

# 17550 GILLETTE AVENUE

Irvine, CA 92614

## IRVINE BUSINESS COMPLEX

# FOR SALE

## 50,820 SF FLEX SPACE



## CREATIVE SPACE INTERIOR

### PROPERTY HIGHLIGHTS

- 50,820 SF PREMISES, INCLUDING:
  - 19,111 SF Office
  - 5,667 SF Class 10,000 Cleanroom
  - 16,835 SF HVAC Manufacturing / Assembly
  - 3,800 SF Warehouse 10' - 13' Clear
  - 1,884 SF Warehouse 20' Clear
- CREATIVE SPACE:
  - Exposed ceilings, ducting, lighting
  - Premium fixtures
  - Open areas for recreation
  - Collaboration spaces
  - Meeting /hangout locations
- Extensive use of interior glass doors and walls
- Above standard finishes throughout
- Built 1969 / Interior rehab late 2015

### PROPERTY INFORMATION

DIVISIBLE	Second entrance and lobby
SITE	Fenced, paved, & gated yard / 3 GLs / Possible TW
EXTERIOR	Fluted "Gothic" finish
LAND	2.25 acres / 123 car spaces
POWER	2,500 Amps 277/480v
OWNERSHIP	Fee Simple ownership / No association fee
VISIBILITY	MacArthur Blvd. / Red Hill Avenue
LOCATION	5, 405, 133 & 73 Toll nearby / APN: 430-052-
ZONING	03 5.1 IBC Multi-Use

### Contact

STEVE EBERLE  
President (949) 350-3231  
seberle@EberleCompany.com  
DRE License# 00886508

**EBERLE COMPANY**  
**COMMERCIAL REAL ESTATE**  
**INNOVATION SINCE 1985**

### Contact

CHRIS SHIELDS  
Teammate  
(949) 378-6855  
cshields@EberleCompany.com  
DRE License# 02252796

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.



