

20 TRUMAN
STREET
IRVINE | CA



Office Building

Possible Educational / School Uses

FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**OFFICE
ADVISORY
GROUP**
VOGT | HEARNE

Lee & Associates | Orange is pleased to present the opportunity to Lease space in 20 Truman Street, Irvine, a high image +/-8,248 square foot building. The property's zoning allows office and educational/school uses (verify), and offers a rare full floor opportunity. The building sits adjacent to the 5 freeway at Jeffrey Rd and is next to the Cypress Village Shopping Center (dining, shopping, groceries, banking, etc). Irvine Spectrum, Great Park, UCI and John Wayne Airport are just a few of the notable nearby amenities.



Lease Summary

Building Size:	+/-8,648 Square Feet (w/ Elevator)
Available Space:	+/-4,324 Square Feet (full 2nd floor)*
<i>*Expansion Potential:</i>	<i>Entire building may be available</i>
Lease Rate:	\$3.00/SF/ Month NNN
Occupancy:	Available in ~30 days
Space Features:	Reception Area, 7 Private Offices, Conference Room, Kitchen/Break Room, Restrooms, 5 Large Offices or Classrooms, Window Lined Offices
Zoning:	4.2G Community Commercial Link to Permitted Uses
Parking:	Surface Parking
Freeways:	5 Freeway (+/- 2 Minute Drive) 405 Freeway (+/- 8 Minute Drive)
Nearby Amenities:	Cypress Village Shopping Center(dining, shopping, banking, etc), Great Park, Irvine Spectrum, UCI, John Wayne Airport, Toll Roads
Website:	http://properties.leeorange.net/20truman

