

Lease Availability Report

3120 Pullman St

Costa Mesa, CA 92626 - Costa Mesa Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1967
RBA:	24,381 SF
Floors:	2
Typical Floor:	12,191 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	3,430 SF
Max Contig:	11,968 SF
Total Available:	15,398 SF
Asking Rent:	\$\$1.48 - \$1.70

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Sublet	11,968/3,600 ofc	11,968	11,968	\$1.70/IG	90 Days	Thru Aug 2025
P 1st	b	Industrial	Sublet	3,430/50 ofc	3,430	3,430	\$1.48/FS	Vacant	Negotiable

SALE

Last Sale: Sold on May 20, 1997 for \$1,325,500 (\$54.37/SF)

LOADING

Docks:	None	Drive Ins:	6 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	400a 3p
Utilities:	Gas, Heating, Lighting, Sewer, Water

FEATURES

Air Conditioning, Fenced Lot, Monument Signage, Skylights, Yard

LAND

Land Area:	1.27 AC
Zoning:	MP

Lease Availability Report

3120 Pullman St

Costa Mesa, CA 92626 - Costa Mesa Submarket

Parcel **427-032-01**

TRANSPORTATION

Parking: 57 Surface Spaces are available; Ratio of 2.34/1,000 SF

Commuter Rail: 10 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))

Airport: 2 minute drive to John Wayne/Orange County

KEY TENANTS

Saddleback Vinyl Products Inc	12,113 SF	GBL, LLC	11,968 SF
Saddleback Educational Inc	11,919 SF	Dennis Angstrom-e Mortgage Capital	500 SF
First Choice Fence Solutions	500 SF		

Lease Availability Report

17748 Sky Park Cir - Skypark Business Center

Irvine, CA 92614 - Irvine/Tustin Legacy Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1975; Renov 2019
RBA:	29,998 SF
Floors:	2
Typical Floor:	14,999 SF

AVAILABILITY

Min Divisible:	1,853 SF
Max Contig:	4,503 SF
Total Available:	6,356 SF
Asking Rent:	\$2.35/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	240	Office	Direct	4,503	4,503	4,503	\$2.35/FS	Vacant	Negotiable
P 2nd	225	Office	Direct	1,853	1,853	1,853	\$2.35/FS	Vacant	Negotiable

SALE

Last Sale: Portfolio of 3 Office Properties in Irvine, CA Sold on Dec 15, 2021 for \$24,100,000 (\$295.52/SF)

AMENITIES

Atrium, Banking, Bus Line, Signage

TRANSPORTATION

Parking:	46 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Some Transit (38)

KEY TENANTS

Halo Branded Solutions	8,325 SF	Pacific Enterprise Bank	6,674 SF
Clear Start	2,531 SF	O2 Technologies Inc	1,538 SF
Global Choice	1,000 SF	Vercy	600 SF

Lease Availability Report

17752 Sky Park Cir - Sky Park Business Center
Irvine, CA 92614 - Irvine/Tustin Legacy Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1975; Renov 2019
RBA:	29,999 SF
Floors:	2
Typical Floor:	14,999 SF

AVAILABILITY

Min Divisible:	186 SF
Max Contig:	1,762 SF
Total Available:	2,844 SF
Asking Rent:	\$\$2.35/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	120-A	Office	Direct	186	186	186	Withheld	Vacant	Negotiable
P 2nd	230	Office	Direct	1,762	1,762	1,762	\$2.35/FS	30 Days	Negotiable
P 2nd	285	Office	Direct	896	896	896	\$2.35/FS	Vacant	Negotiable

SALE

Last Sale: Portfolio of 3 Office Properties in Irvine, CA Sold on Dec 15, 2021 for \$24,100,000 (\$295.52/SF)

AMENITIES

Atrium, Bus Line, Courtyard, Signage

TRANSPORTATION

Parking:	60 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Some Transit (38)

KEY TENANTS

Advanced Depositions	8,325 SF	Silvercar	2,179 SF
Andel Capital	994 SF	Neotric Power	568 SF
Notary & Courier Services	500 SF	Pretend City The Childrens	500 SF

Lease Availability Report

17802 Sky Park Cir - Sky Park Office Bldg
Irvine, CA 92614 - Irvine/Tustin Legacy Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1971
RBA:	20,750 SF
Floors:	2
Typical Floor:	10,375 SF