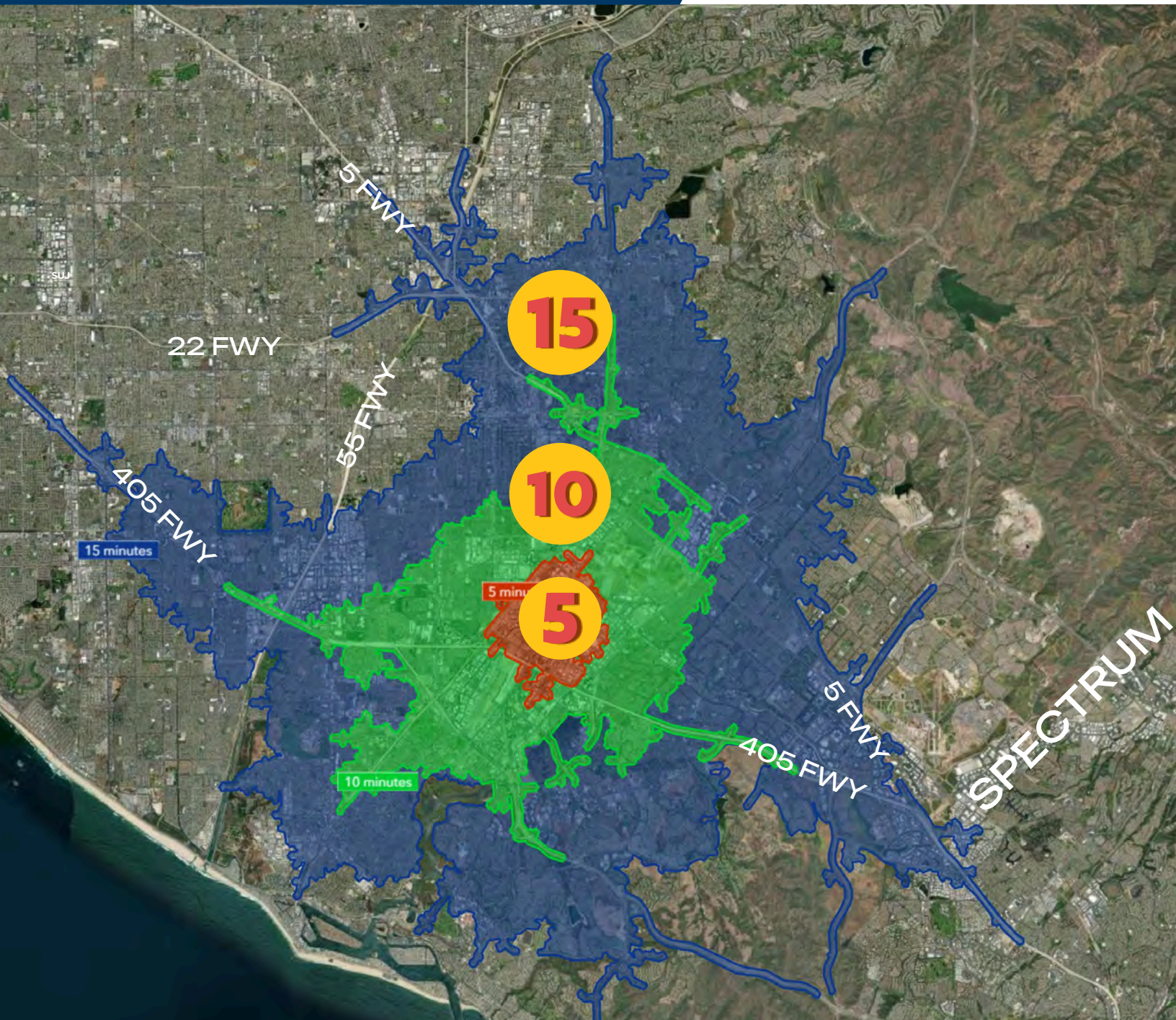
17550 GILLETTE AVENUE

Irvine, CA 92614

IRVINE BUSINESS COMPLEX

**DRIVE  
TIME**

**5-10-15  
Minutes**



Contact

STEVE EBERLE

President

(949) 350-3231

seberle@EberleCompany.com

DRE License# 00886508

**EBERLE COMPANY  
COMMERCIAL REAL ESTATE  
INNOVATION SINCE 1985**

Contact

CHRIS SHIELDS

Teammate

(949) 378-6855

cshields@EberleCompany.com

DRE License# 02252796

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness.  
You should conduct a careful, independent investigation of the property and verify all information.



17550 GILLETTE AVENUE

Irvine, CA 92614

IRVINE BUSINESS COMPLEX

## MAP LOCATION

MacArthur Blvd. /  
Red Hill Avenue



### Contact

STEVE EBERLE  
President (949) 350-3231  
seberle@EberleCompany.com  
DRE License# 00886508

**EBERLE COMPANY**  
**COMMERCIAL REAL ESTATE**  
**INNOVATION SINCE 1985**

### Contact

CHRIS SHIELDS  
Teammate  
(949) 378-6855  
csshields@EberleCompany.com  
DRE License# 02252796

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.



17550 GILLETTE AVENUE

Irvine, CA 92614

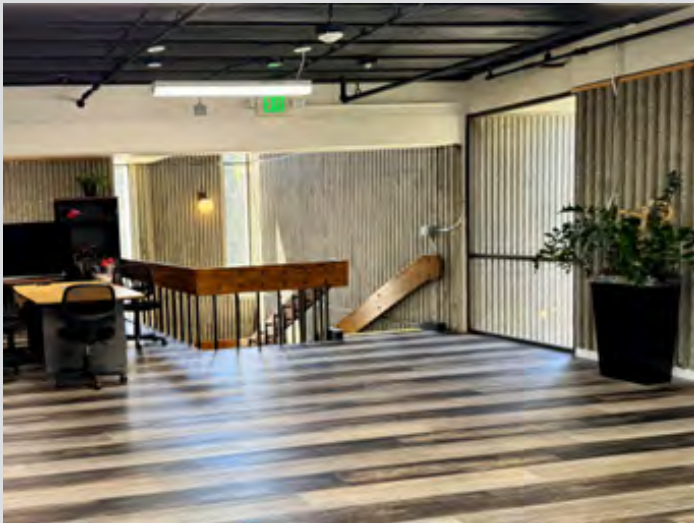
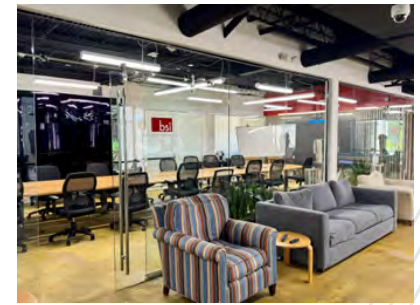
IRVINE BUSINESS COMPLEX

