

FOR LEASE

Sky Park Office Building
17802 Sky Park Circle, Irvine



- Prime Office Space near OC Airport
- Easy Access to 405 and 55 Freeways
- 1,474 – 9,957 sq ft available ▪ \$1.90/sq ft/month FSG



Paul Kott Realtors, Inc.

RESIDENTIAL • COMMERCIAL • INDUSTRIAL • INVESTMENT



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Sky Park Office Bldg

\$22.80 /SF/YR

Prime Office Space located near OC/John Wayne Airport. Easy Freeway access! Elevator served.

SUITES #204 AND #205 CAN BE DIVIDED INTO SMALLER SPACES....

- OC Airport Area
- Easy Freeway Access to 55 and 405 freeways
- Elevator served



Rental Rate:	\$22.80 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	20,750 SF
Year Built:	1971
Walk Score ®:	55 (Somewhat Walkable)
Transit Score ®:	38 (Some Transit)
Rental Rate Mo:	\$1.90 /SF/MO

1st Floor Ste 100

1	Space Available	2,747 SF
	Rental Rate	\$22.80 /SF/YR
	Date Available	October 01, 2025
	Service Type	Full Service
	Space Type	Relet
	Space Use	Office
	Lease Term	Negotiable

2nd Floor Ste 200

2	Space Available	3,221 SF
	Rental Rate	\$22.80 /SF/YR
	Date Available	Now
	Service Type	Full Service
	Built Out As	Standard Office
	Space Type	Relet
	Space Use	Office
	Lease Term	Negotiable

Nice Office with easy access to OC Airport and 55/405 freeways.