AVAILABILITY

Min Divisible:	1,474 SF
Max Contig:	6,927 SF
Total Available:	13,178 SF
Asking Rent:	\$1.69/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	104	Office	Direct	1,474	1,474	1,474	\$1.69/FS	Vacant	Negotiable
P 2nd	208	Office	Direct	1,556	1,556	1,556	\$1.69/FS	Vacant	Negotiable
P 2nd	204-205	Office	Direct	6,927	6,927	6,927	\$1.69/FS	Vacant	1 - 10 Yrs
P 2nd	200	Office	Direct	3,221	3,221	3,221	\$1.69/FS	Sep 2024	Negotiable

SALE

Last Sale: Sold on May 10, 2017 for \$5,810,000 (\$280.00/SF)

AMENITIES

Balcony, Bus Line, Signage

TRANSPORTATION

Parking:	60 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (47)
Transit Score ®:	Some Transit (38)

KEY TENANTS

ACTForensic.com	1,553 SF	Henlee Enterprises	1,553 SF
Excelerate Capital	400 SF		

Lease Availability Report

17831 Sky Park Cir - Airport Business Ctr Bldg 12

Irvine, CA 92614 - Irvine Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1971
RBA:	27,000 SF
Floors:	1
Typical Floor:	27,000 SF
Ceiling Ht:	16'8"
Columns:	None

AVAILABILITY

Min Divisible:	1,500 SF
Max Contig:	3,000 SF
Total Available:	3,000 SF
Asking Rent:	\$1.60/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Flex	Sublet	1,500 - 3,000	3,000	3,000	\$1.60/MG	30 Days	Thru Dec 2026

LOADING

Docks:	None	Drive Ins:	10 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	175-200a
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FEATURES

Property Manager on Site, Signage

LAND

Land Area:	20.47 AC
Zoning:	IBC
Parcel	427-203-04

Lease Availability Report

17831 Sky Park Cir - Airport Business Ctr Bldg 12

Irvine, CA 92614 - Irvine Submarket



TRANSPORTATION

Parking:	35 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Some Transit (38)

KEY TENANTS

Instantfigure Inc	4,677 SF	One To One Hair, Skin, Nails	2,700 SF
Tylerco Inc	2,000 SF	Kud'ci Beauty Supply	500 SF

Lease Availability Report

17870 Sky Park Cir

Irvine, CA 92614 - Irvine/Tustin Legacy Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1975; Renov 1999
RBA:	14,320 SF
Floors:	2
Typical Floor:	7,115 SF

AVAILABILITY

Min Divisible:	1,246 SF
Max Contig:	1,246 SF
Total Available:	1,246 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	270	Office	Direct	1,246	1,246	1,246	Withheld	Vacant	Negotiable

AMENITIES

Bus Line, Signage

TRANSPORTATION

Parking:	35 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Some Transit (38)

KEY TENANTS

Tom James	3,500 SF	1st Commercial Realty Group, Inc	1,820 SF
Etap Automation Inc	1,670 SF	Blessings Foundation Inc	1,600 SF
Home Advantage Funding Inc	1,500 SF	Cal Coast Financial Corporation	1,200 SF

Lease Availability Report

17880 Sky Park Cir

Irvine, CA 92614 - Irvine/Tustin Legacy Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1975; Renov 1999
RBA:	10,866 SF
Floors:	2
Typical Floor:	5,400 SF

AVAILABILITY

Min Divisible:	389 SF
Max Contig:	1,278 SF
Total Available:	2,588 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	1,278	1,278	1,278	Withheld	Sep 2024	Negotiable
P 2nd	200	Office	Direct	921	921	921	Withheld	Vacant	Negotiable
P 2nd	290	Office	Direct	389	389	389	Withheld	Vacant	Negotiable

AMENITIES

Bus Line, Signage

TRANSPORTATION

Parking:	35 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Some Transit (38)

KEY TENANTS

Talon Computer Associates Inc	1,728 SF	Duck! Design	864 SF
MAG IAS, LLC	864 SF	OESS Corporation.	500 SF
Saba Homes	500 SF	Sierra Pacific Mortgage	500 SF

Lease Availability Report

17900 Sky Park Cir

Irvine, CA 92614 - Irvine/Tustin Legacy Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1975; Renov 1999
RBA:	11,502 SF
Floors:	2
Typical Floor:	5,751 SF

