

OFFERING MEMORANDUM

2569

McCabe Way

Irvine, California

*Buyer has the
ability to occupy
9,277 SF*



Lee & Associates, Inc. - Irvine (the "Agent") has been engaged as the exclusive sales representative for the sale of 2569 McCabe Way, Irvine, CA (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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9



investment overview

OFFERING SUMMARY

Lee & Associates, Inc. - Irvine, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 2569 McCabe Way. Consisting of approximately 23,021 square feet, this 2-story, multi-tenant office building is located in the prestigious city of Irvine, California, in close proximity to numerous amenities including retail, restaurants, and health clubs.

Built in 1979 and remodeled in 2004 & 2012, 2569 McCabe Way offers prominent curb appeal and 405 Freeway frontage. The property is currently 100% leased but owner can vacate up to 9,277 SF for an owner user to occupy.





PROPERTY SUMMARY

<i>Property Address</i>	2569 McCabe Way Irvine, CA 92614
<i>APN</i>	435-132-17, 435-132-19
<i>Land Size</i>	±1.33 Acres
<i>Building Size</i>	±23,021 Square Feet
<i>Parking</i>	92 Parking Stalls
<i>Occupancy</i>	100% (Current owner occupies 9,277 SF and will vacate for owner user to occupy)

OFFERING SUMMARY

<i>Offering Price</i>	\$12,800,000
<i>Interest Offered</i>	Fee Simple

property description

<i>Property Address</i>	2569 McCabe Way Irvine, CA 92614
<i>APN</i>	435-132-14, 435-132-19
<i>Location</i>	Orange County
<i>Land Size</i>	±1.33 Acres
<i>Year Built</i>	1979, Renovated 2004 and 2012
<i>Building Size</i>	±23,021 Square Feet
<i>Zoning</i>	C-3, Irvine
<i>Parking</i>	92 Parking Stalls
<i>Flooring</i>	Tile and Carpet
<i>Construction</i>	CTU
<i>Exterior Walls</i>	Brick
<i>Roof Cover</i>	Cool roof composite with built up roof & modified cap sheet surface
<i>Walls</i>	Painted Gypsum Board
<i>Ceiling</i>	Hanging Acoustical Tile
<i>Elevators</i>	One (1) Hydraulic Elevator
<i>Utilities</i>	Southern California Edison, Southern California Gas
<i>Light Fixtures</i>	Recessed Fluorescent Lighting
<i>HVAC</i>	First Floor - LG Variable Refrigeration System Second Floor - Packaged Units
<i>Energy Efficiency</i>	Equivalent to a Silver LEED Building

