

# FOR SUBLEASE

±5,000 - 20,000 SF Office & Flex/R&D Space



## 16782 Von Karman Avenue, Suites 11, 22 & 23 Irvine, CA 92606

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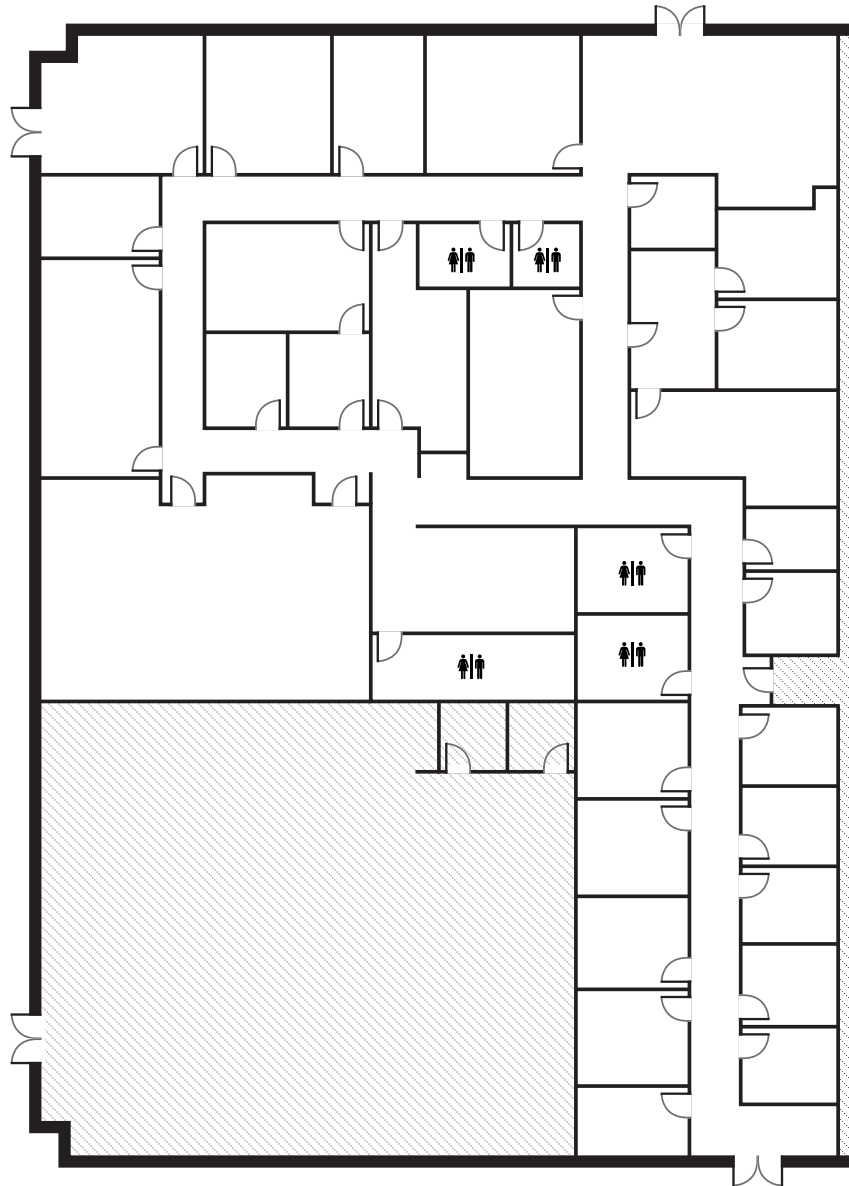
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# Existing Floorplans (Suite 11)

**+7,588 SF Office Space**



## Property specifications

- **+7,588 SF** of total space office
- **Twenty (20) private offices, conference room, reception, waiting rooms,** large open areas for work stations, storage rooms & kitchen area
- 2:1,000 **parking ratio**
- **Fire** sprinklers
- Immediate access to **405 and 55 freeways**
- Adjacent to The District at **Tustin Legacy Retail Amenities**
- Sublease term through **December 31, 2029**
- **Zoned 5.1 Irvine Business Center multi-use.** Current use is a center for autistic comprehensive educational services