AVAILABILITY

Min Divisible:	871 SF
Max Contig:	1,646 SF
Total Available:	2,517 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	220	Office	Direct	1,646	1,646	1,646	Withheld	30 Days	Negotiable
P 2nd	260	Office	Direct	871	871	871	Withheld	60 Days	Negotiable

AMENITIES

Bus Line, Courtyard, Signage

TRANSPORTATION

Parking:	45 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Some Transit (38)

KEY TENANTS

Integrity Legal Corp	2,712 SF	Delivery Drivers Inc	920 SF
South West Ophthalmics	920 SF	Pacific Technical Staffing Inc	871 SF
First American Payment Systems	500 SF	Norooz Clinic Foundation	400 SF

Lease Availability Report

17910 Sky Park Cir

Irvine, CA 92614 - Irvine/Tustin Legacy Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1975; Renov 1999
RBA:	14,317 SF
Floors:	2
Typical Floor:	7,150 SF

AVAILABILITY

Min Divisible:	1,226 SF
Max Contig:	1,226 SF
Total Available:	1,226 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	209	Office	Direct	1,226	1,226	1,226	Withheld	Vacant	Negotiable

AMENITIES

Bus Line, Courtyard, Signage

TRANSPORTATION

Parking:	45 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (48)
Transit Score ®:	Some Transit (38)

KEY TENANTS

Dr. Sarai	1,226 SF	Pedersen Law, APLC	1,144 SF
Luxara Body Studio	970 SF	Cyrus Travel	773 SF
The Kralow Company	500 SF		

Lease Availability Report

17941 Sky Park Cir - Airport Business Ctr Bldg 31

Irvine, CA 92614 - Irvine Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1971
RBA:	16,000 SF
Floors:	1
Typical Floor:	16,000 SF
Ceiling Ht:	12'
Columns:	None

AVAILABILITY

Min Divisible:	801 SF
Max Contig:	1,609 SF
Total Available:	2,410 SF
Asking Rent:	\$\$2.00 - \$2.15/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	H	Flex	Direct	801	801	801	\$2.00/NNN	Vacant	Negotiable
P 1st	A	Office	Direct	1,609	1,609	1,609	\$2.15/NNN	Vacant	Negotiable

LOADING

Docks:	None	Drive Ins:	5 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Air Conditioning, Property Manager on Site, Signage, Smoke Detector

LAND

Land Area:	12.29 AC
Zoning:	IBC
Parcel	427-201-09

Lease Availability Report

17941 Sky Park Cir - Airport Business Ctr Bldg 31

Irvine, CA 92614 - Irvine Submarket



TRANSPORTATION

Parking: 30 Surface Spaces are available; Ratio of 3.00/1,000 SF

Commuter Rail: 9 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))

Airport: 4 minute drive to John Wayne/Orange County

Walk Score ®: Car-Dependent (45)

Transit Score ®: Some Transit (38)

KEY TENANTS

Full House Casino Events	6,400 SF	Blackmarket Bakery	3,200 SF
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Lease Availability Report

17942 Sky Park Cir - Airport Business Ctr Bldg 44

Irvine, CA 92614 - Irvine Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1971
RBA:	9,935 SF
Floors:	1
Typical Floor:	9,935 SF
Ceiling Ht:	12'
Columns:	None

AVAILABILITY

Min Divisible:	1,098 SF
Max Contig:	1,098 SF
Total Available:	1,098 SF
Asking Rent:	\$2.10/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Office	Direct	1,098	1,098	1,098	\$2.10/MG	Vacant	Negotiable

LOADING

Docks:	None	Drive Ins:	3 tot./8'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100a
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FEATURES

Property Manager on Site, Signage

LAND

Land Area:	6.00 AC
Zoning:	IBC
Parcel	427-202-01

Lease Availability Report

17942 Sky Park Cir - Airport Business Ctr Bldg 44

Irvine, CA 92614 - Irvine Submarket



TRANSPORTATION

Parking:	35 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (47)
Transit Score ®:	Some Transit (39)

KEY TENANTS

Wei Bing Fei	1,745 SF	Colco Properties	1,590 SF
Aspm Events	1,192 SF	Gordon Bowling Supplies & Apparel	500 SF
Le Shay's Salon & Spa	500 SF		