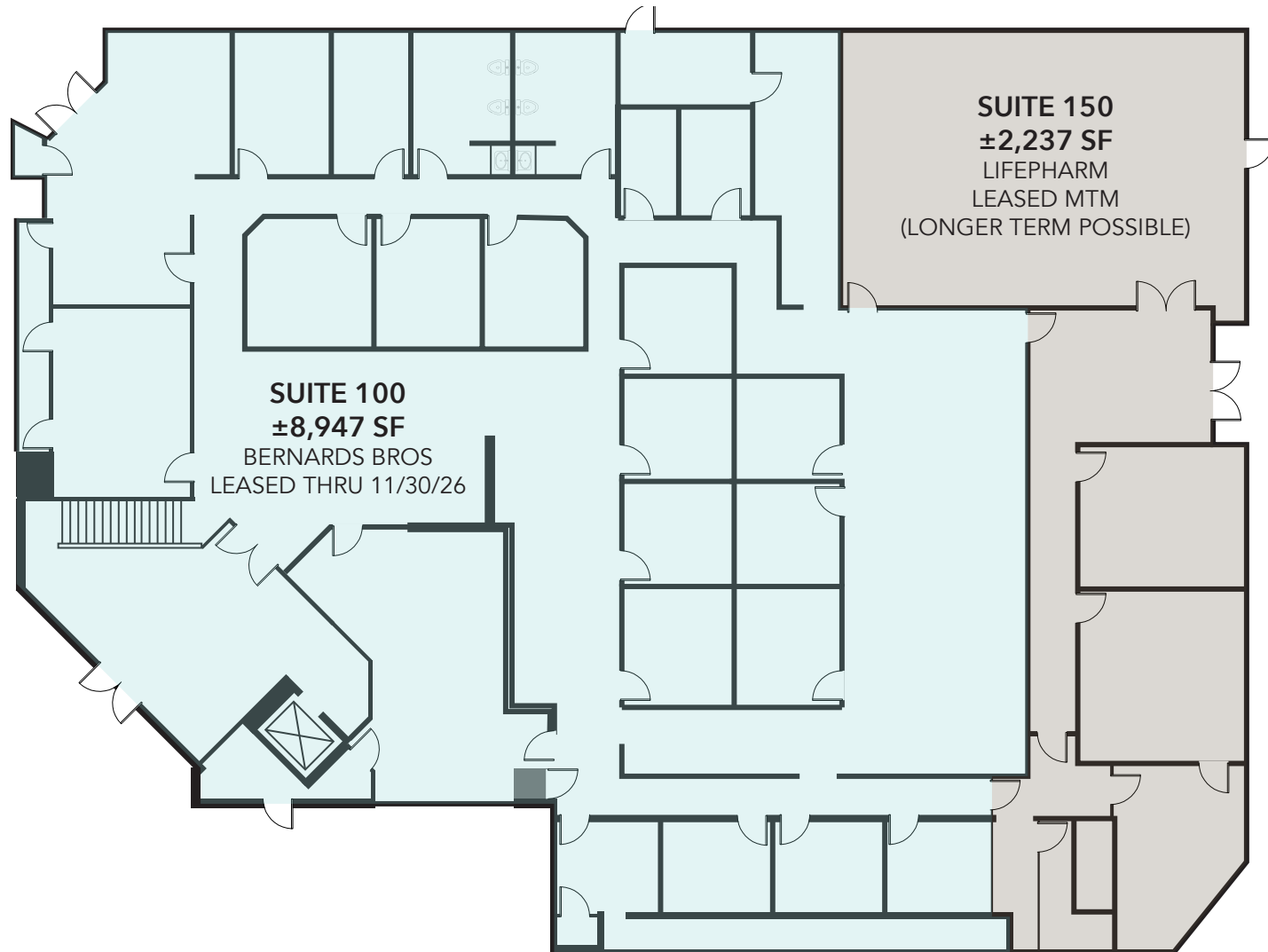




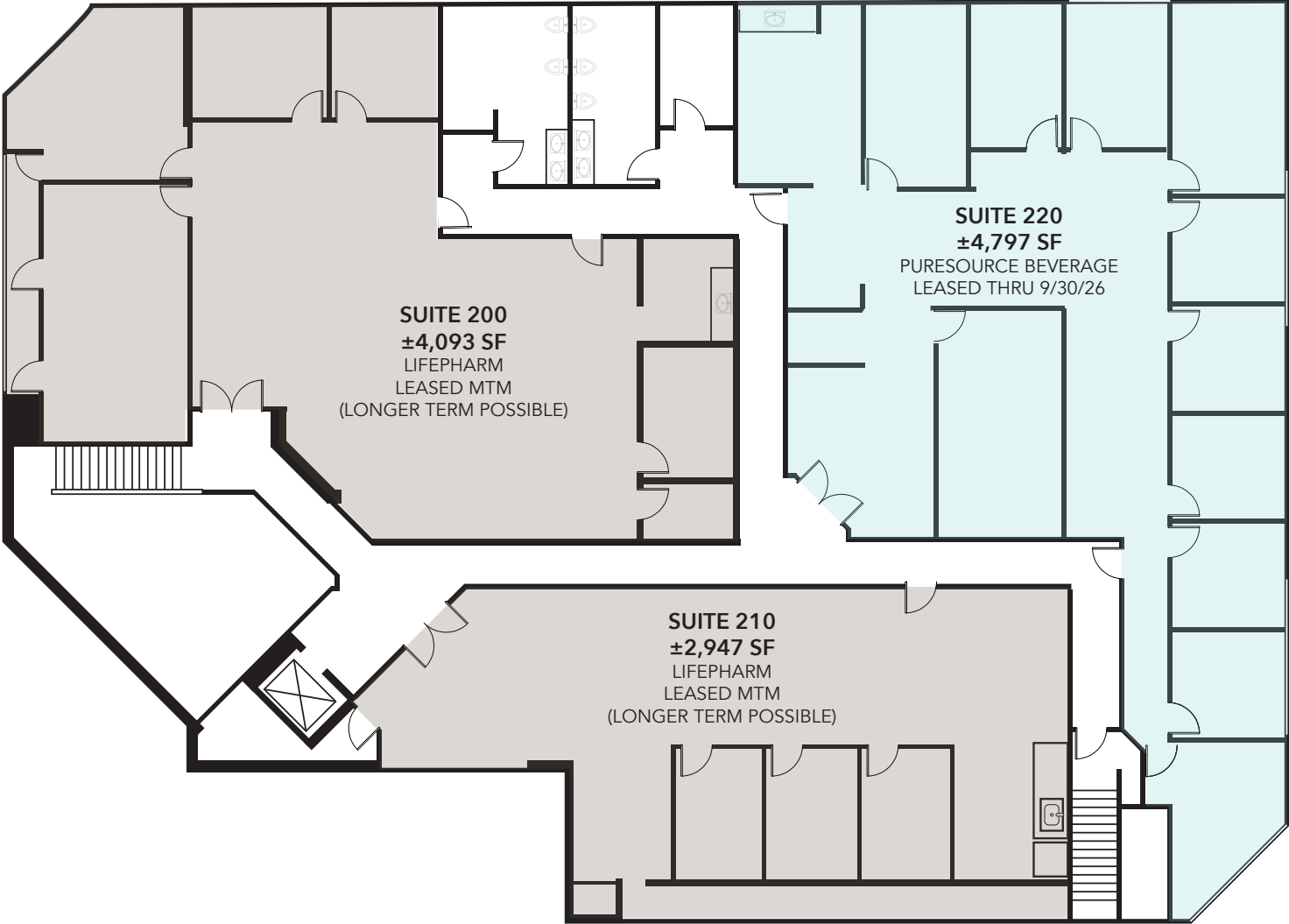
LIFE PHARM

2569

FIRST FLOOR PLAN



SECOND FLOOR PLAN





Von Karman Ave

2569
McCabe Way
Irvine, California



McCabe Way

2569

McCabe Way
Irvine, California

McCabe Way



tenant profiles



TENANT/BUILDING OWNER

Tenant	Leased SF	% of Property	Lease Expiration
LifePharm Inc.	±9,277 SF	40%	Month-to-Month

LifePharm Inc. was created as a company where healthy living and financial independence is an achievable reality for everyone. The company exemplifies a history of innovation through its premium line of epigenetic products and independent business opportunity. A global direct selling company, LifePharm operates in over 45 markets worldwide and has had over 500,000 independent business owners and counting.

LifePharm is guided by our 4 core values. These core values are the center in every action that we take, and every decision that we make. We think BIIG:

Balance: Balance means finding a middle ground between the company's and customer's needs. Put yourself in the customers' shoes while doing what's best for the company.

Integrity: Integrity means being honest and trustworthy in everything we do. This includes the quality of products we create, the commissions we payout, and the decisions we make.

Innovation: Innovation means to deliver results above and beyond expectations for customers, managers, and stakeholders. Constantly think outside of the box to come up with new ideas, and to improve and simplify existing situation.

Growth: Growth means to identify, focus, and engage on the strengths of our people and products. By combining our strengths, we can accelerate the growth of the company.





