

±8,992 SF HIGH IMAGE INDUSTRIAL/R&D BUILDING

200 GODDARD, IRVINE SPECTRUM, CA 92618

FOR SALE

**SELLER WILL
ENTERTAIN SHORT-
TERM LEASEBACK**

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REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

Voit is pleased to present 200 Goddard, a highly upgraded flex building with polished concrete floors and glass offices available for sale in the highly sought-after Irvine Spectrum submarket. The flex condo is two-stories, 8,992 rentable square feet in total, with approximately 3,000 rentable square feet of warehouse in the back.

Located in "Goddard Corporate Center" sits the quiet end building with convenient surface parking and easy access. The building is parked at a 3.40/1,000 ratio. The warehouse portion of the space has two (2) automatic 12'x14' truck doors and a ceiling height of 22'.

Zoned "GI- General Industrial" per the City of Irvine, the building is ideal for research & development, corporate headquarters, and light industrial uses. The building is also situated with easy access to major Orange County corridors, the 5 & 405 Freeway.



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PROPERTY FEATURES:

- ±8,992 SF Two-Story High Image Industrial/R&D Building

CREATIVE IMPROVEMENTS:

- Polished Concrete Floors
- Private Offices with Floor to Ceiling Glass

- Approximately 3,000 SF of Warehouse / Assembly ±4,500

Can Be Increased to ±4,000 SF

- Bonus Mezzanine Storage Area

Can Be Removed

- Two (2) Automatic 12'x14' Ground Level Doors
- 22' Warehouse Clearance
- 400 Amps
- **100% HVAC**
- 3.40:1,000 SF Parking Ratio
- Built in 2003
- **All Four (4) Walls Concrete Tilt-Up**
- Immediate 405/5/133 Freeway Access
- **Seller Will Entertain Short-Term Leaseback**



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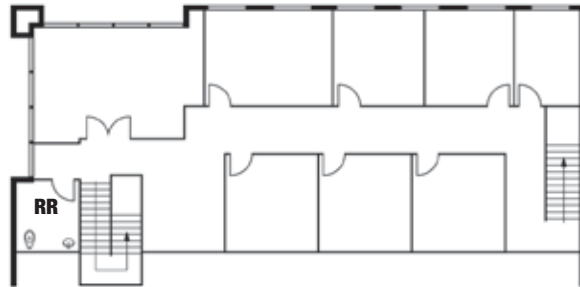
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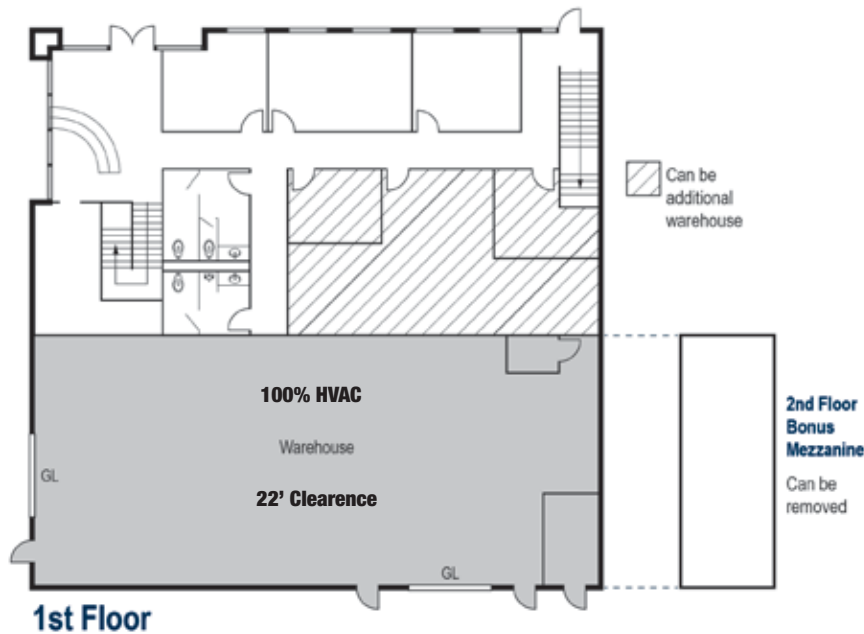
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2nd Floor



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SALE COMPS

	Address	Sale Date	Bldg. SF	Sale Price	\$/PSF	Buyer	Seller	Bldg. Class	Year Built	# of Stories
1	210 Goddard, Irvine	7/2023	9,824	\$4,800,000	\$488.00	210 Goddard, LLC	Enterprise	B	2003	2
2	440 Goddard, Irvine	11/2021	3,292	\$1,750,000	\$531.00	Nathan Mays	440 Goddard, LLC	B	2003	2
3	48 Tesla, Irvine	5/2023	3,386	\$1,900,000	\$561.00	Elams, LLC	DTA Trust	B	2004	2
4	9207-9221 Research, Irvine	5/2023	11,069	\$6,840,642	\$618.00	Irvine Church	International Grace Ministry	B	2008	1
TOTALS:			27,571 SF	\$15,290,662	\$554.59 PSF Average					

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