

DUPONT CENTRE

2201 & 2301 DUPONT DRIVE, IRVINE, CA

IN THE HEART OF
THE ORANGE COUNTY
AIRPORT MARKET



CBRE

PROPERTY FEATURES



250,000 SF of class 'A' office



High-identity location



On-site café and catering services



On-site conference facility



On-site tenant storage area



Walking distance to an exceptional variety of restaurants, service retail and business hotels



On-site car detailing



2 minutes to John Wayne Airport



Structured parking/
4:1,000 parking ratio



Excellent access to the 405 and 55 freeways and 73 toll roads



Building-top, eyebrow and monument signage available

PROPERTY BENEFITS



Full city block
three points of access



Two-building
campus layout



Large central
outdoor plaza



Preferred structured
and visitor parking



Generous window line
with local views



Steel frame
construction

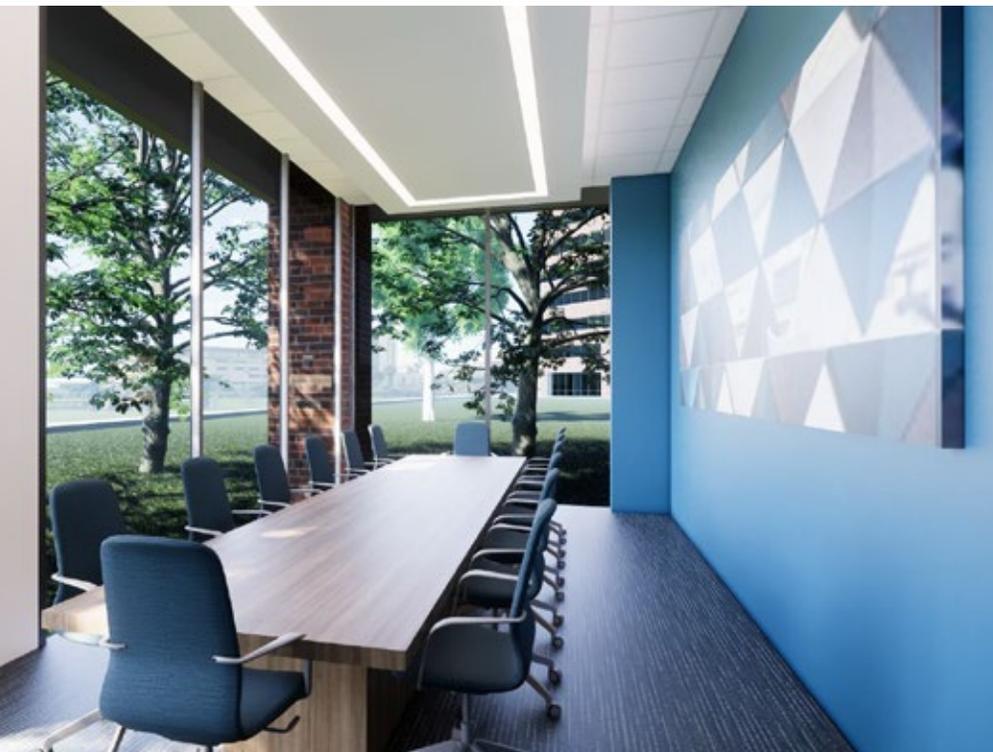
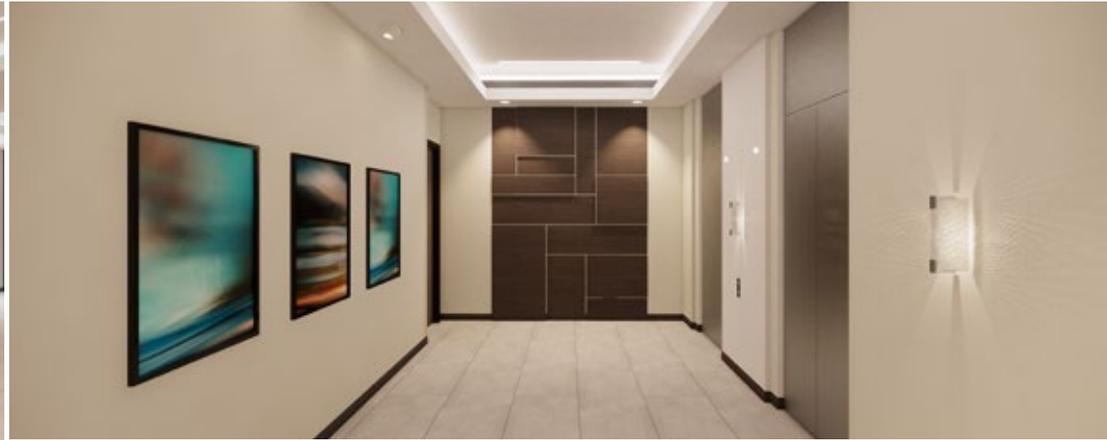