Tenant	Leased SF	% of Property	Lease Expiration
Bernards Bros, Inc.	±8,947 SF	39%	November 30, 2026

Bernards is an employee-owned multidisciplinary commercial builder and construction management company. They deliver technical expertise and outstanding construction services to developers, corporations, educational institutions, and public agencies. Their mission is to thrive as a Premier Builder while living their Core Values and achieving lasting success with their customers, employees, and all those with whom they collaborate.

Driven by a passion for building, a highly focused work ethic, and the entrepreneurial spirit of self-reliance, three young brothers – Doug, the networker, Greg, the knowledge, and Jeff, the businessman – created Bernards in 1974. In their early years, Bernards won numerous jobs with companies such as Magic Mountain, Bank of America, and Veterans Administration (VA) Hospitals.

They have since completed an immense portfolio of projects in the education, retail, multifamily, mixed-use, entertainment, healthcare, hospitality, and civic sectors. The firm has expanded to five offices with a large presence throughout Los Angeles, Orange County, the Inland Empire, Central Valley and Central Coast. The company has converted to 100% Employee Stock Ownership and employs over 280 professionals and counting.



Tenant	Leased SF	% of Property	Lease Expiration
PureSource Beverage	±4,797 SF	21%	September 30, 2026

PureSource Beverage Company is a beverage distribution company specializing in CBDa-infused refreshments. was born when a group of lifelong friends came together and got to talking about the lack of healthy and feel-good drink options.

The company's founders were comprised of a scientist, a doctor, a chemist, and beverage business professionals who knew it was the perfect opportunity to actualize our dream of a feel-good wellness drinks. The company's carefully crafted lines of brewed canned teas and sparkling waters offer a delightful blend of flavor and wellness. With zero sugar and sweetened with monk fruit extract, their beverages are a guilt-free indulgence. Experience the soothing effects of CBDa, which harmoniously balances the natural caffeine content, ensuring a serene beverage experience.

market overview

ORANGE COUNTY OFFICE MARKET

The local office market in many ways is a microcosm of the national picture, where a renewed focus on efficient use of space led to deep footprint reductions in 2023. A clear trend emerged in 2023 that looks likely to continue. As leases near expiration, companies embracing hybrid work schedules increasingly have been cutting back on space either at their current addresses or relocating, often upgrading their digs in the process.

