

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

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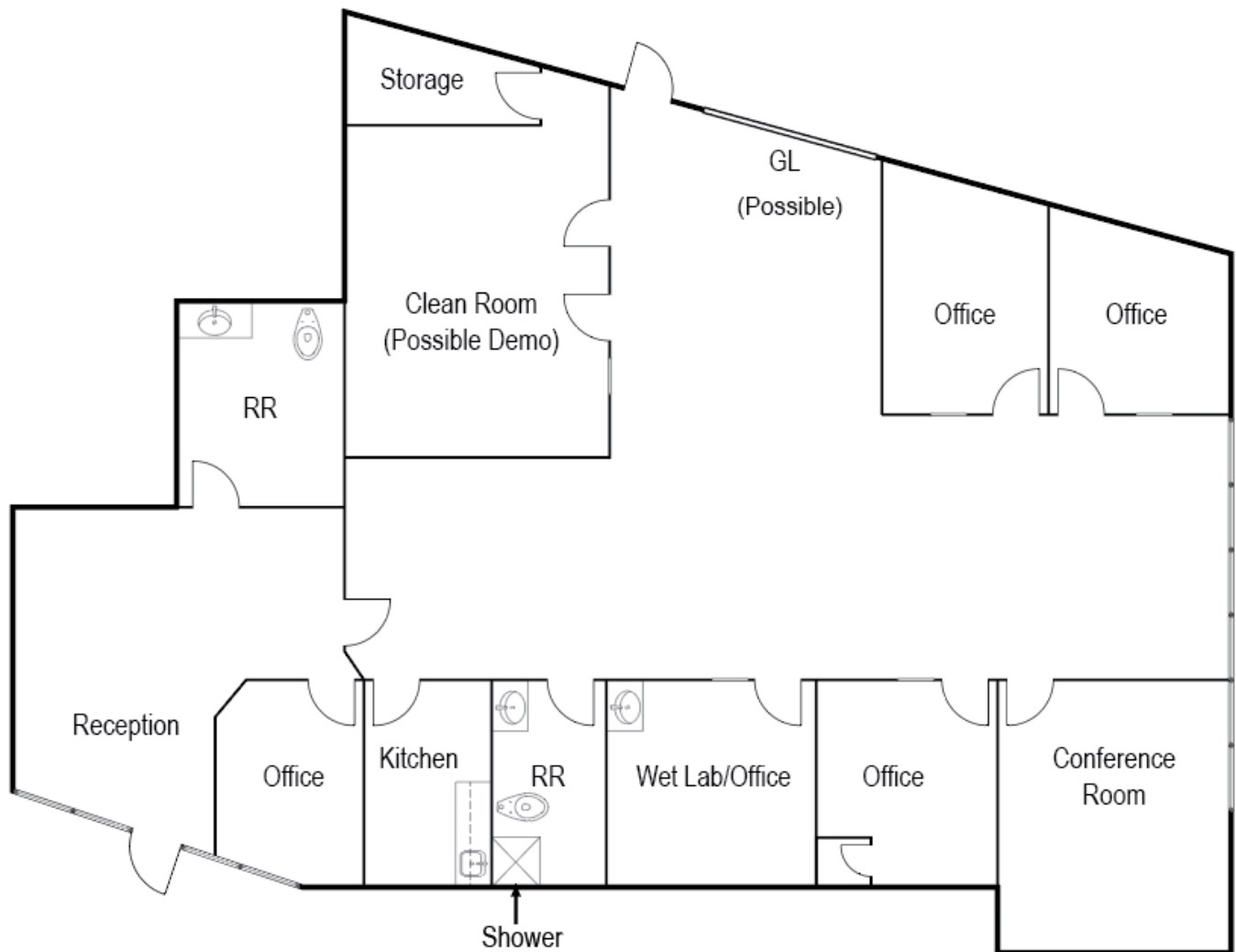
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6 Morgan, Suite 116, Irvine Spectrum, CA

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.



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