# Photos - Suite 11



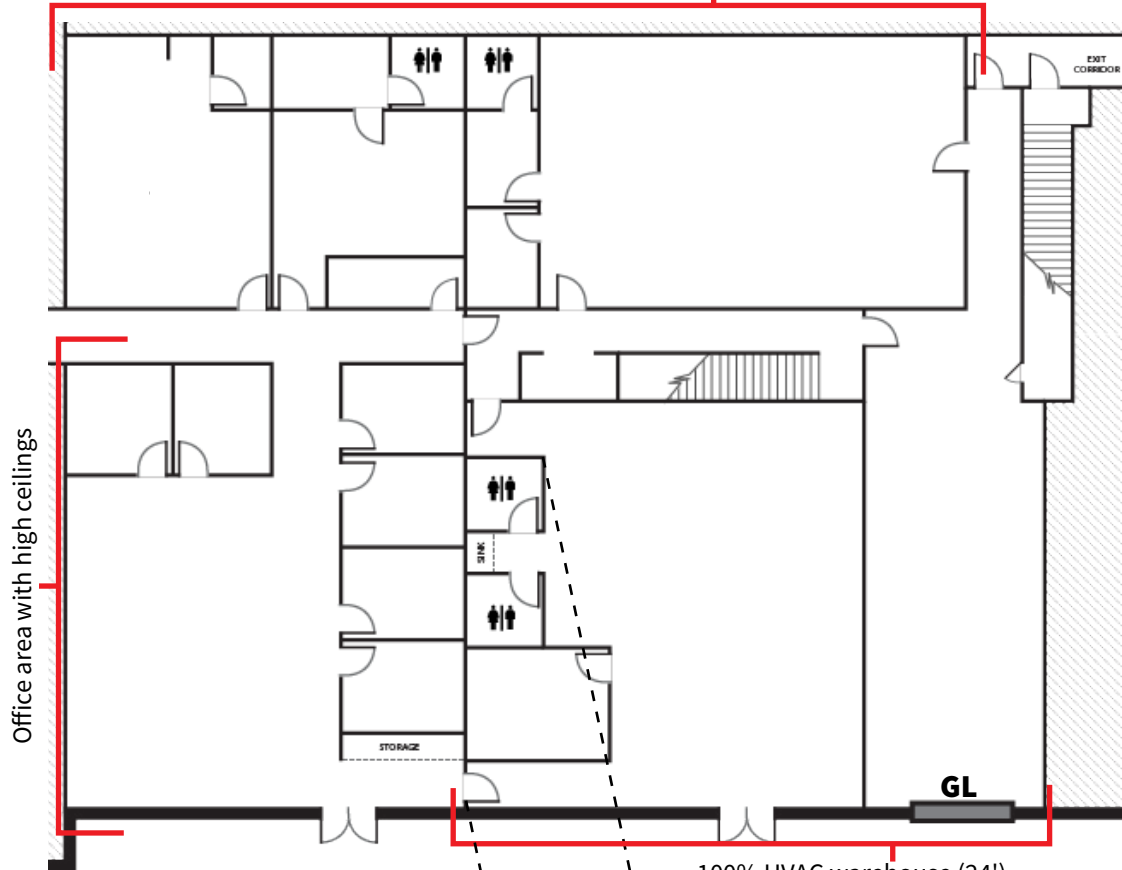
# Existing Floorplans (Suites 22 & 23)

## +10,743 SF Flex/R&D Space



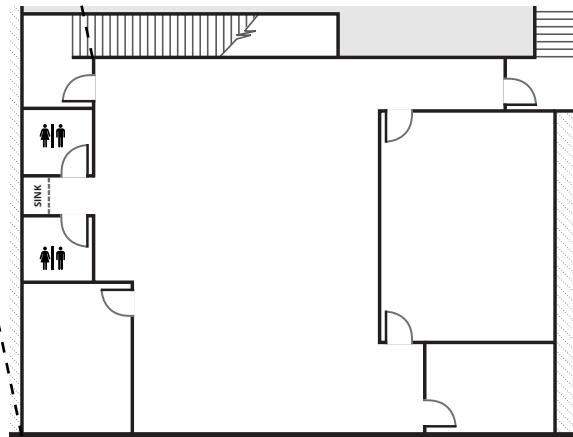
### First Floor

100% HVAC warehouse (24')