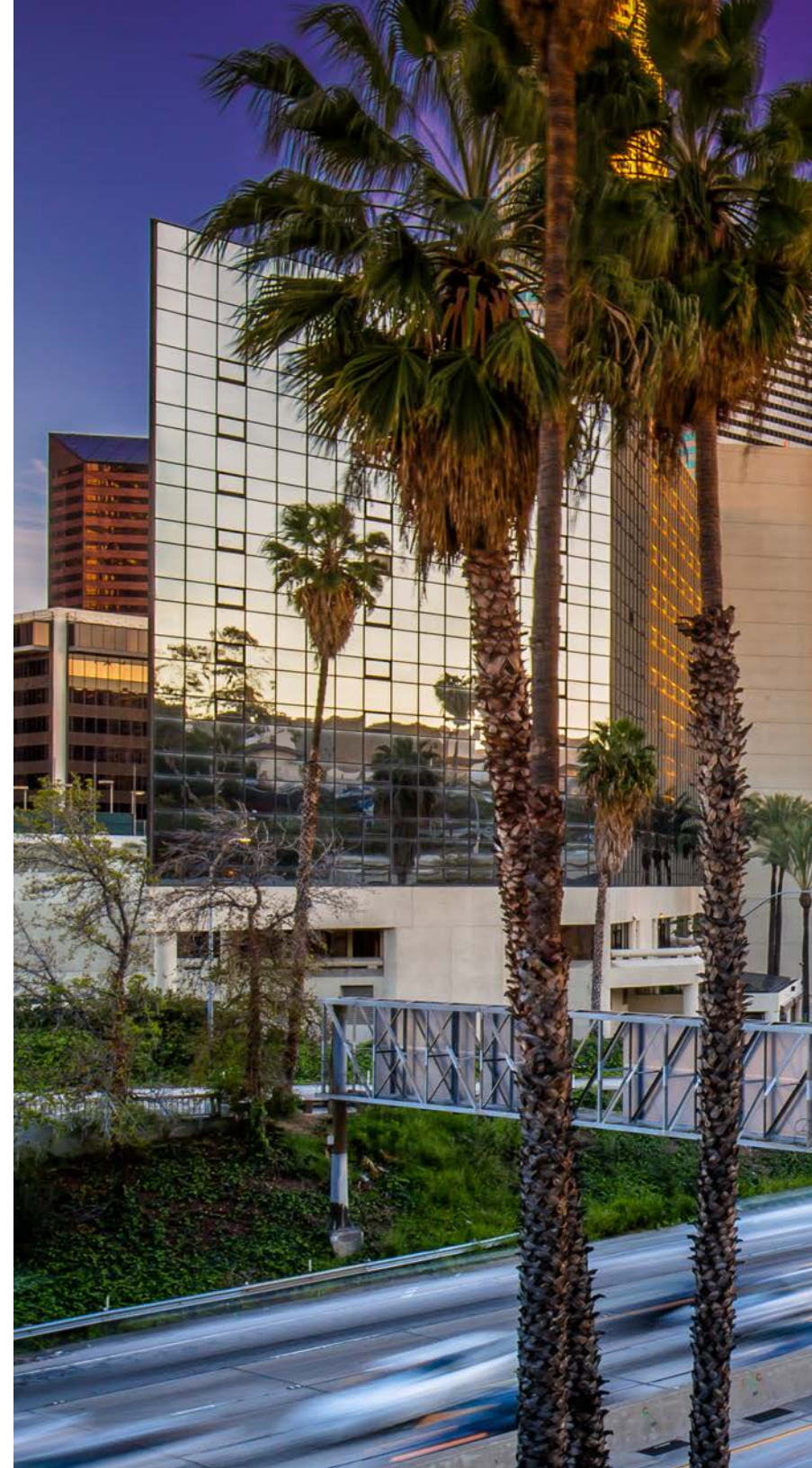
In Orange County there was 218,871 SF of positive net absorption in the fourth quarter, the only period of growth during a year in which tenants shed nearly 1.6 million SF of space. That was nearly double the negative net absorption of 2021.

AIRPORT AREA OFFICE MARKET

The Airport Area submarket encompasses the cities of Newport Beach, Irvine, Costa Mesa, portions of Tustin and Santa Ana. The Airport Area is broken down into approximately 44.6 million square feet of office space. The submarket finished 2023 with a vacancy rate of 17%, and positive net absorption of 208,832 square feet.

Investors still find the Airport Area to be the most desirable office market in which to invest within Orange County. The market continues to set new record prices for lease rates and sale prices as Orange County is one of the most desirable markets in the country for native and foreign investors.

The Airport Area is not only the largest, but traditionally the strongest submarket for office space within Orange County.