Highly-efficient floor plates
appeal to all tenant uses and sizes

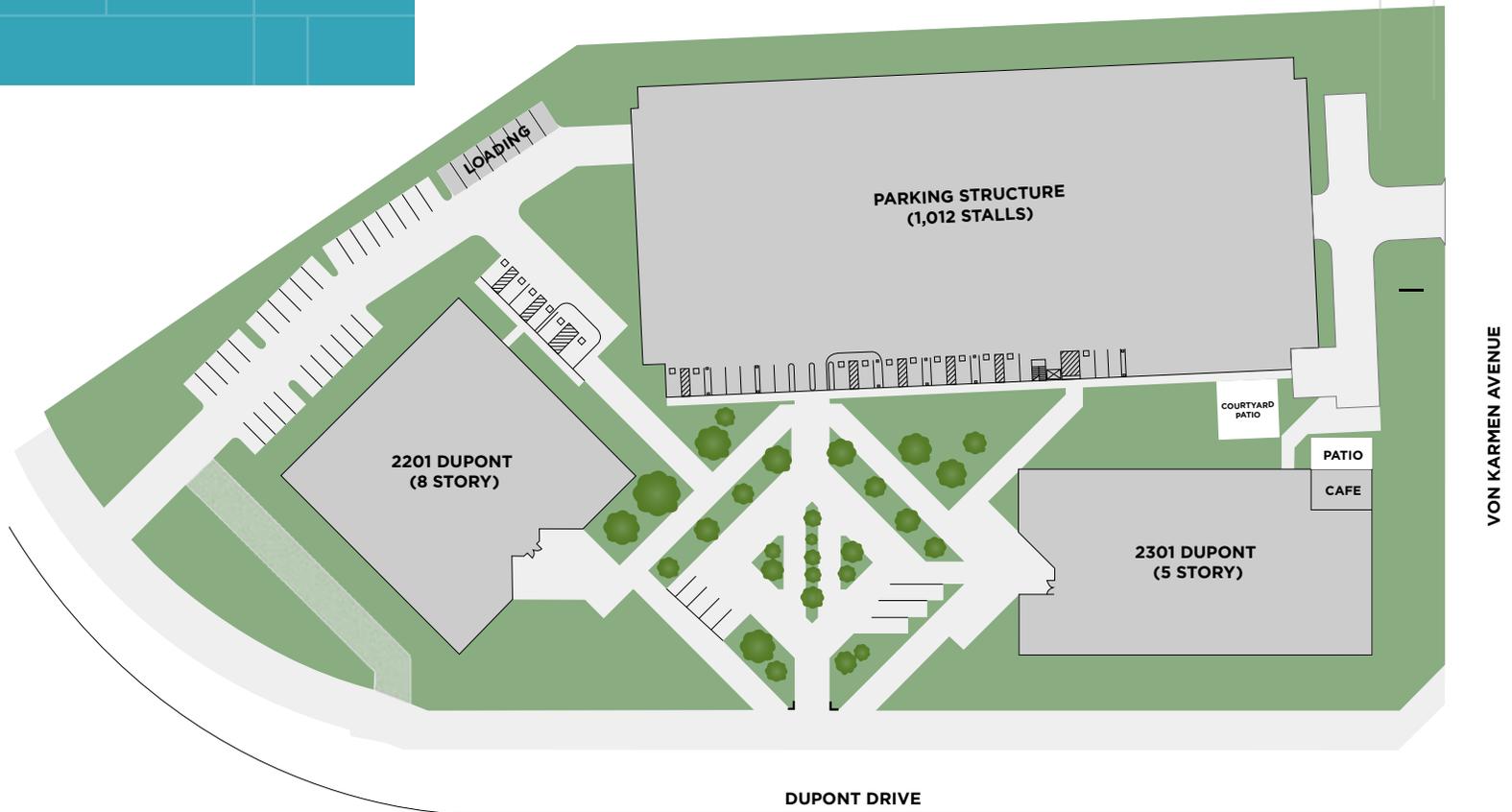


Abundant neighboring
retail amenities

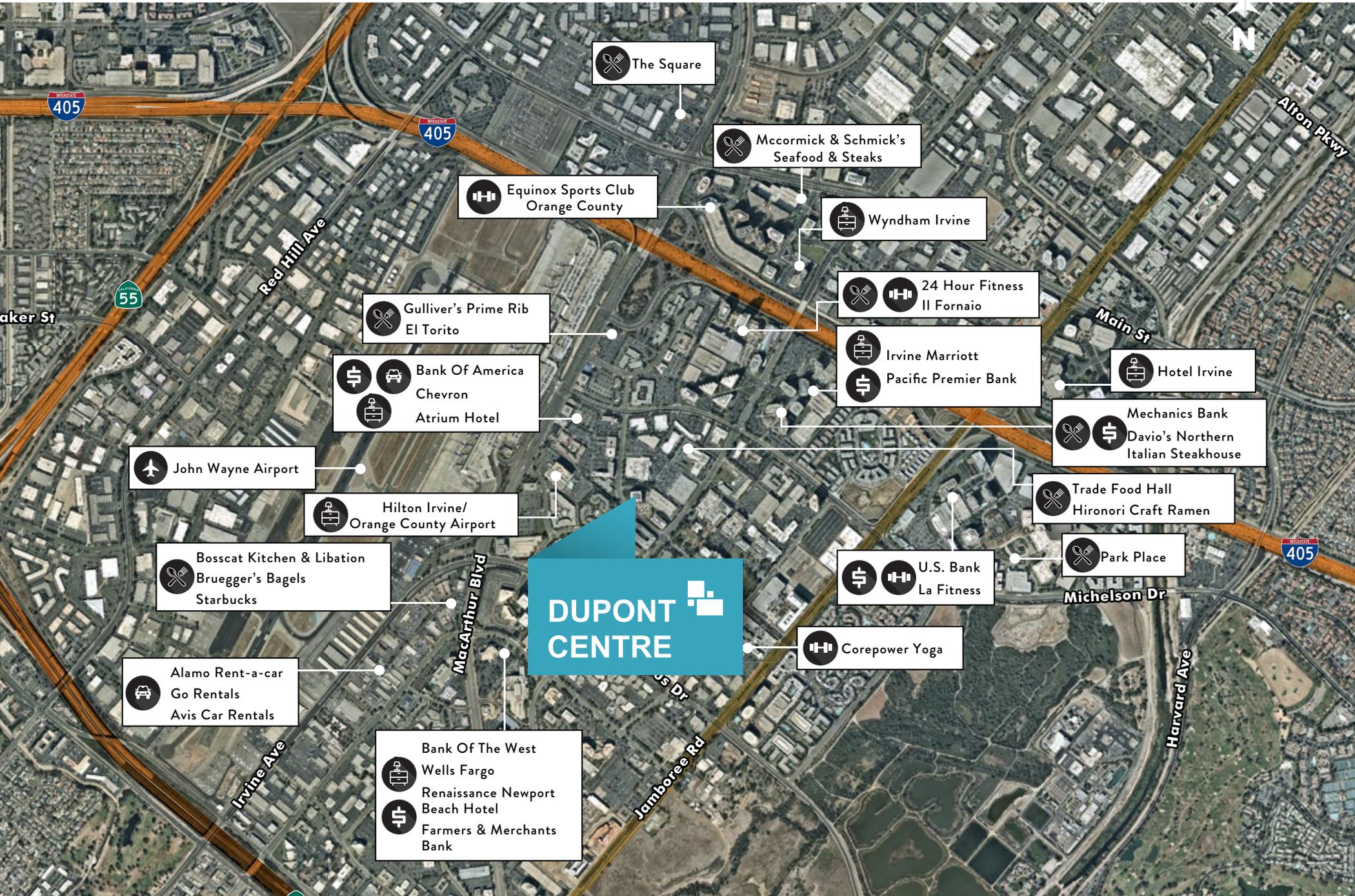
COMING SOON Q4 2020
New Lobbies, Restrooms, Corridors and Exterior Landscape



SITE PLAN



AMENITIES



 The Square

 McCormick & Schmick's
Seafood & Steaks

 Equinox Sports Club
Orange County

 Wyndham Irvine

 Gulliver's Prime Rib
El Torito

  24 Hour Fitness
Il Fornaio

  Bank Of America
Chevron
 Atrium Hotel

 Irvine Marriott
 Pacific Premier Bank

 Hotel Irvine

 John Wayne Airport

  Mechanics Bank
Davio's Northern
Italian Steakhouse

 Hilton Irvine/
Orange County Airport

 Trade Food Hall
Hironori Craft Ramen

 Bosscat Kitchen & Libation
Bruegger's Bagels
Starbucks

  U.S. Bank
La Fitness

 Park Place

 Alamo Rent-a-car
Go Rentals
Avis Car Rentals

 Corepower Yoga

DUPONT CENTRE

 Bank Of The West
 Wells Fargo
 Renaissance Newport
Beach Hotel
 Farmers & Merchants
Bank

Irvine Ave

MacArthur Blvd

Jamboree Rd

Harvard Ave

Main St

Alton Pkwy



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FOR MORE INFORMATION CONTACT:

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