### Mezzanine Floor

100% HVAC warehouse (24')



### Property specifications

- **+10,473 SF** of total space office & flex/R&D space
- **Nine (9) private offices, meeting room, training room,** open areas for work stations, kitchen & 100% HVAC warehouse
- **+5,000 SF** of 100% HVAC warehouse
- One (1) **ground level door**
- **±24'** warehouse clearance
- 2:1,000 **parking ratio**
- **Fire** sprinklers
- Immediate access to **405 and 55 freeways**
- Adjacent to The District at **Tustin Legacy Retail Amenities**
- Sublease term through **December 31, 2029**
- **Zoned 5.1 Irvine Business Center multi-use.** Current use is a center for autistic comprehensive educational services

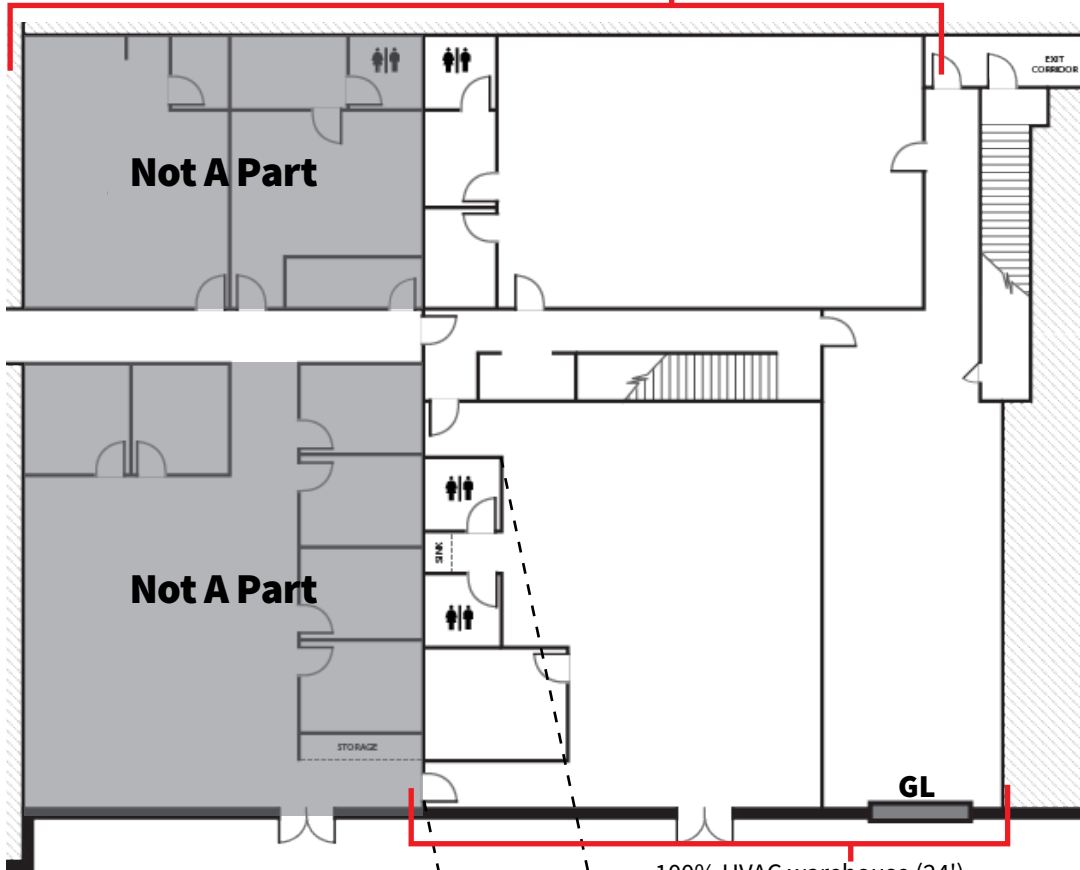
# Existing Floorplans (Suite 23)

