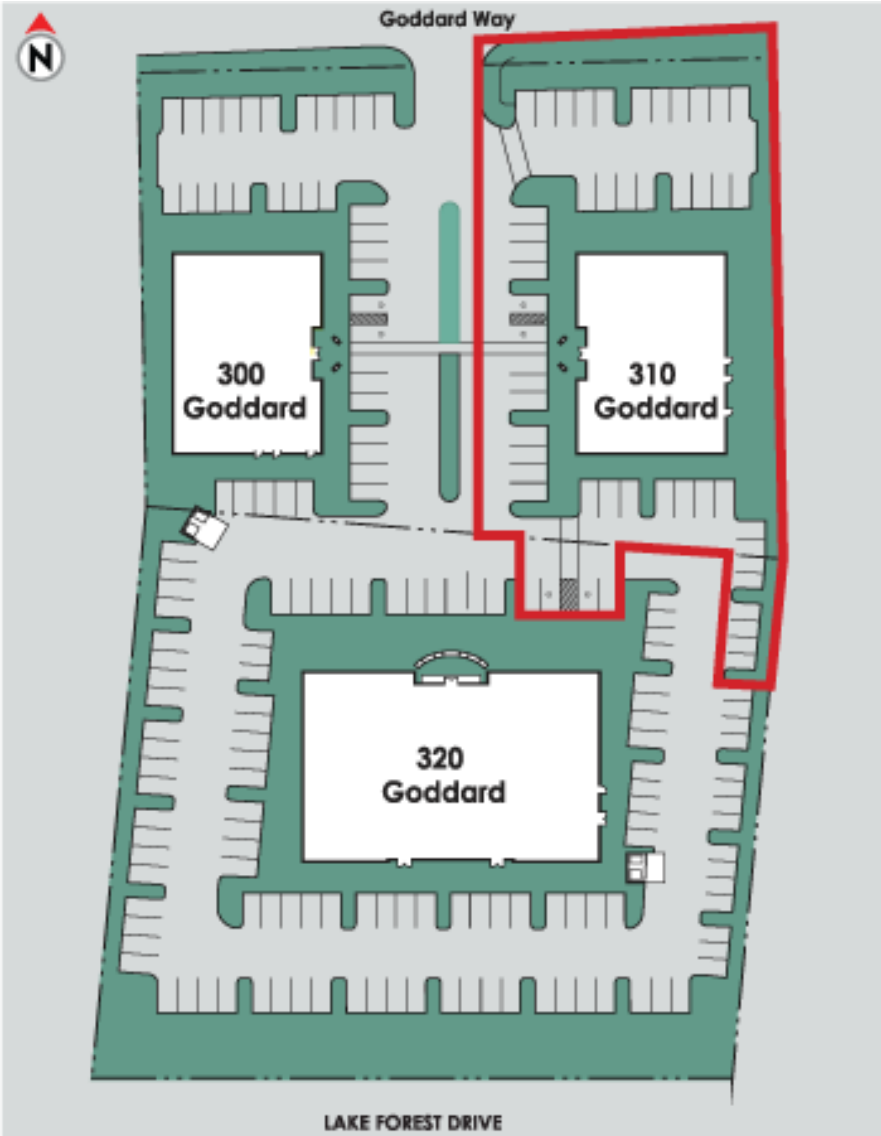
**Construction** Steel Frame/ Concrete Panels with Reflective Glass Panels

