



Overview

Surround your business in success at Jamboree Business Center, a three-story Class A office building located in Irvine with exceptional freeway access and visibility. The center is superiorly situated to be less than one mile south of the I-5 Freeway and the 261 Toll Road, adjacent to I-405 South and 55 West and just minutes from over 1 million sq. ft. of retail and dining at The Market Place and The District. Featuring large efficient floor plates, state-of-the-art building systems, ample surface parking, and an on-site deli with an outdoor seating area, this workplace community simplifies daily life for your employees and clients.

Jamboree
Business Center

5 PETERS CANYON
IRVINE, CA

Commercial Office
157,279 sq. ft.
Space Available

Tenants and visitors are welcomed by a renovated lobby, featuring up to date finishes with new fixtures and furniture.



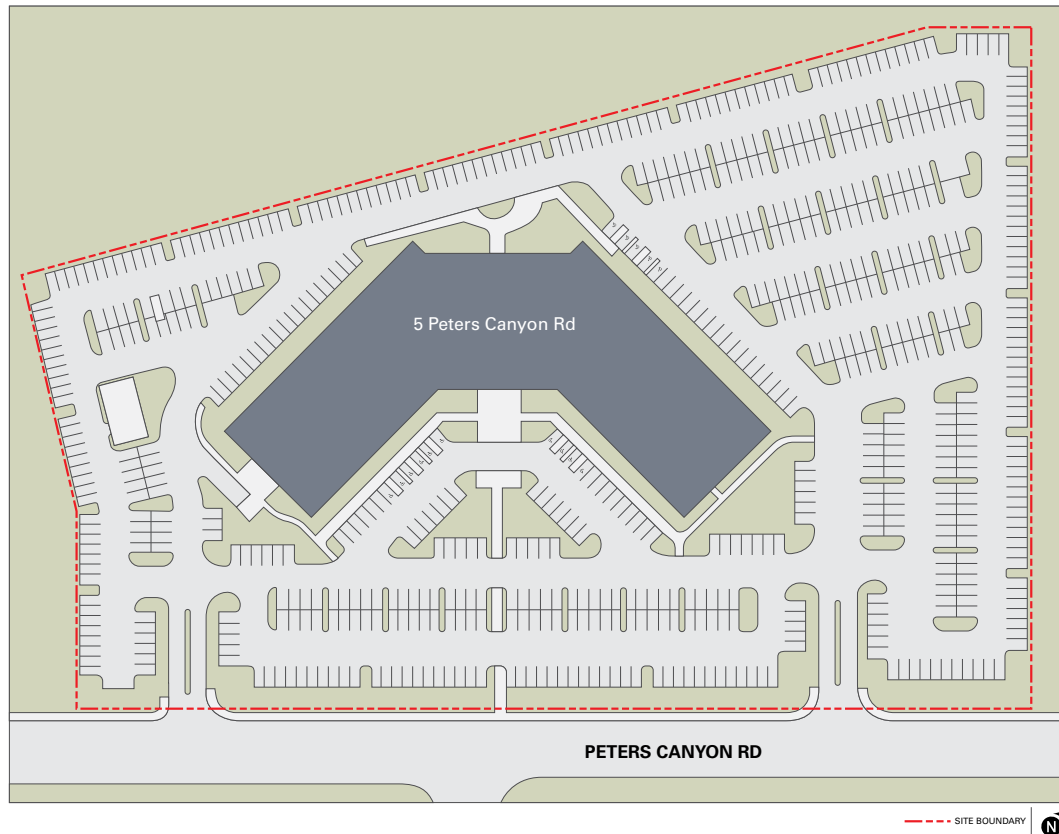
Highlights

- Building signage available
- Ample surface parking
- 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 Road, Santa Ana Freeway (I-5), Highway 261, San Diego Freeway (I-405) and the Costa Mesa Freeway (55)
- Outdoor patio with sunshade and garden landscape
- Newly remodeled on-site deli



Site Plan



Get to Know Jamboree Business Center

- o Low-rise building offers multiple accessible stairways and building exterior access points, reducing contact within building common areas and eliminating the need for elevator use
- o The Property features large efficient floor plates, an onsite deli and sits directly between The Market Place and The District, two of Orange County's preeminent lifestyle retail centers
- o Centrally located along the Jamboree Road/261 Toll Road junction and adjacent to the Metrolink train station, the Property offers excellent access from all points of Orange County, Los Angeles County and Riverside County



Jamboree Business Center features class A office suites, with an onsite deli and proximity to various shopping centers and convenient freeway access.



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