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**ZCA** INC.  
ZUVICH CORPORATE ADVISORS

# FOR LEASE

50 MAXWELL

IRVINE, CA 92618

**Contact me at 949.453.9900, ext. 36**

**VAHAN GEKCHYAN**

Vice President | Lic. #O2033644

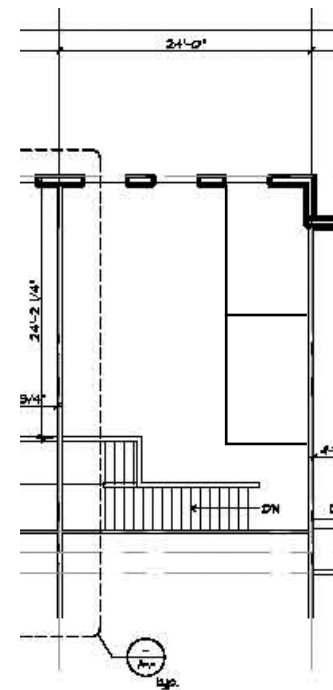
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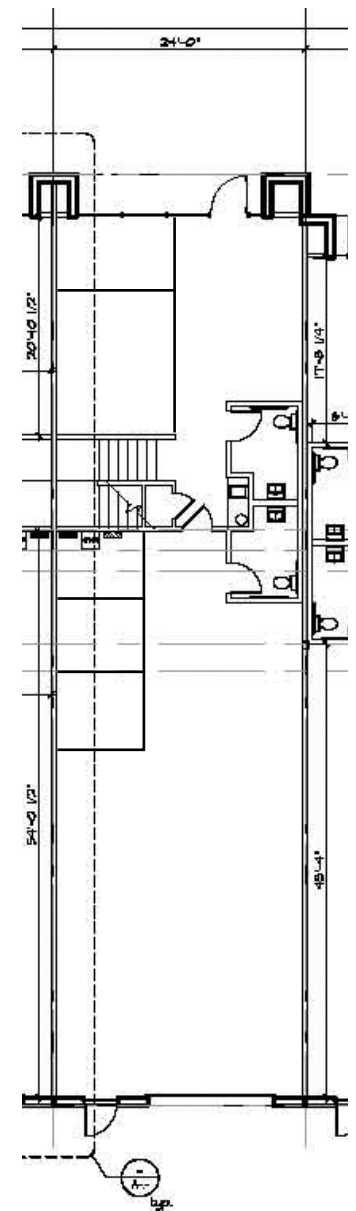


## Property Highlights

- ± 2,913 Square Foot Flex/Industrial Building
- ± 1,664 Square Foot Office
- ± 1,223 Square Foot Warehouse
- Built in 2006
- 22' Minimum Warehouse Clearance
- 225 Amps of 277/480 Volt Power (Verify)
- 1 Oversize Ground-Level Loading Door (12' x 14')
- Fire Sprinklers
- 3:1,000 Parking Ratio (2 Reserved)
- Bonus Mezzanine will be Removed for Open Warehouse
- Minutes from Irvine Spectrum Entertainment Center
- Easy access to 5, 405, and 133 Freeways



*Not to scale. Actual office dimensions and configurations may vary.*



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