



**A STREET
PARTNERS**







CROSSROADS CORPORATE CENTER

3500 BARRANCA

Irvine, California



PROPERTY PROFILE

-  Attractive business location for top talent in Irvine
-  Distinctive architecture with richly appointed lobby and common areas
-  High visibility along Barranca Parkway in the heart of Irvine
-  John Wayne Airport is a short drive away, making business travel easy
-  Located within a 5 minute drive to the San Diego (I-405) freeway, I-5, I-55, and the SR-261 tollroad
-  Abundant free surface parking at 4:1000 ratio



AMENITIES



Adjacent to The Crossroads and Westpark Plaza Shopping Center



Within walking distance to numerous restaurants and shops



Live, work, play in Irvine

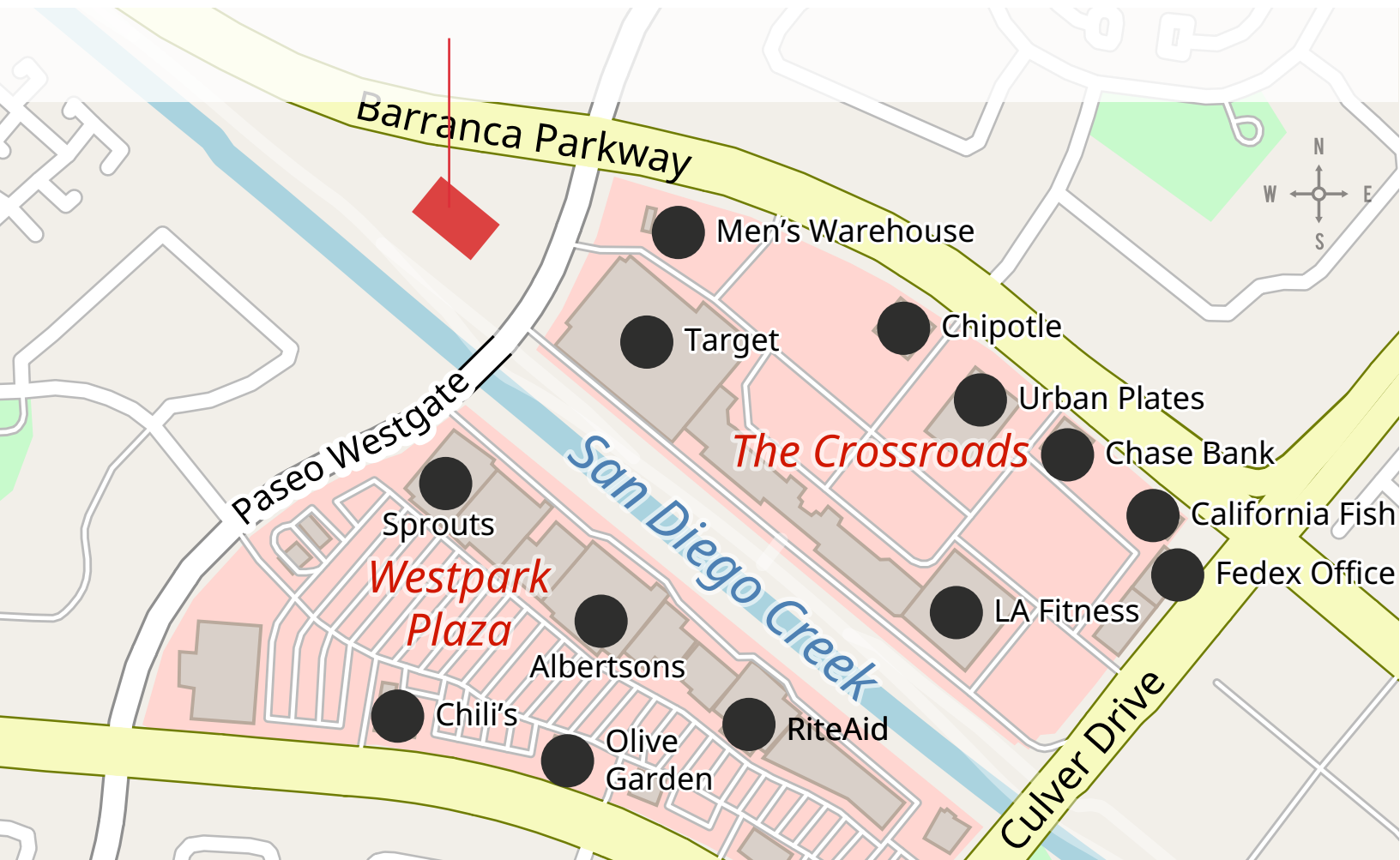
SHOP & ATTRACTIONS

- Target
- Sprouts Farmer's Market
- LA Fitness
- Rite Aid
- Chipotle
- Peets Coffee

Get to know the area surrounding,

CROSSROADS CORPORATE CENTER

**3500
BARRANCA**



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MARK **IV** CAPITAL

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The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not guaranteed and should be independently verified through personal inspection by and/or with the appropriate professionals.