

# Jamboree

Business Center

5 PETERS CANYON  
IRVINE, CA



PENDULUM  
PROPERTY PARTNERS

CBRE

FOR LEASE



# Property Features



157,279 SF Class "A" office building



Building signage available



5.0/1,000 parking - surface free of charge



Large efficient floor plans



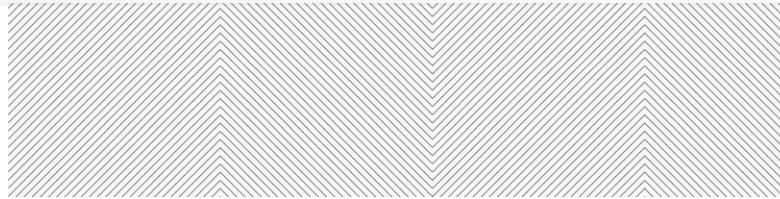
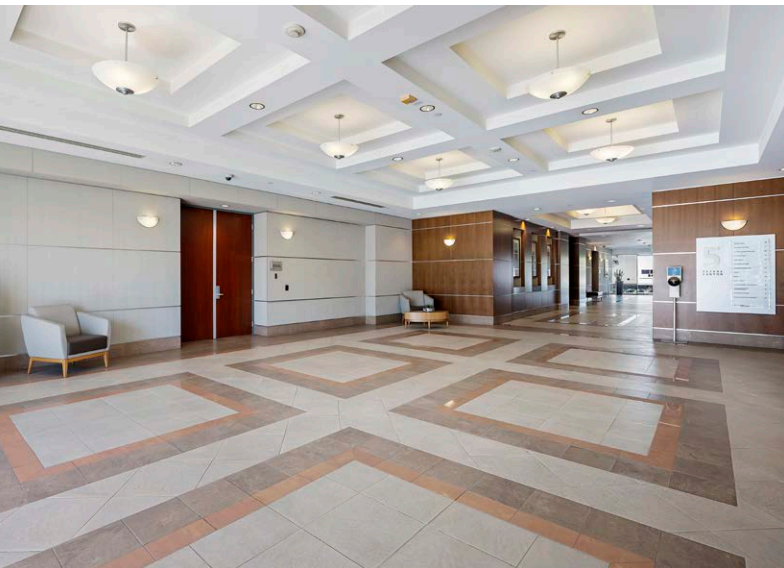
Close proximity to the Tustin Metrolink Station, Tustin Market Place, The District, and The Village at Tustin Legacy



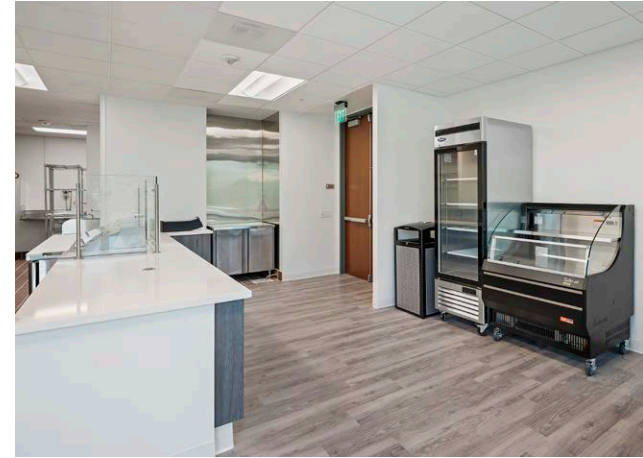
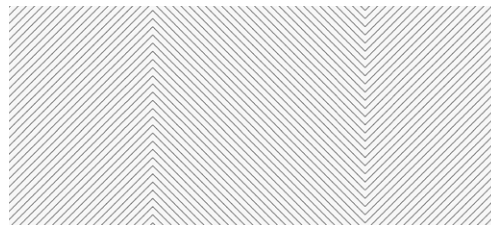
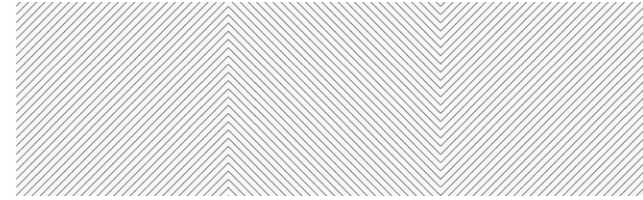
Convenient access to Jamboree Rd, Santa Ana Freeway (I-5), Highway 261, San Diego Freeway (I-405) and the Costa Mesa Freeway (55)



