

ALTON BUSINESS PARK | 3,272 SF

For Lease

6 Morgan, Suite 116, Irvine Spectrum, CA



Features:

- High-Image, Multi-Tenant Business Park
- Prominent Exterior Signage
- 100% HVAC R&D Office Space
- Parking Ratio: 3.8:1,000
- Ground Level Loading Possible
- Clean Room Possible
- Fully Sprinklered
- Immediate Occupancy
- Net Charges Currently Estimated @ \$0.49/SF/Mo.



SAM OLMSTEAD

Vice President | Partner
Lic. #01186543
949.263.5337
solmstead@voitco.com

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax

Voit
REAL ESTATE SERVICES

www.VoitCo.com

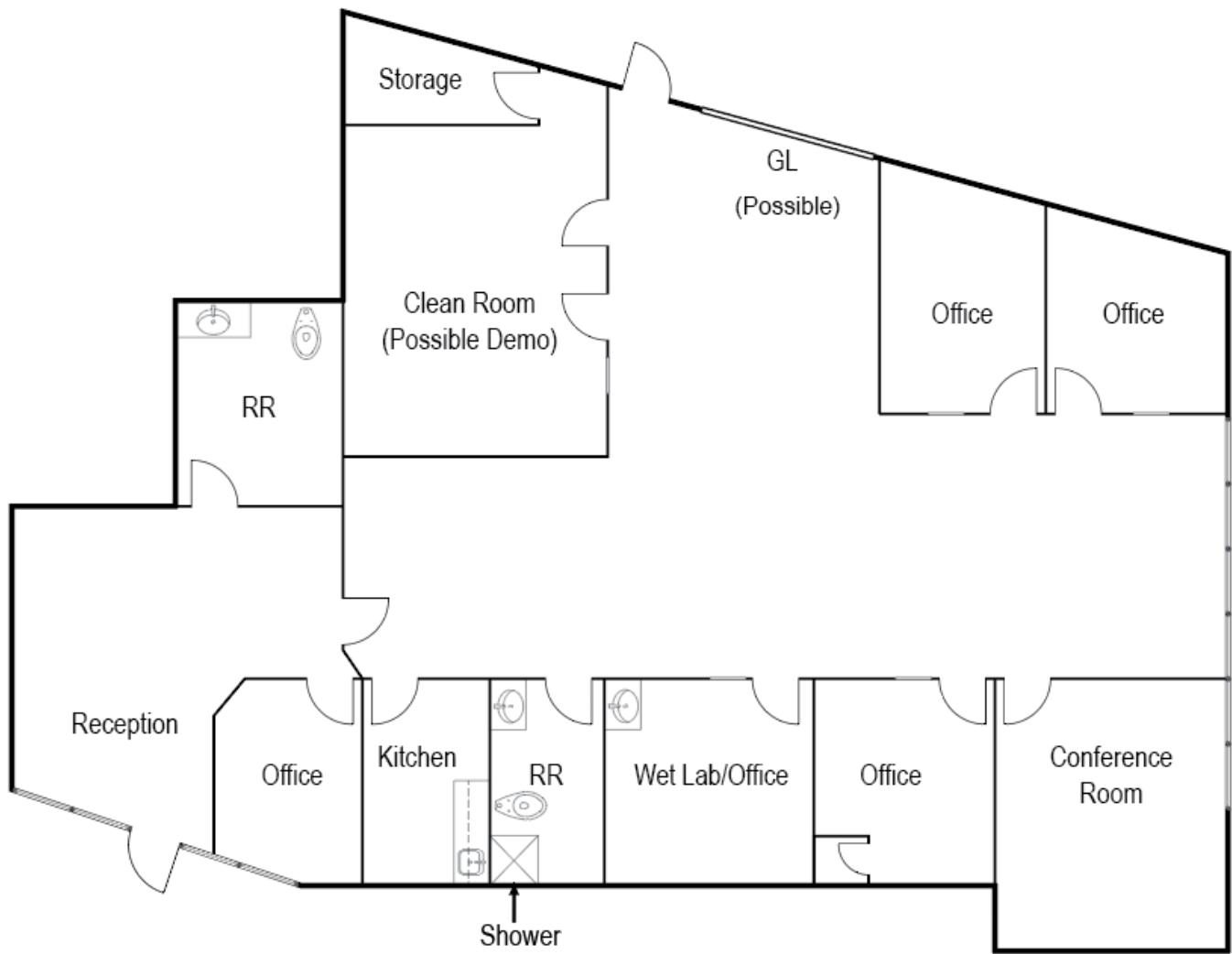
ALTON BUSINESS PARK | 3,272 SF

For Lease

6 Morgan, Suite 116, Irvine Spectrum, CA

6 Morgan, Suite 116 | 3,272 Square Feet

Reception, Conference Room, Kitchen, 4 Offices, 2 Restrooms (1 with Shower),
Wet Lab, Possible Clean Room, needs re-rating.



SAM OLMSTEAD

Vice President | Partner
Lic. #01186543
949.263.5337
solmstead@voitco.com

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax

Licensed as a Real Estate Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

Voit
REAL ESTATE SERVICES

www.VoitCo.com