PHOTOS

Atrium, Lobby,

Class 10,000

Cleanroom, open  
area office



Contact

STEVE EBERLE  
President (949) 350-3231  
seberle@EberleCompany.com  
DRE License# 00886508

**EBERLE COMPANY**  
**COMMERCIAL REAL ESTATE**  
**INNOVATION SINCE 1985**

Contact

CHRIS SHIELDS  
Teammate  
(949) 378-6855  
cshields@EberleCompany.com  
DRE License# 02252796

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.

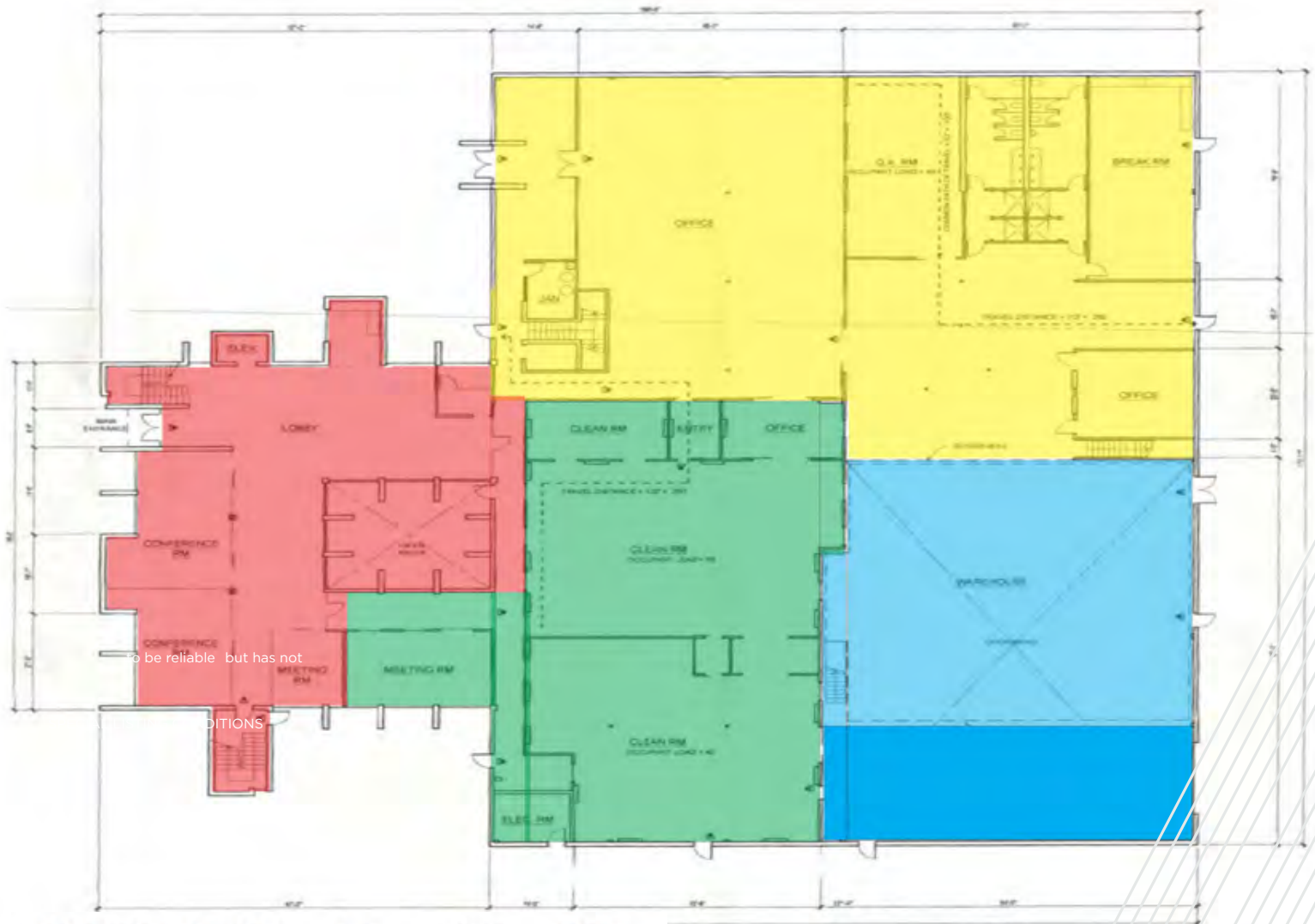
17550 GILLETTE AVENUE

Irvine, CA 92614

IRVINE BUSINESS COMPLEX

# FLOOR PLAN

1st Floor



LOCATION* / FLOOR	1st	2nd	TOTAL
OFFICE	5,463	13,648	19,111
CLEANROOMS	5,667	-	5,667
MFG/ASSEMBLY	8,835	8,000	16,835
WHSE 13' /10' Clear	3,800	3,523	7,323
WHSE 20' Clear	1,884	-	1,884
TOTALS	25,649	25,171	50,820

Contact

STEVE EBERLE  
President (949) 350-3231  
seberle@EberleCompany.com  
DRE License# 00886508

**EBERLE COMPANY**  
**COMMERCIAL REAL ESTATE**  
**INNOVATION SINCE 1985**

Contact

CHRIS SHIELDS  
Teammate  
(949) 378-6855  
cshields@EberleCompany.com  
DRE License# 02252796

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.