**Roof Cover** Original Flat Roof with a Built-Up Composition Covering

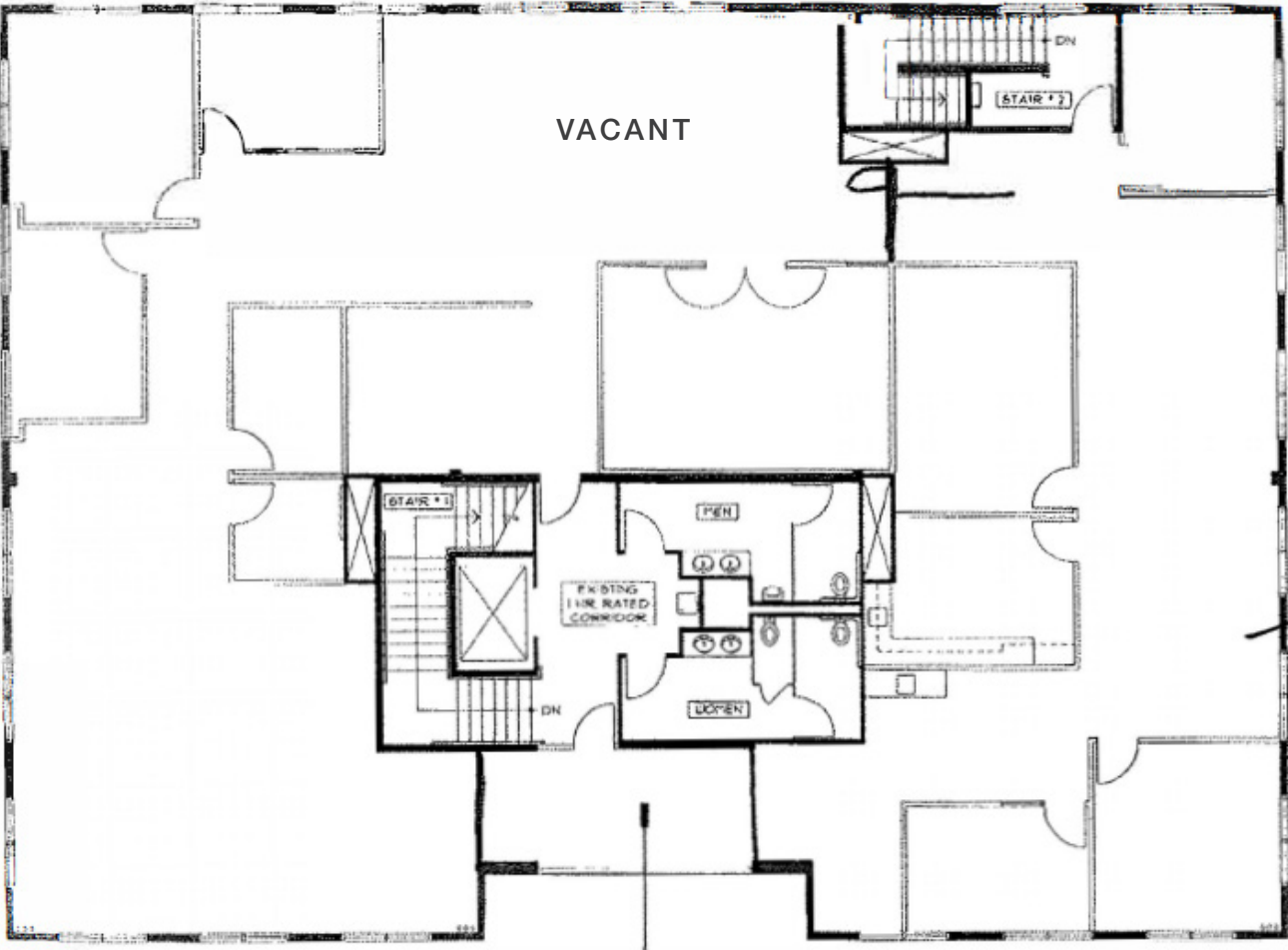
**HVAC** Building Has ±10 Package Units to Service Building and Most Are Original Equipment

