

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



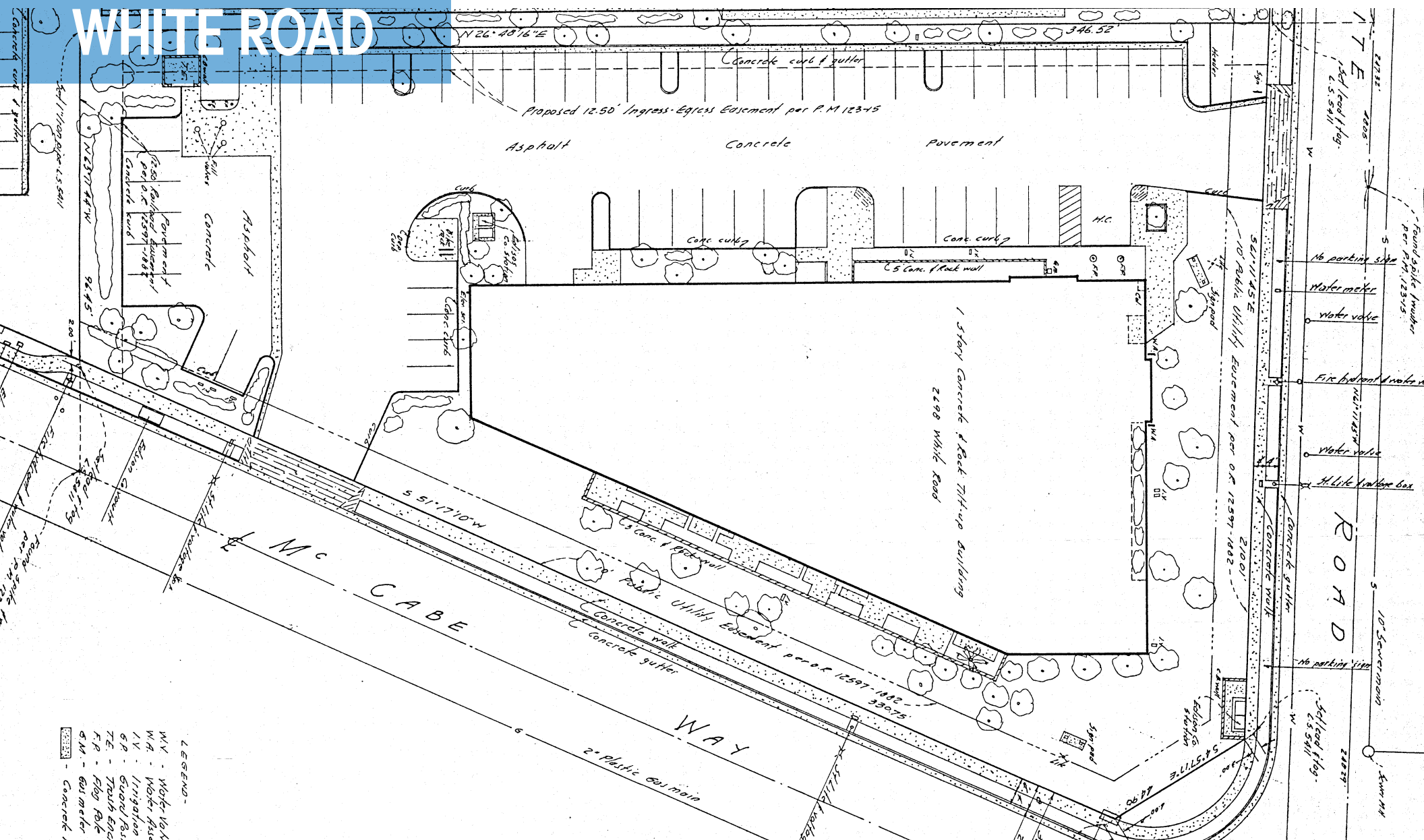
Close to retail/dining amenities



±16,308 SF

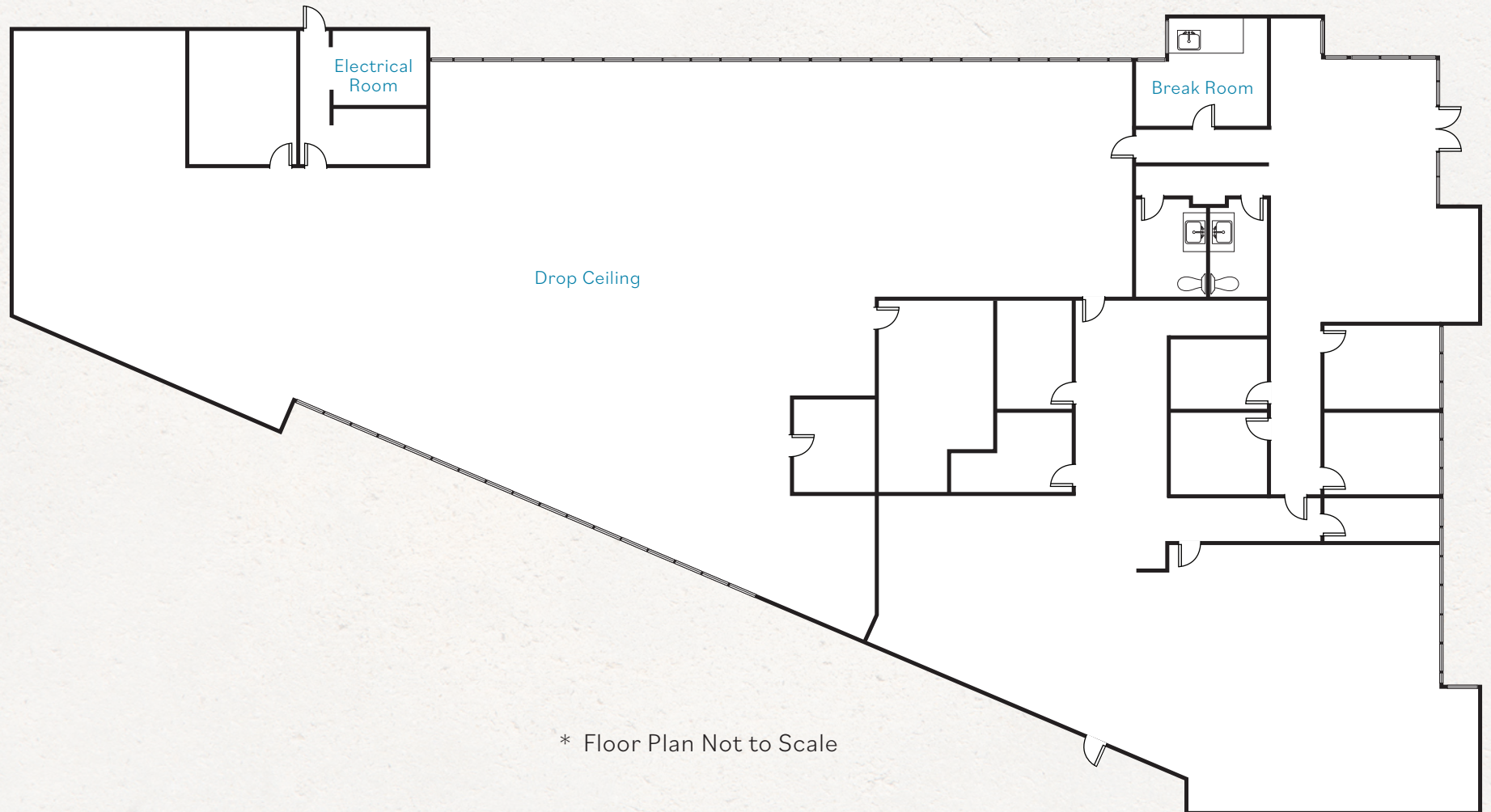
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FLOOR PLAN



* 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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