Outdoor patio and full-service deli; opened daily in building







Newly remodeled on-site deli

# Safety & Wellness Benefits



Low rise building offering multiple accessible stairways and building exterior access points, reducing contact within building common areas and eliminating the need for elevator use

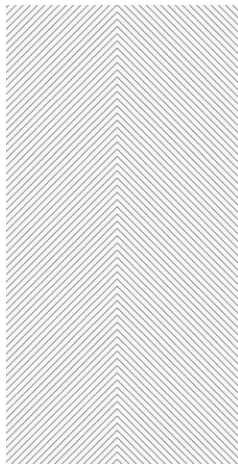
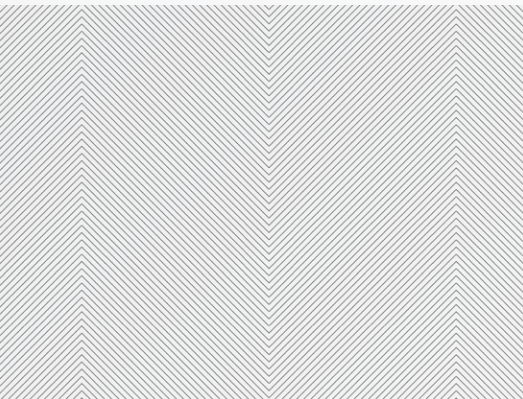
Close proximity to parking provides for safe and "touch-less" access from your car to your office space

Highest standards in cleaning and sanitation services are implemented throughout the project to maintain the latest government recommended guidelines



# Availability

SUITE	SIZE	AVAILABLE	DESCRIPTION
115	1,519 RSF	Immediate	Ground floor space currently in shell condition with improvements to suit.
150	11,481 RSF	Immediate	Double door, high-identity lobby exposure with ample window line. Reception desk, large conference room, 2 small conference rooms or offices, 16 offices, storage, kitchen and large open work area.
			
160	2,782 RSF	Available 30 Days	Corner suite featuring double door entry with dedicated reception and built in desk, large glass conference room, six private offices, kitchenette, storage / IT room and open area. Furniture can be made available.
200	18,536 RSF	Immediate	Double door, high identity lobby entry with ample glass line, secured reception area, large conference/training room with coffee bar, additional large conference room, 4 small conference rooms, 17 private offices, 4 additional large executive offices, ample storage, large work room, small work/copy areas, IT, and large break room.
			
350	1,897 SF	Immediate	2 private window offices, 3 small interior offices, kitchenette and open area for workstations.





# Amenities Map

## THE VILLAGE AT TUSTIN LEGACY

With its architectural nod to farmhouse style, The Village at Tustin Legacy is an ideal shopping, dining and gathering destination. Experience the best in casual and trendy eateries, community services, fitness and fun!

[www.shopvillageattustinlegacy.com](http://www.shopvillageattustinlegacy.com)

## THE MARKET PLACE

With more than 120 stores and notable restaurants, The Market Place in Tustin and Irvine is known for offering best-in-class shopping and dining.

[www.shopthemarketplace.com](http://www.shopthemarketplace.com)

## Northpark Plaza



## Jamboree Business Center



[www.momentoussportscenter.com](http://www.momentoussportscenter.com)

## MESS HALL

Mess Hall Market is FLIGHT's chef-driven market food hall, offering a wide assortment of mouthwatering food and beverage options.

[www.flight-tustin.com/mess-hall-market.com](http://www.flight-tustin.com/mess-hall-market.com)

## THE DISTRICT AT TUSTIN LEGACY

At the center of the community, The District at Tustin Legacy offers great shopping, chef-driven restaurants, and a place to connect with friends and family. Enjoy upgraded amenities and immerse yourself in a collection of exclusive destinations.

[www.thedistricttl.com](http://www.thedistricttl.com)

## METROLINK



>> click for info <<

## Heritage Plaza



## Heritage Community Park

## Culver Plaza





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