310  
G O D D A R D , I R V I N E S P E C T R U M

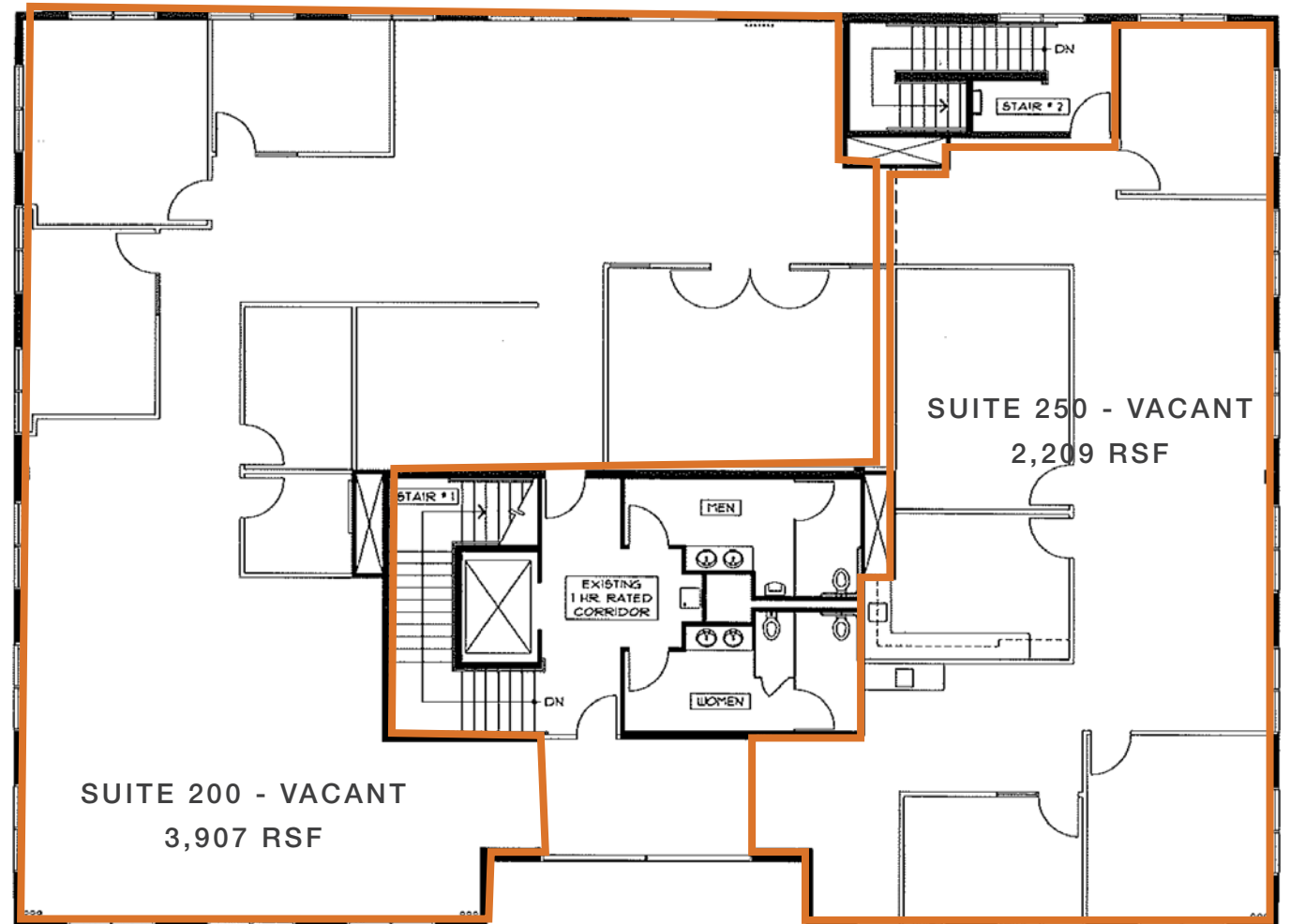
# PROPERTY SITE PLAN



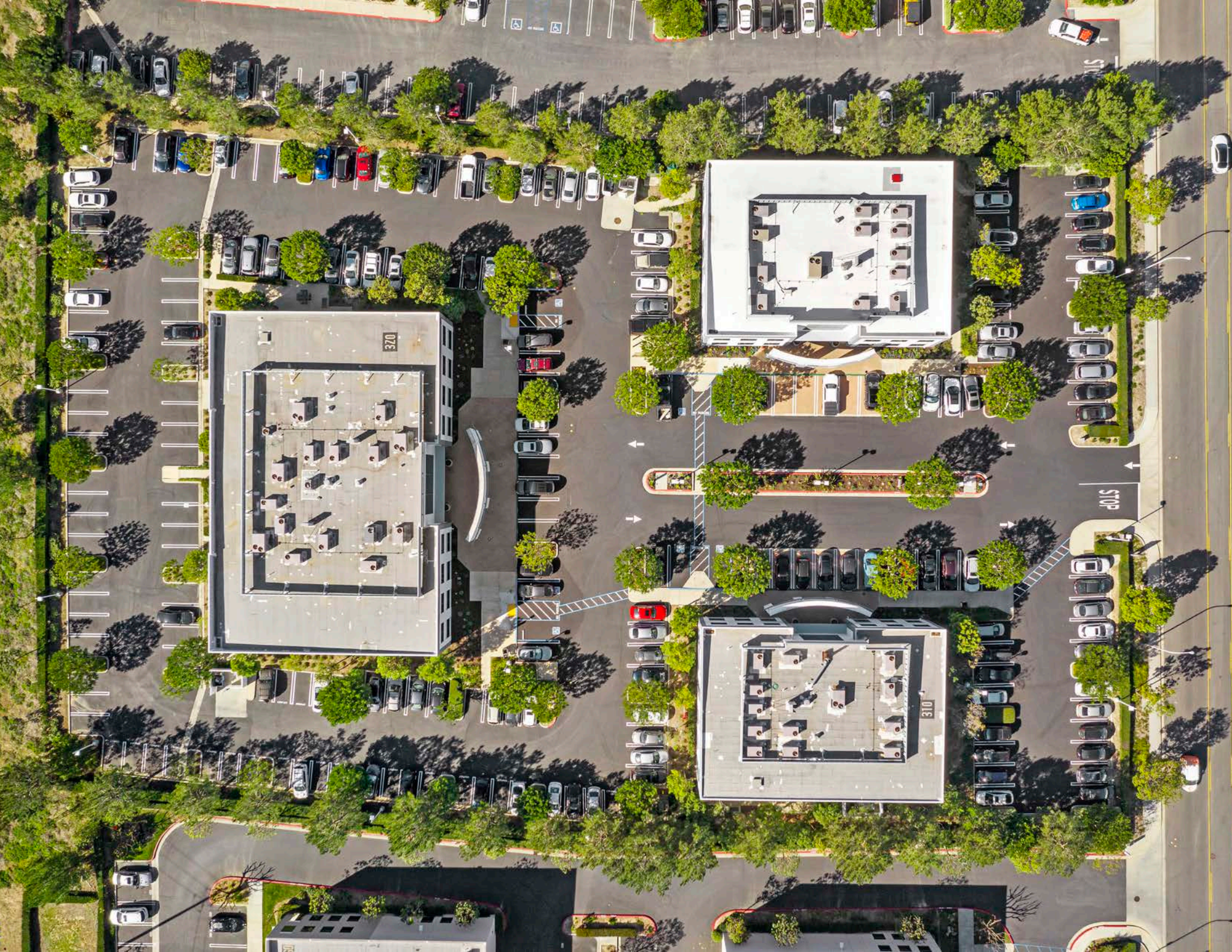
# FIRST FLOOR



# SECOND FLOOR











3

AREA  
OVERVIEW



INTERSTATE 5

CALIFORNIA 133

INTERSTATE 405

IRVINE SPECTRUM CENTER

the Great Park

BROADCOM

Barranca Pkwy

Alton Pkwy

310  
GODDARD, IRVINE SPECTRUM

2,000 New Apartments

Bake Pkwy

INTERSTATE 5

Tesla

Lake Forest Dr



verizon



Alcon

LOS OLIVOS MARKETPLACE

WHOLE FOODS MARKET, STARBUCKS COFFEE, The Flame Broiler, CHASE, WELLS FARGO, 7 ELEVEN

Los Olivos Phase II  
1,950 Units (2017)

SECUREAUTH

Hidden Canyon (TBD)  
258 Estate Homes

SAFARI TECHNOLOGY  
PARK

Centerpoint  
Apartment Homes  
766 Units



2.2M SF Headquarters  
Built-to-Suit  
BROADCOM

TOSHIBA



COURTLAND

The Village  
Apartment Homes  
1,550 Units



Laguna Alta  
596 Homes

Los Olivos  
Apartment Village  
1,750 Units



VIZIO



# THE GREAT PARK

The former Marine Corps Air Station El Toro is being transformed into the Orange County Great Park. Located in the geographic center of Orange County, the Great Park is easily accessible to millions of Southern California residents via freeway or railway. A project area spanning approximately 1,300 acres, with more than 200 acres developed and 688 acres in planning and design and fully funded, the Great Park embraces recreation, competitive sports and parkland; the environment; preserves Orange County's agricultural heritage; and honors the military history of the former air base. Upon completion, the Orange County Great Park will join America's inventory of national treasures and set a new standard for great metropolitan parks around the world.

The approved proposal includes a 175-acre sports park that will complement the Great Park's existing North Lawn and South Lawn Sports + Fitness Complex. In addition, plans include a 188-acre golf course and golf practice facility and clubhouse, 71-acre agriculture component, a 40-acre Bosque area near the Trabuco entrance, 36-acre Upper Bee Canyon area and improvements that will connect the Great Park to Irvine Boulevard, as well as the 178-acre Wildlife Corridor. The proposal does not impact the Cultural Terrace, which remains part of the Great Park Master Plan and will be developed at a later date.