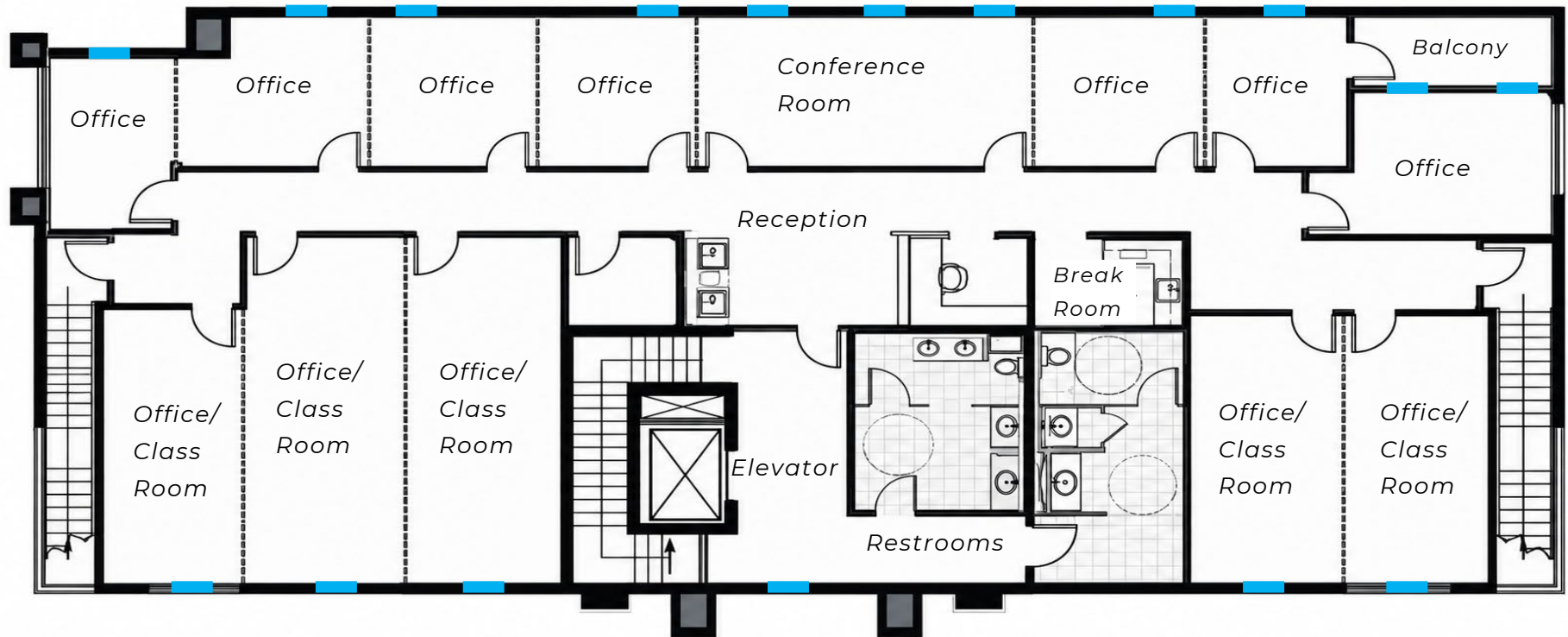


Floor Plans

Second Floor

+/-4,324 Square Feet

\$3.00/SF/Mo NNN



**Not to Scale*

JAIMESON HEARNE

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MARSHAL VOGT

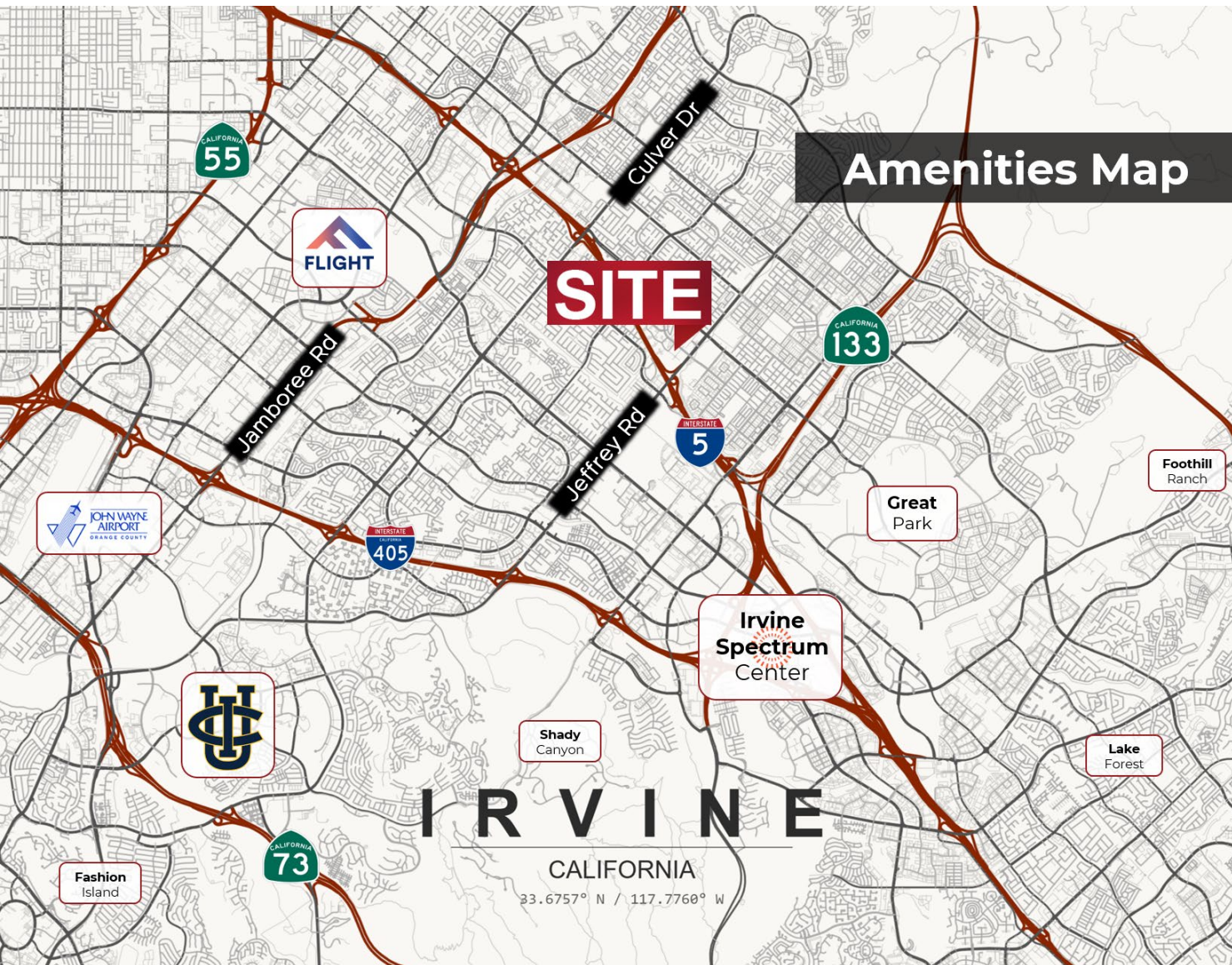
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All information contained herein has been provided by Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.



Amenities Map

In Proximity to:



Irvine Spectrum
+/-3.7 Miles



John Wayne Airport
+/-7.1 Miles



UC Irvine
+/-5.8 Miles



Marriott Irvine Spectrum
+/-3.9 Miles

Office / Education Building
+/-4,324 SQFT (Entire 2nd Floor)
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Exclusive Agents

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