

FOR SALE & LEASE

3 FARADAY
IRVINE, CALIFORNIA

±15,600 SQUARE FEET AVAILABLE FOR PURCHASE (WITH INCOME)
±7,800 SQ AVAILABLE FOR LEASE



Voit

REAL ESTATE SERVICES

2020 Main Street | Suite 100 | Irvine, California 92614 | 949.851.5100 | 949.261.9092 Fax | www.Voitco.com



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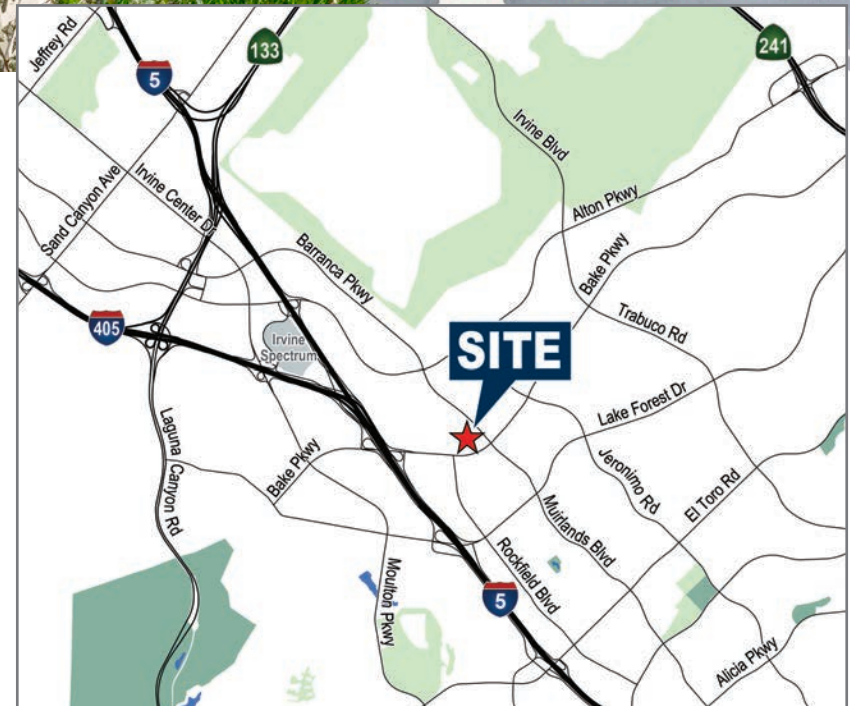


PROPERTY FEATURES: SALE

- Freestanding, Single-Story Building
- Located on Two Corners
- Two Occupant Building
 - Owner May Occupy Suite A (Approx 7,800SF)
 - In-Place Income From Suite B
- Suite A Office – 3,000 SF (approx.)
- 3 Ground Level Doors (1 – Suite A, 2 - Suite B)
- Clear Height – 18' (approx.)
- Power - 1200 AMPS,
 - Suite A - 600 AMPS 208 V (verify)
 - Suite B - 600 AMPS 277/480 V (verify)
- Parking - 2 per 1,000 SF (approx.)
- Located in Convenient Irvine Spectrum

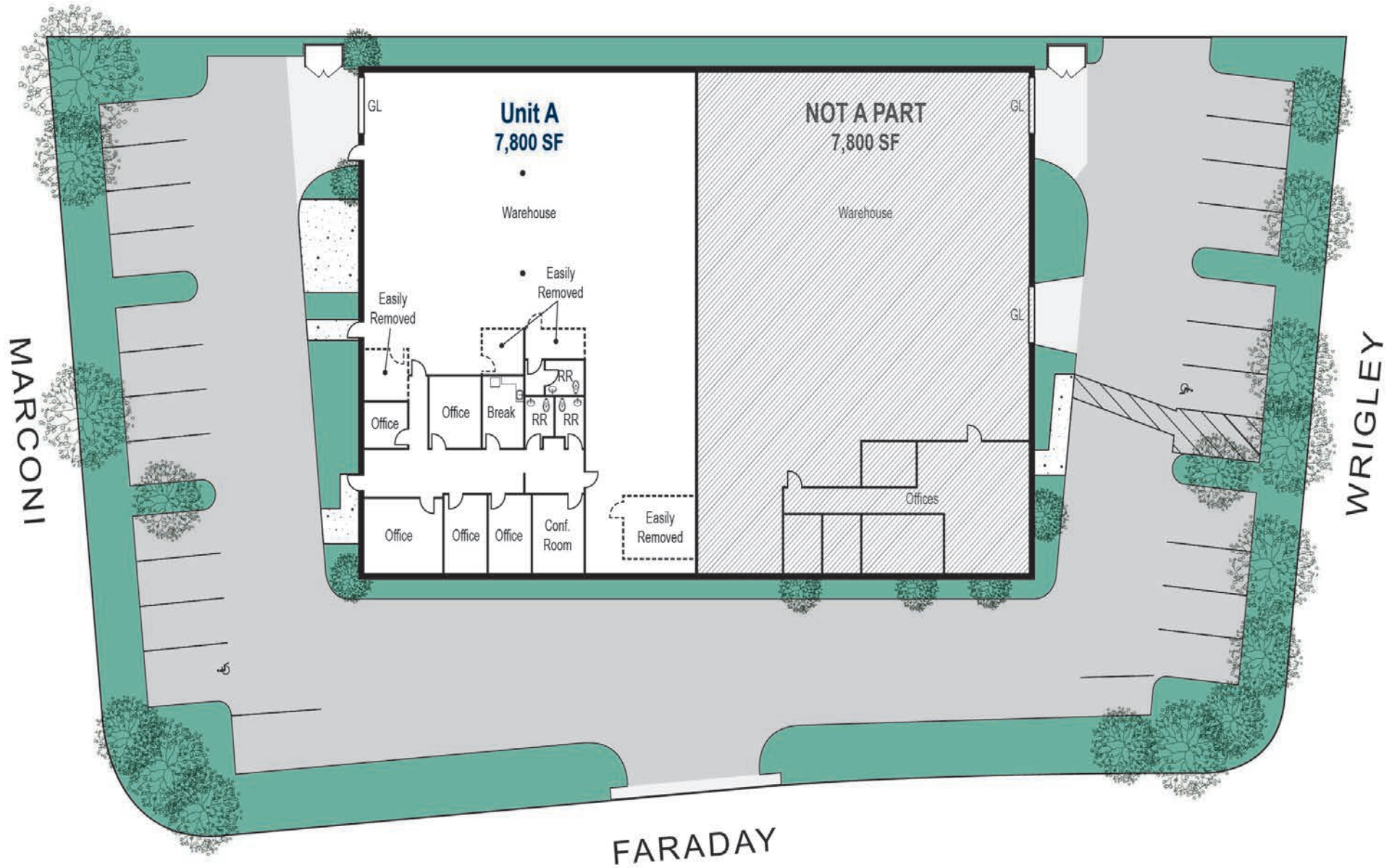
PROPERTY FEATURES: LEASE

- 7,800 SF Available
- Office – Single-Story 3,000 SF (Approx)
- 1 Ground Level Door
- Clear Height – 18' (approx)
- Power - 600 AMPS/208 V (verify)
- Parking – 2 per 1,000 SF (approx.)



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