To date, the following amenities are open:

- Great Park Balloon
- Carousel
- Great Park Visitors Center
- Kids Rock Play Area
- Walkable Historical Timeline
- Historic Hangar 244
- Palm Court
- Farm + Food Lab
- Sports Fields

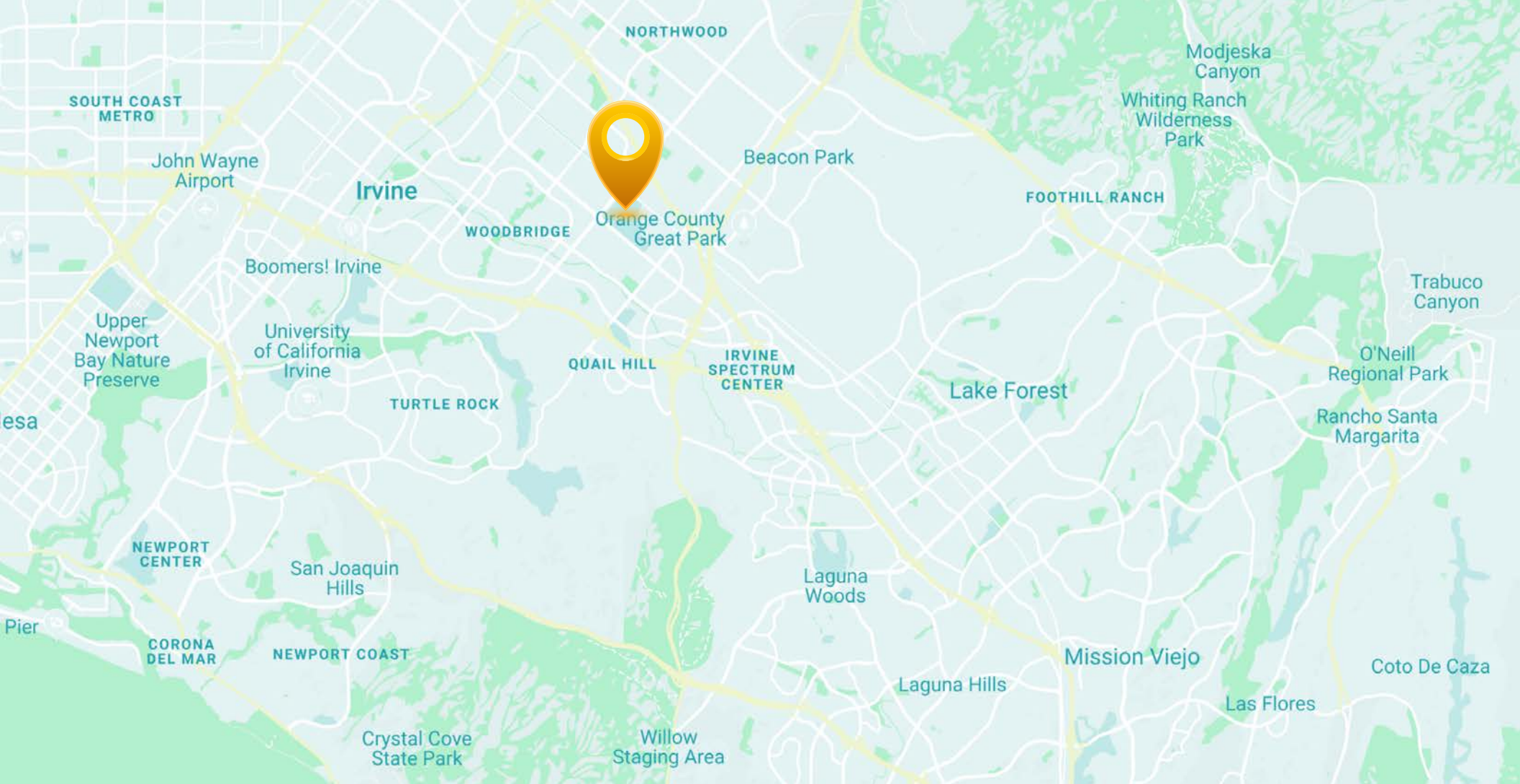




palm court



- Artist Studios
- Gallery
- North and South Lawns







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## INVESTMENT ADVISORS

Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618  
lee-associates.com | lee-cmg.com

## KURT BRUGGEMAN, CCIM

Senior Vice President  
CalBRE 01264501  
949.790.3125  
kbruggeman@leeirvine.com

## RYAN SWANSON

Senior Vice President  
CalBRE 01474192  
949.790.3155  
rswanson@leeirvine.com

## PHIL COHEN

Senior Vice President  
CalBRE 01156287  
949.790.3160  
pcohen@leeirvine.com

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES