

FOR LEASE
IRVINE, CA



2698
WHITE ROAD

NEWMARK

±16,308 SF Flex/Tech Building
Prime Signage Facing Jamboree Road

The building at 2698 White Road, Irvine, CA is a prominent **flex/tech property** located within the Airport Area submarket, one of Orange County's premier business hubs with **Jamboree Road visibility**.

Features

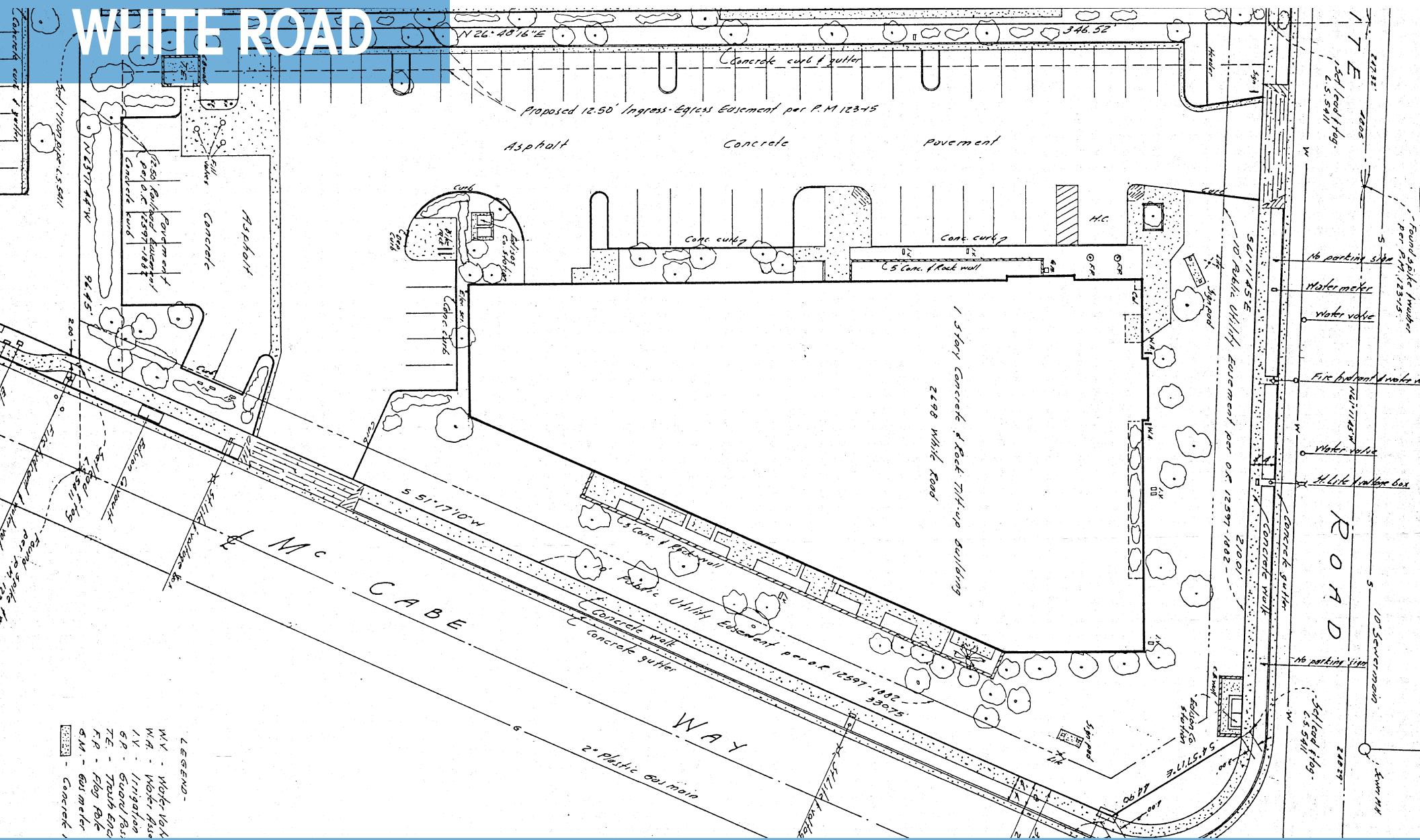
-  ±16,308 SF freestanding building
-  ±3,200 SF office area (20%)
-  ±13,108 SF flex/tech area (80%)
-  Drop ceiling and temperature controlled
-  12' clear height
-  2,000+ amps *(to verify)*
-  50 parking spaces
-  Fenwal fire detection and suppression system
-  1+ GL door(s) possible
-  Concrete tilt-up construction with glassline on 3 sides
-  Located in close proximity to John Wayne Airport
-  Excellent access to the 405 and 55 freeways and 73 toll road
-  Close to retail/dining amenities



±16,308 SF

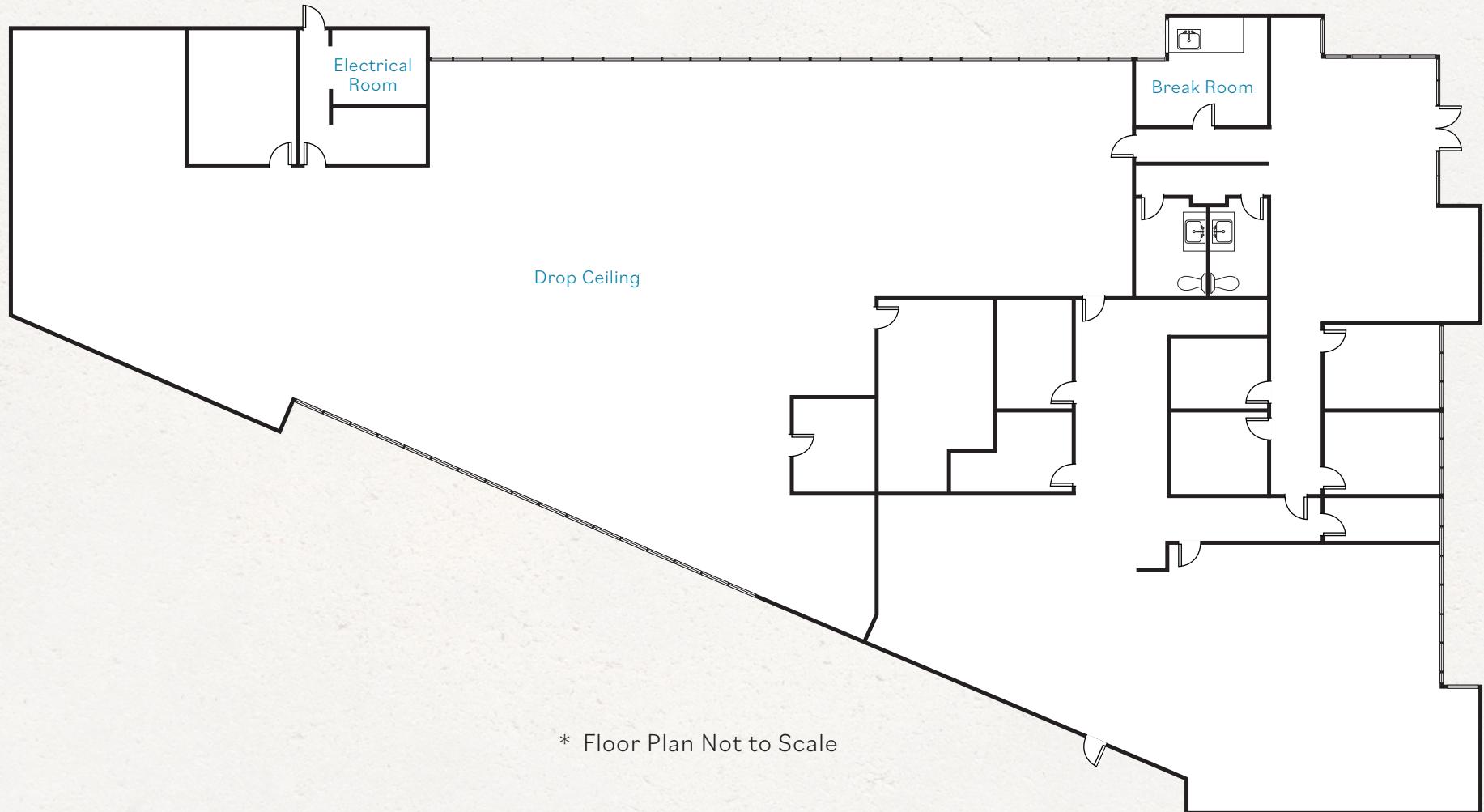
SITE PLAN

WHITE ROAD



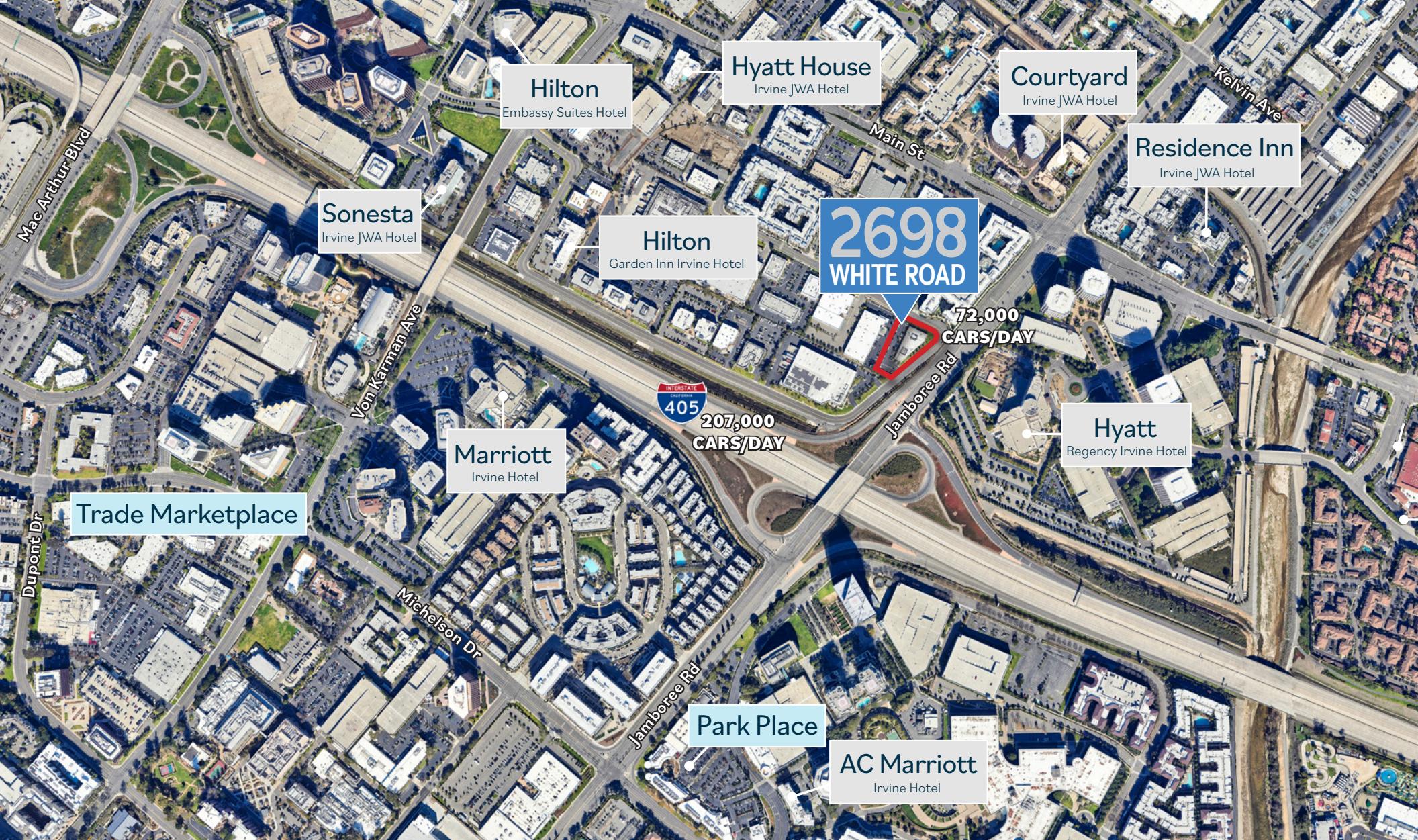
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FLOOR PLAN



* Floor Plan Not to Scale

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Site Size: ±1.4 AC (±60,984 SF)

Parking: 50 Surface (3.1:1,000)

Zoning: 5.1 IBC Multi-Use

Jamboree Rd: 72,000 Cars/Day

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IRVINE, CA

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