Lease Availability Report

17952 Sky Park Cir - Airport Business Ctr Bldg 45

Irvine, CA 92614 - Irvine Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1971
RBA:	17,475 SF
Floors:	1
Typical Floor:	17,475 SF
Ceiling Ht:	12'
Columns:	None

AVAILABILITY

Min Divisible:	1,248 SF
Max Contig:	1,248 SF
Total Available:	1,248 SF
Asking Rent:	\$1.95/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Flex	Direct	1,248	1,248	1,248	\$1.95/NNN	Vacant	Negotiable

LOADING

Docks:	None	Drive Ins:	7 tot./8'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Utilities:	Gas, Heating, Lighting, Sewer, Water
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FEATURES

Property Manager on Site, Signage

LAND

Land Area:	6.00 AC
Zoning:	IBC
Parcel	427-202-01

Lease Availability Report

17952 Sky Park Cir - Airport Business Ctr Bldg 45

Irvine, CA 92614 - Irvine Submarket



TRANSPORTATION

Parking: 40 Surface Spaces are available; Ratio of 3.00/1,000 SF

Commuter Rail: 8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))

Airport: 4 minute drive to John Wayne/Orange County

Walk Score ®: Car-Dependent (45)

Transit Score ®: Some Transit (38)

KEY TENANTS

Steven Enterprises	10,539 SF	Ashwill Investments	2,796 SF
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Lease Availability Report

17962 Sky Park Cir - Airport Business Ctr Bldg 46
Irvine, CA 92614 - Irvine Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1971
RBA:	12,789 SF
Floors:	1
Typical Floor:	12,789 SF
Ceiling Ht:	12'
Columns:	None

AVAILABILITY

Min Divisible:	4,135 SF
Max Contig:	4,135 SF
Total Available:	4,135 SF
Asking Rent:	\$2.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	EF	Flex	Direct	4,135	4,135	4,135	\$2.00/NNN	Vacant	Negotiable

LOADING

Docks:	None	Drive Ins:	5 tot./8'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100a
Utilities:	Gas, Heating, Lighting, Sewer, Water

FEATURES

Property Manager on Site, Signage

LAND

Land Area:	6.00 AC
Zoning:	IBC
Parcel	427-202-01

Lease Availability Report

17962 Sky Park Cir - Airport Business Ctr Bldg 46
Irvine, CA 92614 - Irvine Submarket



TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Some Transit (38)

KEY TENANTS

Hair Styles	1,535 SF	Japan Town Community Center	1,535 SF
Designer Speciality Linens	500 SF	Grand Floral Events	500 SF

Lease Availability Report

17971 Sky Park Cir - Airport Business Ctr Bldg 33
Irvine, CA 92614 - Irvine Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1971
RBA:	19,200 SF
Floors:	1
Typical Floor:	19,200 SF
Ceiling Ht:	11'6"
Columns:	None

AVAILABILITY

Min Divisible:	1,565 SF
Max Contig:	1,565 SF
Total Available:	1,565 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Sublet	1,565	1,565	1,565	Withheld	60 Days	Thru Aug 2027

LOADING

Docks:	None	Drive Ins:	12 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

24 Hour Access, Air Conditioning, Property Manager on Site, Reception, Signage

LAND

Zoning:	IBC
Parcel	427-201-09

TRANSPORTATION

Parking:	60 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	3 minute drive to John Wayne/Orange County
Walk Score ®:	Somewhat Walkable (50)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

17971 Sky Park Cir - Airport Business Ctr Bldg 33
Irvine, CA 92614 - Irvine Submarket



KEY TENANTS

Vivopools DbA Sierra Pools	1,536 SF	W Carey Construction	1,536 SF
Hyper Sys Tech, Inc.	500 SF	J 3 Productions	500 SF
United Van Rentals	500 SF		

Lease Availability Report

17972 Sky Park Cir - Airport Business Ctr Bldg 47

Irvine, CA 92614 - Irvine Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1971
RBA:	9,790 SF
Floors:	1
Typical Floor:	9,790 SF
Ceiling Ht:	12'
Columns:	None

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	1,000 SF
Total Available:	1,000 SF
Asking Rent:	\$2.10/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Flex	Sublet	1,000/400 ofc	1,000	1,000	\$2.10/MG	30 Days	Thru Sep 2025

LOADING

Docks:	None	Drive Ins:	4 tot./8'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Property Manager on Site, Signage