# 17550 GILLETTE AVENUE

Irvine, CA 92614

## IRVINE BUSINESS COMPLEX

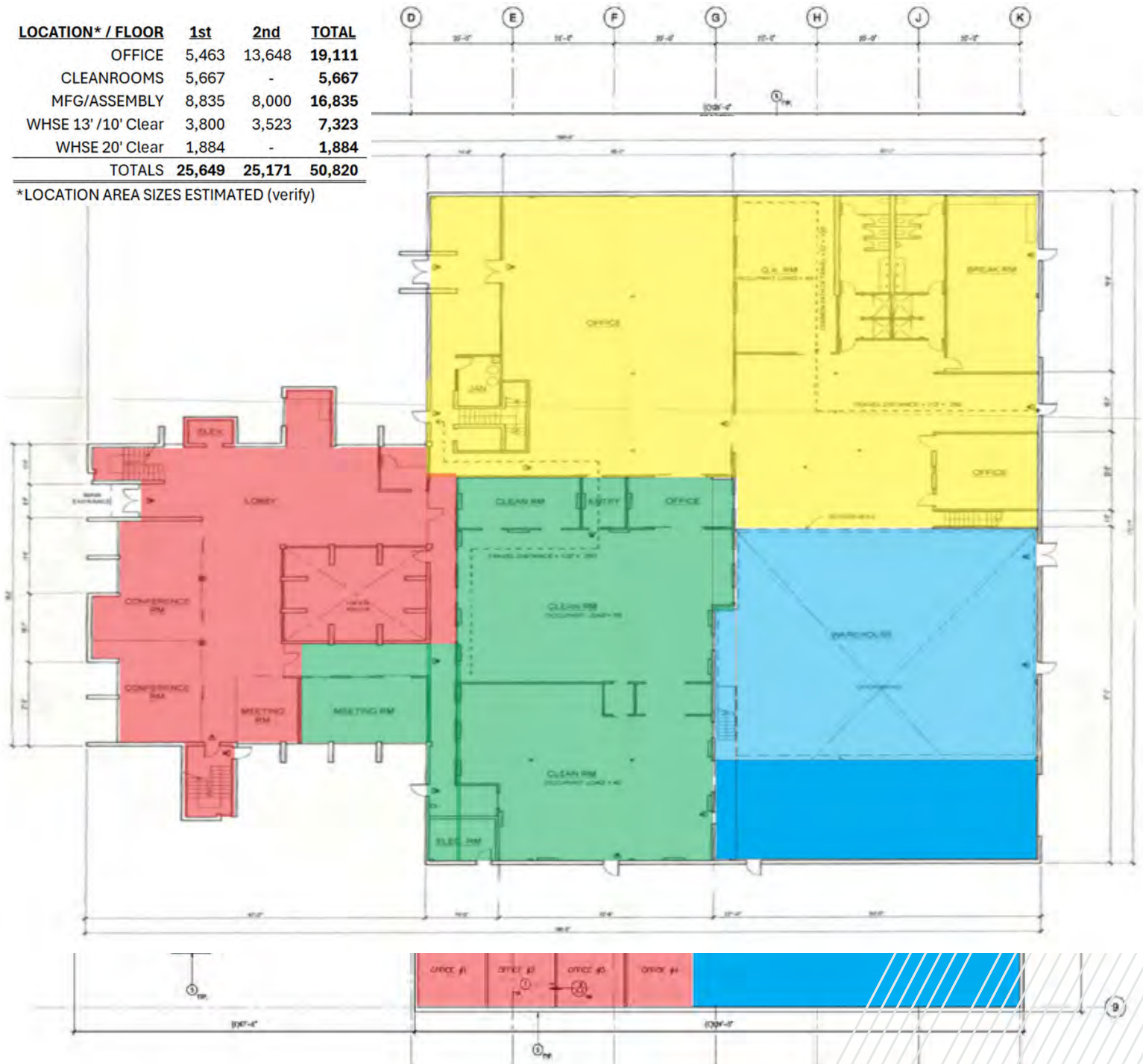
## FLOOR PLAN

### 2ndFloor



LOCATION* / FLOOR	1st	2nd	TOTAL
OFFICE	5,463	13,648	19,111
CLEANROOMS	5,667	-	5,667
MFG/ASSEMBLY	8,835	8,000	16,835
WHSE 13' /10' Clear	3,800	3,523	7,323
WHSE 20' Clear	1,884	-	1,884
TOTALS	25,649	25,171	50,820

\*LOCATION AREA SIZES ESTIMATED (verify)



### Contact

STEVE EBERLE  
President (949) 350-3231  
seberle@EberleCompany.com  
DRE License# 00886508

**EBERLE COMPANY**  
**COMMERCIAL REAL ESTATE**  
**INNOVATION SINCE 1985**

### Contact

CHRIS SHIELDS  
Teammate  
(949) 378-6855  
cshields@EberleCompany.com  
DRE License# 02252796

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.

# IRVINE BUSINESS COMPLEX

## 123 Parking Spaces



STEVE EBERLE  
President (949) 350-3231  
seberle@EberleCompany.com  
DRE License# 00886508

**EBERLE COMPANY**  
**COMMERCIAL REAL ESTATE**  
**INNOVATION SINCE 1985**

CHRIS SHIELDS  
Teammate  
(949) 378-6855  
cshields@EberleCompany.com  
DRE License# 02252796

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.



# 17550 GILLETTE AVENUE

Irvine, CA 92614

## IRVINE BUSINESS COMPLEX

## USES

### Permitted Uses



LAND USE	5.0	5.1
Accessory use	P	P35
Agriculture	P	P306
Church		C35/3
