



altonHQ

Be where it's all possible

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Alton HQ offers a customizable campus combining office and warehouse space in the heart of Irvine, California. From architectural features to engaging amenities, outdoor connectivity and so much more, we'll turn your vision into your ideal workplace.

For all the ways you work

The three-building campus allows for cross-functional collaboration at every level of your company. Versatile, two-story office buildings alongside a warehouse — perfect for light manufacturing, lab or R&D use — offer the ideal mix for all your teams.

ALTON HQ CAMPUS

329K

Total Square Footage

15967 ALTON PKWY

137K

Connected Warehouse and Two-Story Office

15955 ALTON PKWY

101K

15975 ALTON PKWY

87K

Two-Story Office

3K

Fitness Center



Optimized for you



Build what matters most to you and your team with Standard and Premium customization options. Each option offers the opportunity to personalize the on-site amenity experiences and architectural features to meet your company's unique needs.





CAFE

OUTDOOR WORKSPACE

SPORTS COURT

FITNESS CENTER

KINETIC

Standard

The Standard option includes an array of amenities to help upgrade your workplace experience with a fitness center, outdoor workspace and on-site cafe. The only thing missing? Your team.



FITNESS CENTER

CAFE

OUTDOOR WORKSPACE

CONNECTED PEDESTRIAN WALKWAY

SPORTS COURT

OUTDOOR WORKSPACE

Premium

The Premium option offers a deeper level of personalization. Partner with Irvine Company to completely customize Alton HQ with experience-driven amenities and unique architectural features that create your ideal workplace.



Your vision,
your ideal workplace

PREMIUM OPTION



Impactful
first impressions

PREMIUM OPTION

Achieve your sustainability vision



Invest in the future of your company and the environment. Together, we can meet your sustainability goals with the potential for LEED certification, solar panels, battery storage, EV chargers and more.



Be where success works in Irvine

Irvine is home to some of Southern California's most successful companies. You'll be joining a community brimming with energy, innovation and everything talent needs to thrive.



Access to everything

Alton HQ is at the heart of all Orange County has to offer. Direct connectivity to the 405 and 5 freeways, 133 toll road and transit stations with Irvine Spectrum Center's 250+ shopping, dining and entertainment options all minutes away.

The Irvine advantage

Alton HQ's sought-after Irvine location offers your team an unmatched lifestyle. From elevated housing options and renowned public education to SoCal's most iconic beaches and thousands of acres of preserved open space, this is where tomorrow's talent wants to live.



#1 School District
in California



#1 Happiest and Healthiest
city in SoCal



#1 Safest City
in the U.S.



#1 Park System
in California



#1 in Higher Education Degrees
in the U.S.



#1 Fiscal Strength
in the U.S.





Long-term owners, always partners

As a financially stable owner and operator, our strength is your advantage, allowing us to tailor solutions to your unique and evolving needs. Because when deciding on the next home for your company, the right workplace partner has never been more important.