## +7,422 SF Flex/R&D Space



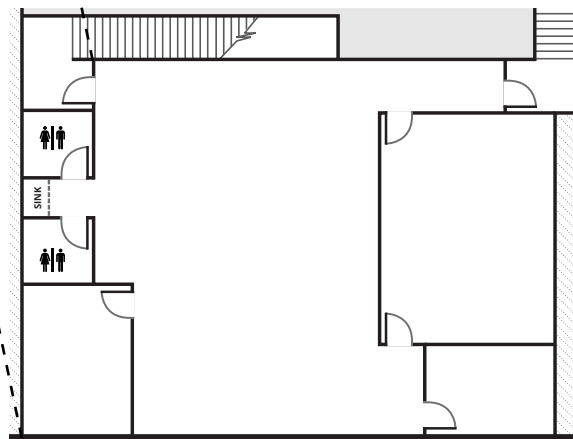
### First Floor

100% HVAC warehouse (24')



### Mezzanine Floor

100% HVAC warehouse (24')



### Property specifications

- **+7,422 SF** of total space office & flex/R&D space
- **Three (3) private offices, meeting room, training room**, open areas for work stations, & 100% HVAC warehouse
- **+5,000 SF** of 100% HVAC warehouse
- One (1) **ground level door**
- **±24'** warehouse clearance
- 2:1,000 **parking ratio**
- **Fire** sprinklers
- Immediate access to **405 and 55 freeways**
- Adjacent to The District at **Tustin Legacy Retail Amenities**
- Sublease term through **December 31, 2029**
- **Zoned 5.1 Irvine Business Center multi-use**. Current use is a center for autistic comprehensive educational services