ORANGE COUNTY OFFICE MARKET OVERVIEW

4th Quarter 2023

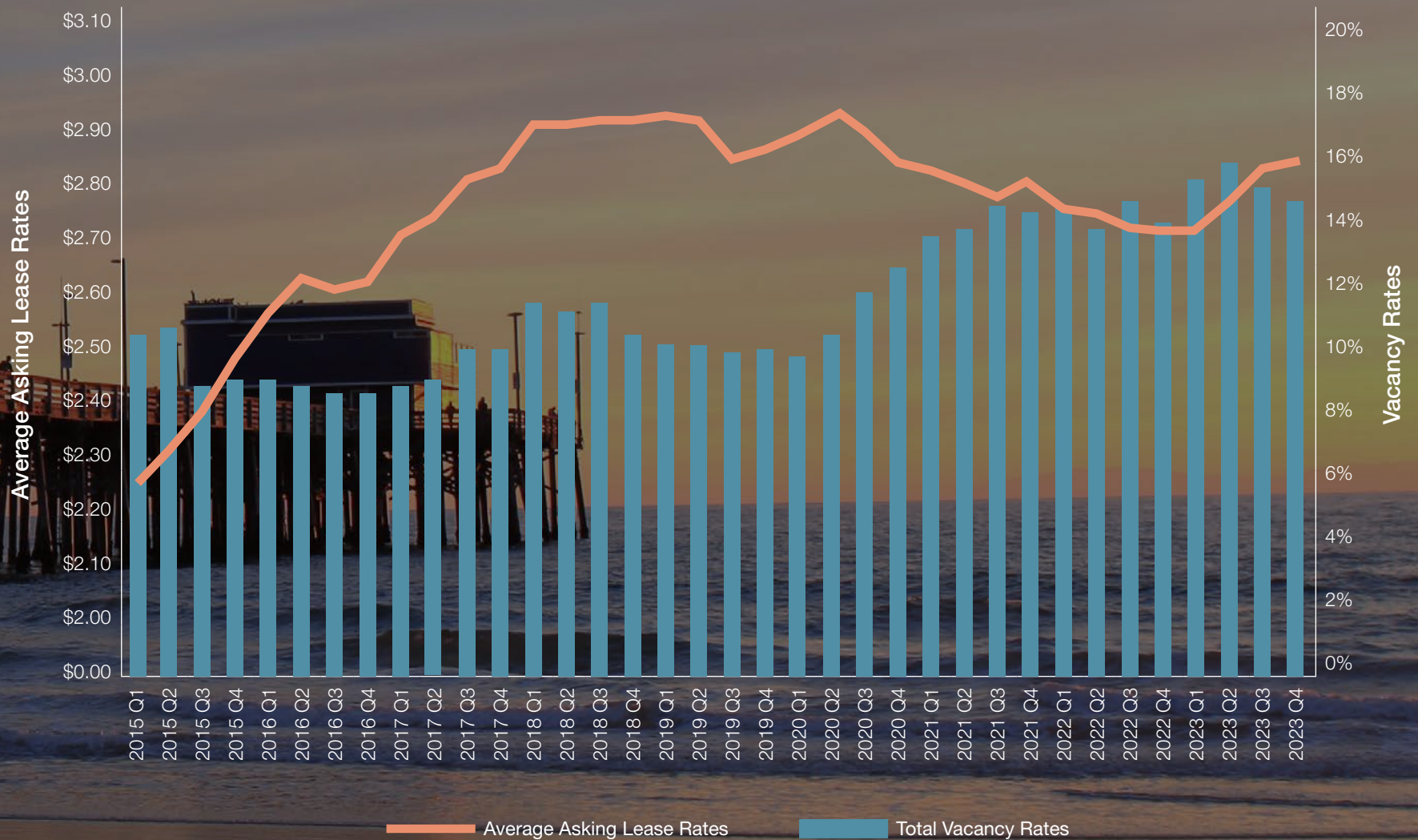
6,113 Buildings
159,143,906 Total Square Feet
13.3% Vacancy Rate
150,694 Net Absorption (SF)
-1,848,915 YTD Net Absorption (SF)
\$2.68 ^{PSF} Avg. Asking Lease Rate (FSG)
\$226 ^{PSF} Avg. Sale Price
3.8% OC Unemployment








GREATER AIRPORT AREA OFFICE MARKET OVERVIEW

4th Quarter 2023

1,283 Buildings
54,501,321 Total Square Feet
15.1% Vacancy Rate
208,833 Net Absorption (SF)
-501,129 YTD Net Absorption (SF)
\$2.87 ^{PSF} Avg. Asking Lease Rate (FSG)
\$565 ^{PSF} Avg. Asking Sale Price
3.8% OC Unemployment