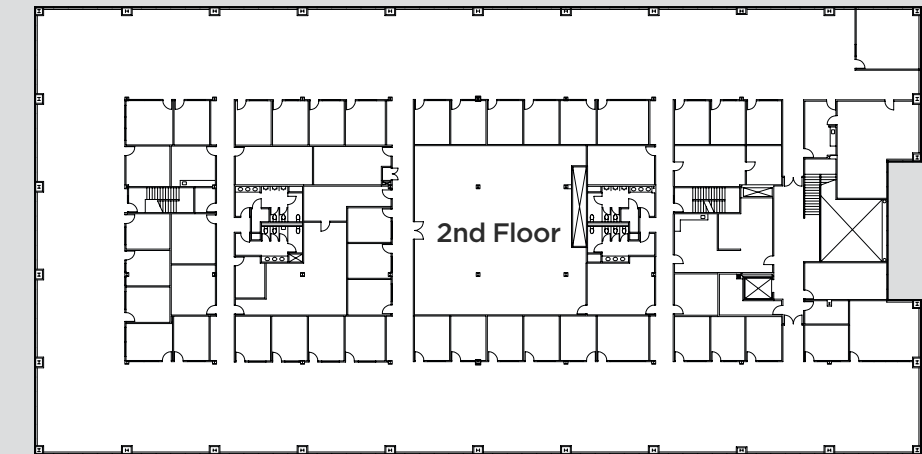
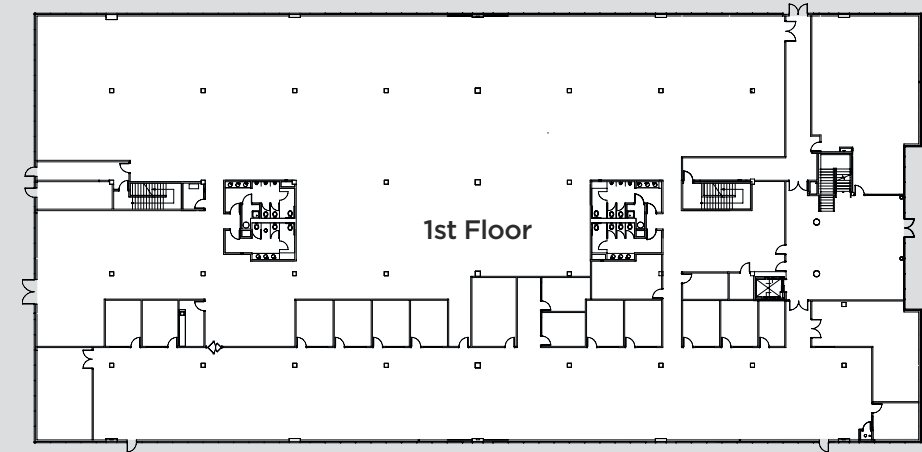
Campus details

A customizable three-building campus totaling 329,000 square feet.