Commercial recreation (under 1,500 square feet)	P	P35/T
Domestic animal care facility	C45	P45
Equipment rental		P31
Greenhouse		P30
Industry, service		P29
Information center	P	P29
Manufactured structure permit (up to two (2) years)	P	P35
Manufacturing, light		P30
Office, administrative, business, professional	P	P29
Office, design professional	P	P29
Office, headquarter	P	P29
Outdoor vendor	P	P31
Park	P	P35
Public park facility	P	P35
Pushcart permit	P	P35
Recreational vehicle storage, private		P30
Research and development	P	P29
Retail and/or service business, general (except drive-thru)	P	P31
Retail and/or service business, general (drive-thru)		P31
Retail business, accessory	P	P
Retail business, home improvement related		P35
Reverse vending machine permit	P	P35
School, public	P	P35
Supermarket	P	P31
Vehicle repair and detailing, mobile	C	P
Veterinary service, domestic	P	P29
Warehouse and sales outlet		P35
Warehousing, storage and distribution		P30
Wireless communications facility	P74	P74



### Contact

STEVE EBERLE  
President (949) 350-3231  
seberle@EberleCompany.com  
DRE License# 00886508

**EBERLE COMPANY**  
**COMMERCIAL REAL ESTATE**  
**INNOVATION SINCE 1985**

### Contact

CHRIS SHIELDS  
Teammate  
(949) 378-6855  
cshields@EberleCompany.com  
DRE License# 02252796

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.