LAND

Land Area:	6.00 AC
Zoning:	IBC
Parcel	427-202-01

Lease Availability Report

17972 Sky Park Cir - Airport Business Ctr Bldg 47

Irvine, CA 92614 - Irvine Submarket



TRANSPORTATION

Parking:	25 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Some Transit (38)

KEY TENANTS

Perception Dental Prosthetics	979 SF	Caremeds Pharmacy Inc	500 SF
Head Dental Corp	500 SF	South Coast Dental Laboratory Inc	500 SF

Lease Availability Report

18004 Sky Park Cir

Irvine, CA 92614 - Irvine/Tustin Legacy Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1979
RBA:	25,772 SF
Floors:	2
Typical Floor:	12,886 SF
Core Factor:	11%

AVAILABILITY

Min Divisible:	3,589 SF
Max Contig:	5,731 SF
Total Available:	9,320 SF
Asking Rent:	\$1.00/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	120	Office	Direct	5,731	5,731	5,731	\$1.00/FS	Vacant	Negotiable
P 2nd	260	Office	Direct	3,589	3,589	3,589	\$1.00/FS	Vacant	Negotiable

SALE

Last Sale: Sold on Mar 3, 2015 for \$4,275,000 (\$165.88/SF) at 7.48% Cap

AMENITIES

Bus Line, Courtyard, Signage

TRANSPORTATION

Parking:	70 Surface Spaces are available; Ratio of 2.72/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Some Transit (38)

KEY TENANTS

Heffernan Insurance Brokers	6,886 SF	ACTS Coworking	3,600 SF
SMS Architects	2,400 SF	Ignite Agency	500 SF
James Kang	500 SF	Perfect Tax and Finance	500 SF

Lease Availability Report

18017 Sky Park Cir - Airport Business Ctr Bldg 64

Irvine, CA 92614 - Irvine/Tustin Legacy Submarket



BUILDING

Type:	Class C Office Condo
Tenancy:	Multiple
Year Built:	1971
RBA:	14,175 SF
Floors:	1
Typical Floor:	14,175 SF

AVAILABILITY

Min Divisible:	764 SF
Max Contig:	764 SF
Total Available:	764 SF
Asking Rent:	\$2.10/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office	Direct	764	764	764	\$2.10/NNN	Vacant	Negotiable

AMENITIES

Bus Line, Fitness Center, Food Court, Property Manager on Site, Signage

TRANSPORTATION

Parking:	65 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (43)
Transit Score ®:	Some Transit (41)

KEY TENANTS

Interstar Home Theater Installation	6,750 SF	First Link Freight	1,550 SF
Ceragem	1,000 SF	Danielle L'Don European Skin	1,000 SF
OC Health and Physical Medicine	1,000 SF	Valley Car Group	1,000 SF

Lease Availability Report

18019 Sky Park Cir - Airport Business Ctr Bldg 65

Irvine, CA 92614 - Irvine Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1971
RBA:	12,775 SF
Floors:	1
Typical Floor:	12,775 SF
Ceiling Ht:	12'4"
Columns:	None

AVAILABILITY

Min Divisible:	1,491 SF
Max Contig:	1,491 SF
Total Available:	1,491 SF
Asking Rent:	\$2.10/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	G	Flex	Direct	1,491	1,491	1,491	\$2.10/NNN	Vacant	Negotiable

LOADING

Docks:	None	Drive Ins:	5 tot./8'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100a
Utilities:	Gas, Heating, Lighting, Sewer, Water

FEATURES

Bio-Tech/ Lab Space, Property Manager on Site, Signage

LAND

Land Area:	5.60 AC
Zoning:	IBC
Parcel	427-204-03

Lease Availability Report

18019 Sky Park Cir - Airport Business Ctr Bldg 65

Irvine, CA 92614 - Irvine Submarket



TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	8 minute drive to Tustin (Inland Empire-Orange County Line - Southern California Regional Rail Authority (Metrolink), Orange County Line - Southern California Regional Rail Authority (Metrolink))
Airport:	4 minute drive to John Wayne/Orange County
Walk Score ®:	Car-Dependent (46)
Transit Score ®:	Some Transit (41)

KEY TENANTS

IVASC Technologies LLC	1,491 SF	Music & Sound Zone	1,278 SF
Supreme Diamonds	1,278 SF	John A Graham & Associates	500 SF
Mecsoft Corp	500 SF	Ms-zone Llc	500 SF