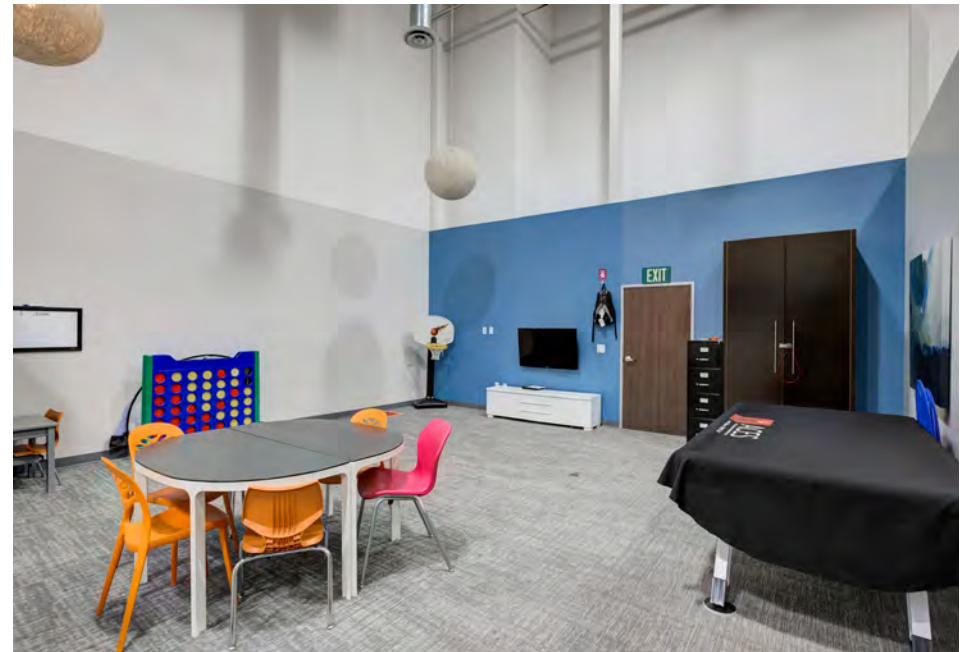


# Photos - Office/Warehouse



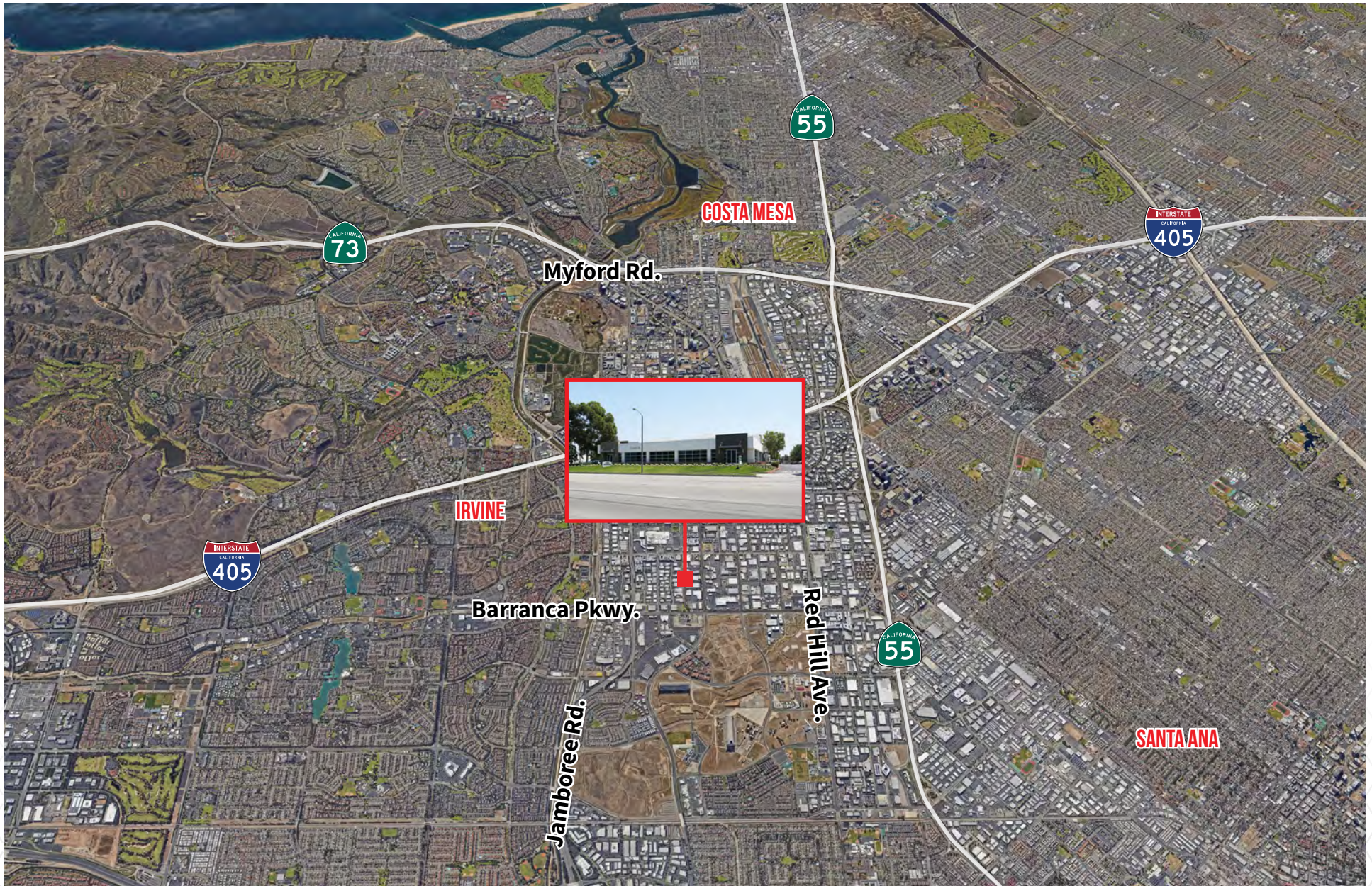


# Photos - Educational Services Area





# Aerial



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