SALE COMPARABLES

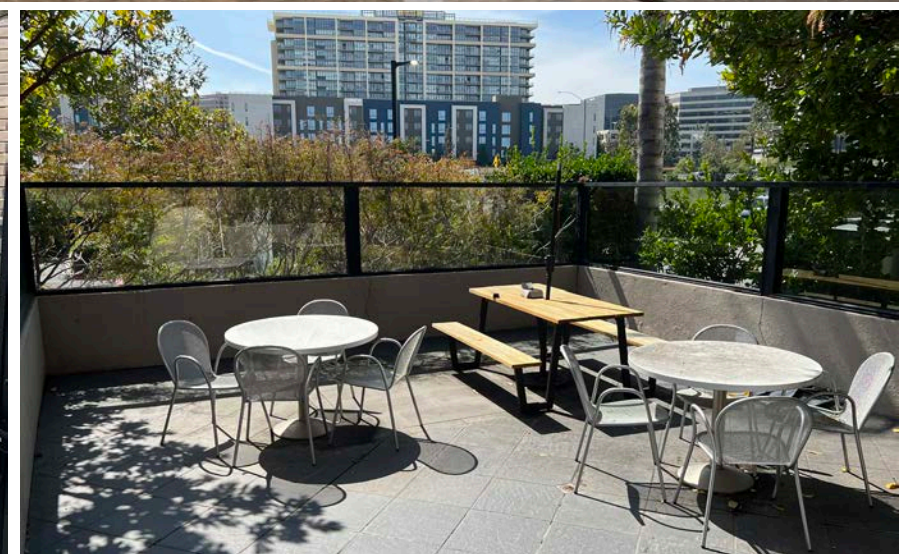
	<i>Building Address</i>	<i>Building Area</i>	<i>Sold Price</i>	<i>Price PSF</i>	<i>Sale Date</i>	<i># of Stories</i>	<i>Year Built</i>
1)	 1650 Adams Avenue Costas Mesa, CA	12,436 SF	\$6,900,000	\$554.84	Aug-2023	2	1965 Ren. 2019
2)	 2485 McCabe Way Irvine, CA	20,772 SF	\$11,200,000	\$539.19	Aug-2023	2	1986
3)	 440 Fair Drive Costa Mesa, CA	27,000 SF	\$11,750,000	\$435.19	Aug-2023	2	1965
4)	 108 Pacifica Irvine, CA	33,563 SF	\$13,900,000	\$414.15	Oct-2023	3	1990
5)	 2575 McCabe Way Irvine, CA	28,000 SF	\$10,600,000	\$378.57	Nov-2023	2	1980
Averages:		24,354 SF	\$10,870,000	\$464.39			

2569
McCabe Way
Irvine, California








2 5

4





COMPETITIVE BUILDINGS ON THE MARKET

	<i>Building Address</i>	<i>Building Area</i>	<i>Asking Price</i>	<i>Price PSF</i>	<i># of Stories</i>	<i>Year Built</i>	<i>Comments</i>
1)	 8961 Research Drive Irvine, CA	9,900 SF	\$5,346,000	\$540.00	2	2004	Owner/User or Investment Opportunity.
2)	 8871 Research Drive Irvine, CA	9,900 SF	\$5,299,000	\$535.25	2	2004	Investment Opportunity.
3)	 557 Wald Irvine, CA	10,170 SF	\$5,288,400	\$520.00	1	2003	Owner/User Opportunity.
4)	 16451 Scientific Way Irvine, CA	9,900 SF	\$4,750,000	\$479.80	2	2007	Owner/User Opportunity.
5)	 23601 Moulton Pkwy Laguna Hills, CA	11,187 SF	\$5,025,000	\$449.18	2	1976	Owner/User Opportunity.
Averages:		10,211 Sf	\$5,141,680	\$504.85			

2569
McCabe Way
Irvine, California



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2569

McCabe Way
Irvine, California



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ASSOCIATES**
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