15975 Alton Parkway

Office



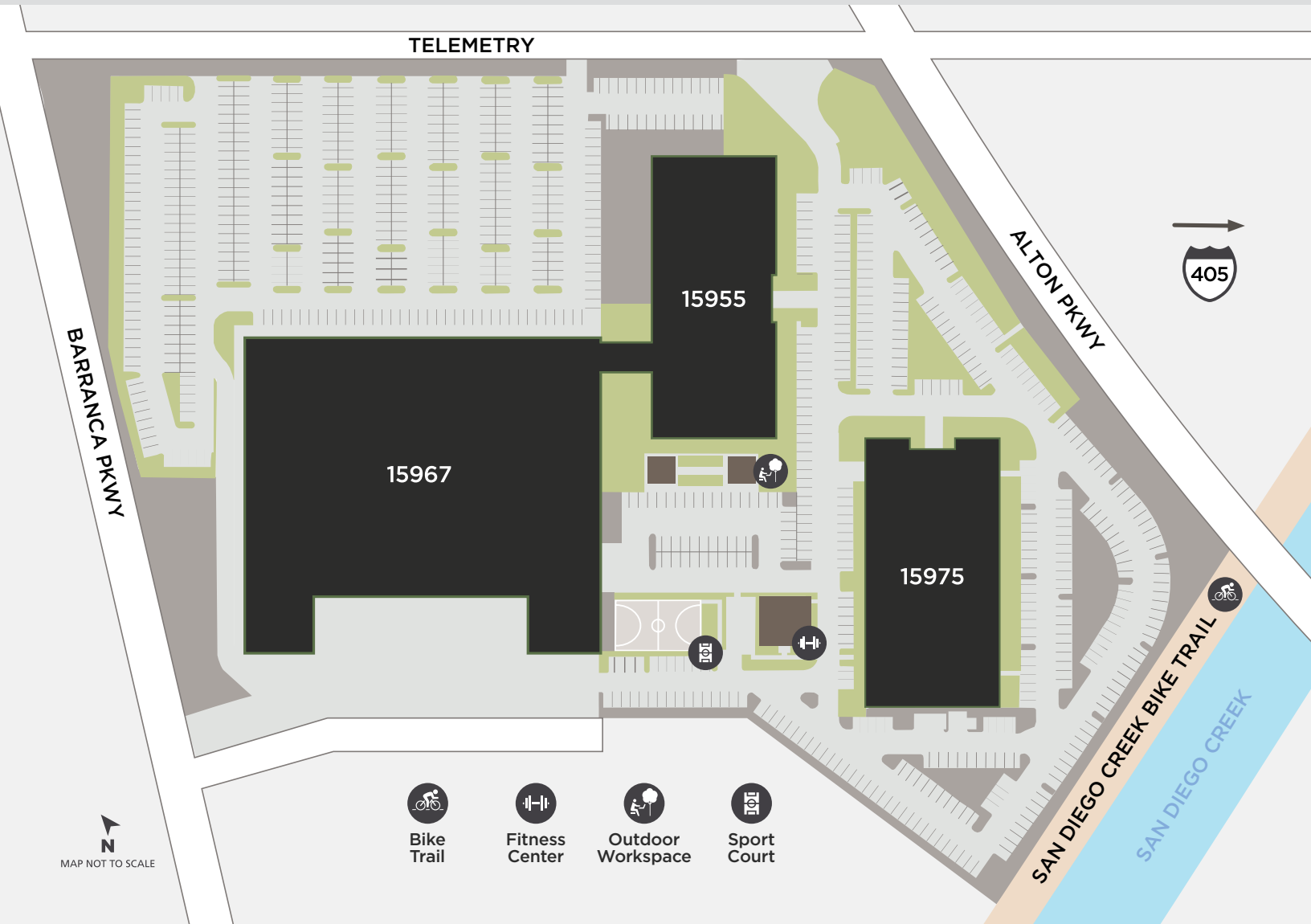
Building Size
±87,401 rentable SF

Floor Plate
±44,000 rentable SF

Floor/Ceiling Heights
Floor 1: 14'-6"
Floor 2: - 17'

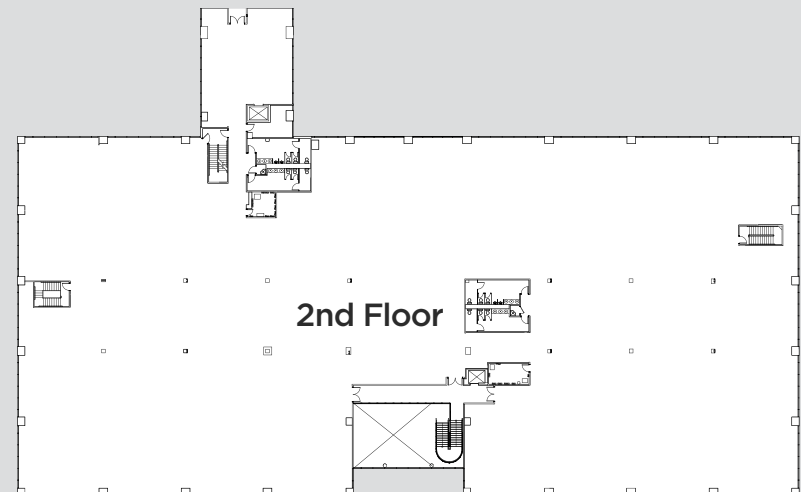
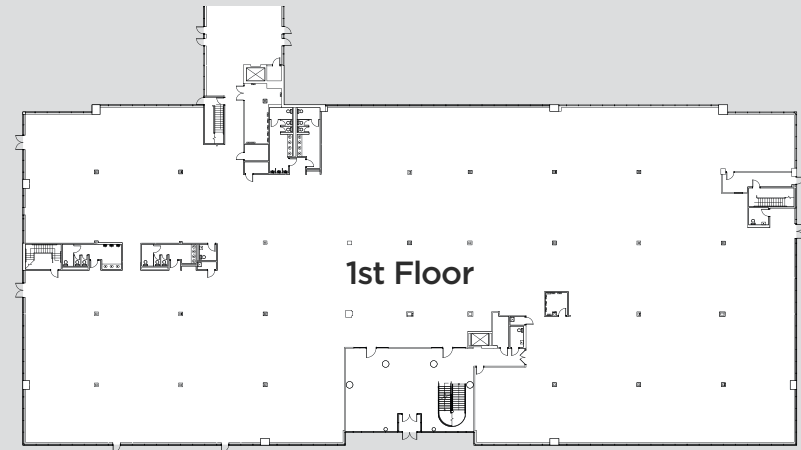
Electrical Power
Fed by a 1,000 KVA transformer and has a 2,500 AMP panel

HVAC
Automated logic controls for 4 rooftop variable air volume units
Zone controls are direct digital controls on the same ALC platform
4 units totaling 270 tons of cooling with 2 at 60 tons and 2 at 75 tons



15955 Alton Parkway

Office — connected to 15967 Alton Parkway



Building Size

±101,199 rentable SF

Floor Plate

±51,000 rentable SF

Floor/Ceiling Heights

Floor 1: 14'-6"

Floor 2: - 17'

Electrical Power

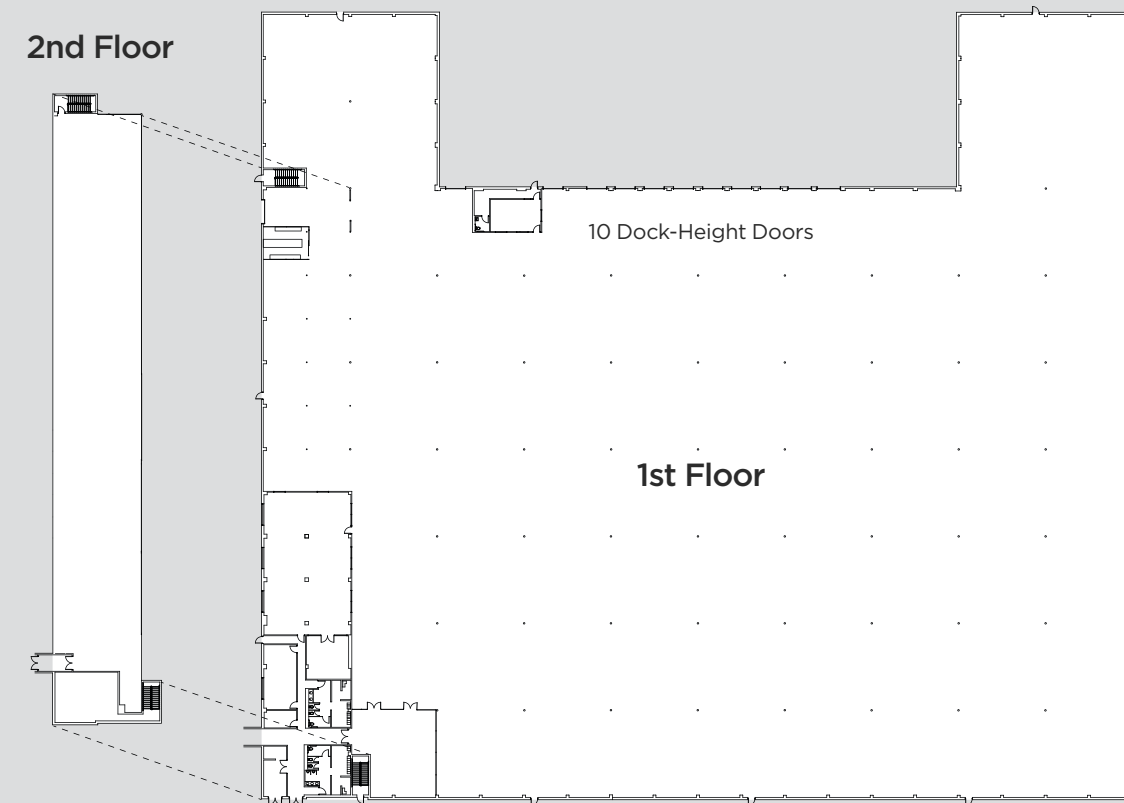
1,000 KVA transformer with a 3,000 AMP panel shared with 15967 Alton Parkway

HVAC

Automated logic controls for 5 rooftop variable air volume units
Zone controls are direct digital controls on the same ALC platform
5 units totaling 280 tons of cooling with 3 at 60 tons and 2 at 50 tons
3 additional units used for supplemental air totaling 50 tons

15967 Alton Parkway

Warehouse — connected to 15955 Alton Parkway



Building Size

±136,998 rentable SF

Minimum Warehouse Clear Height

24'

Column Spacing

40' x 40'

Floor/Ceiling Height

24' (to underside of roof)

Fire sprinklers

Fully equipped (0.45/2,500 GPM)

Electrical Power

1,000 KVA transformer with a 3,000 AMP panel shared with 15955 Alton Parkway

Truck Loading

1 ground-level: truck door (10')
10 dock-height: truck doors (10')

Structural Capacity

Roof: 20 PSF
Mezzanine: 125 PSF

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