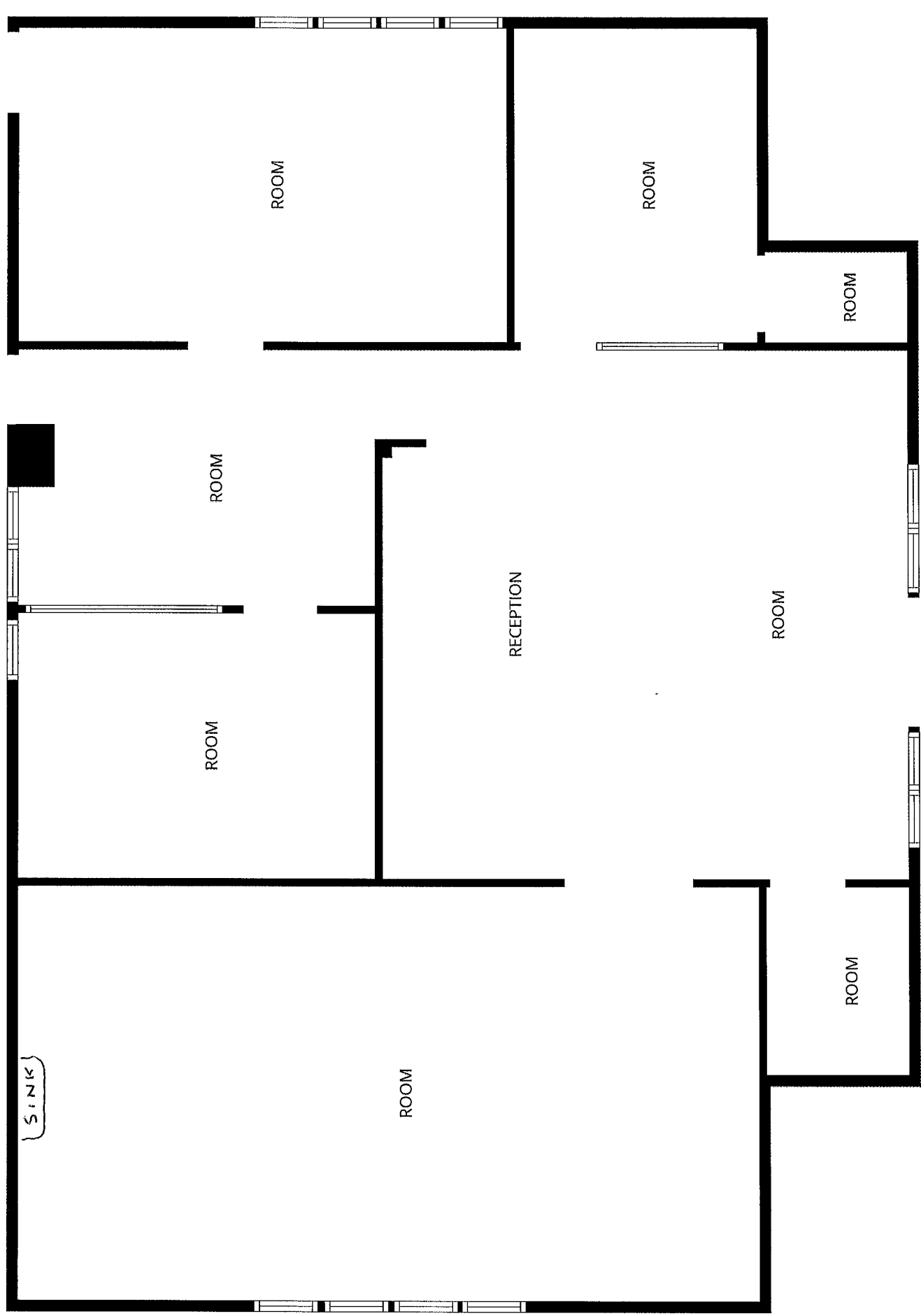
2nd Floor Ste 204

3	Space Available	4,241 SF
	Rental Rate	\$22.80 /SF/YR
	Date Available	Now
	Service Type	Full Service
	Built Out As	Standard Office
	Space Type	Relet
	Space Use	Office
	Lease Term	Negotiable

2nd Floor Ste 205

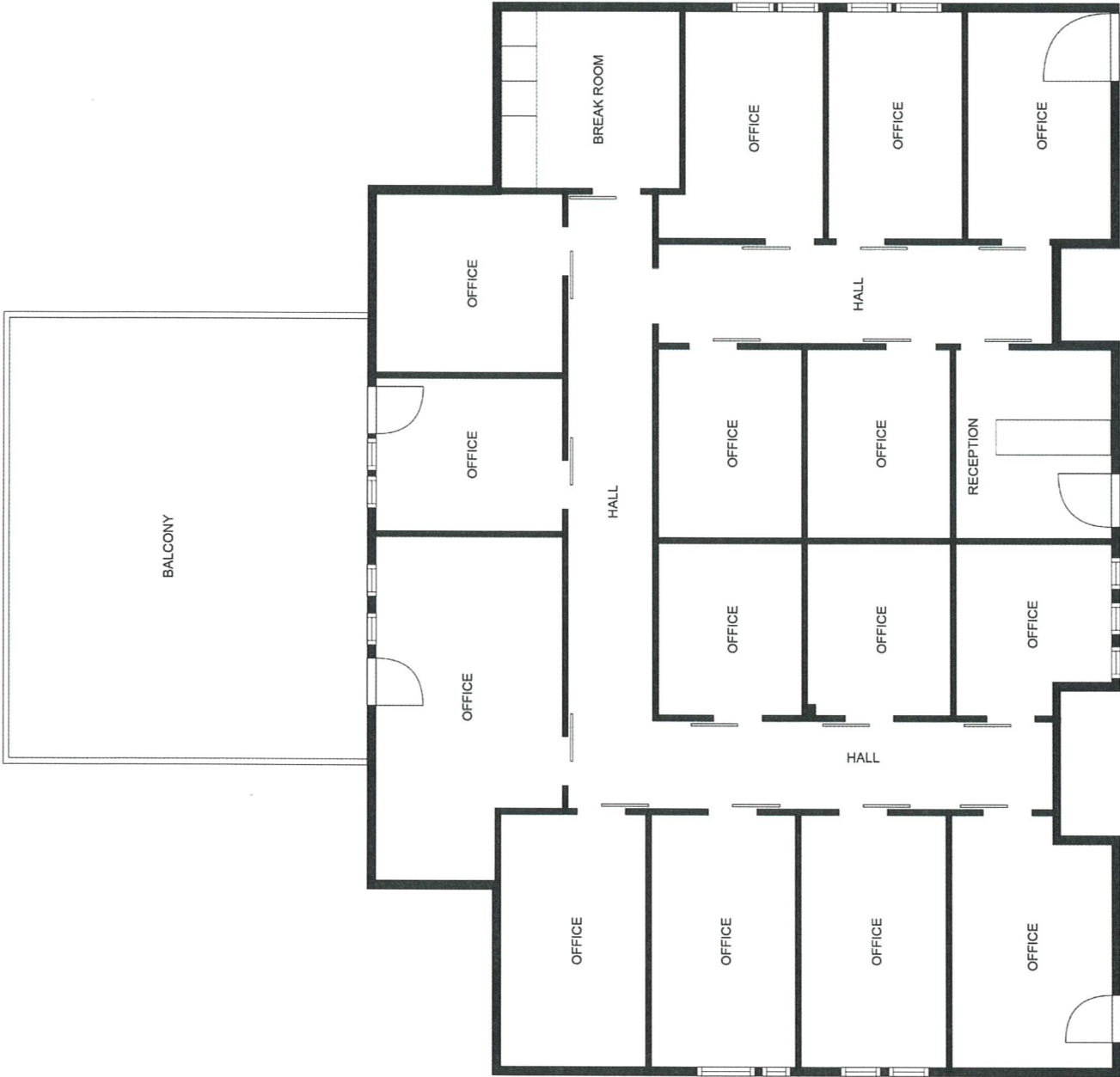
4	Space Available	2,686 SF
	Rental Rate	\$22.80 /SF/YR
	Date Available	Now
	Service Type	Full Service
	Built Out As	Standard Office
	Space Type	Relet
	Space Use	Office
	Lease Term	Negotiable

100



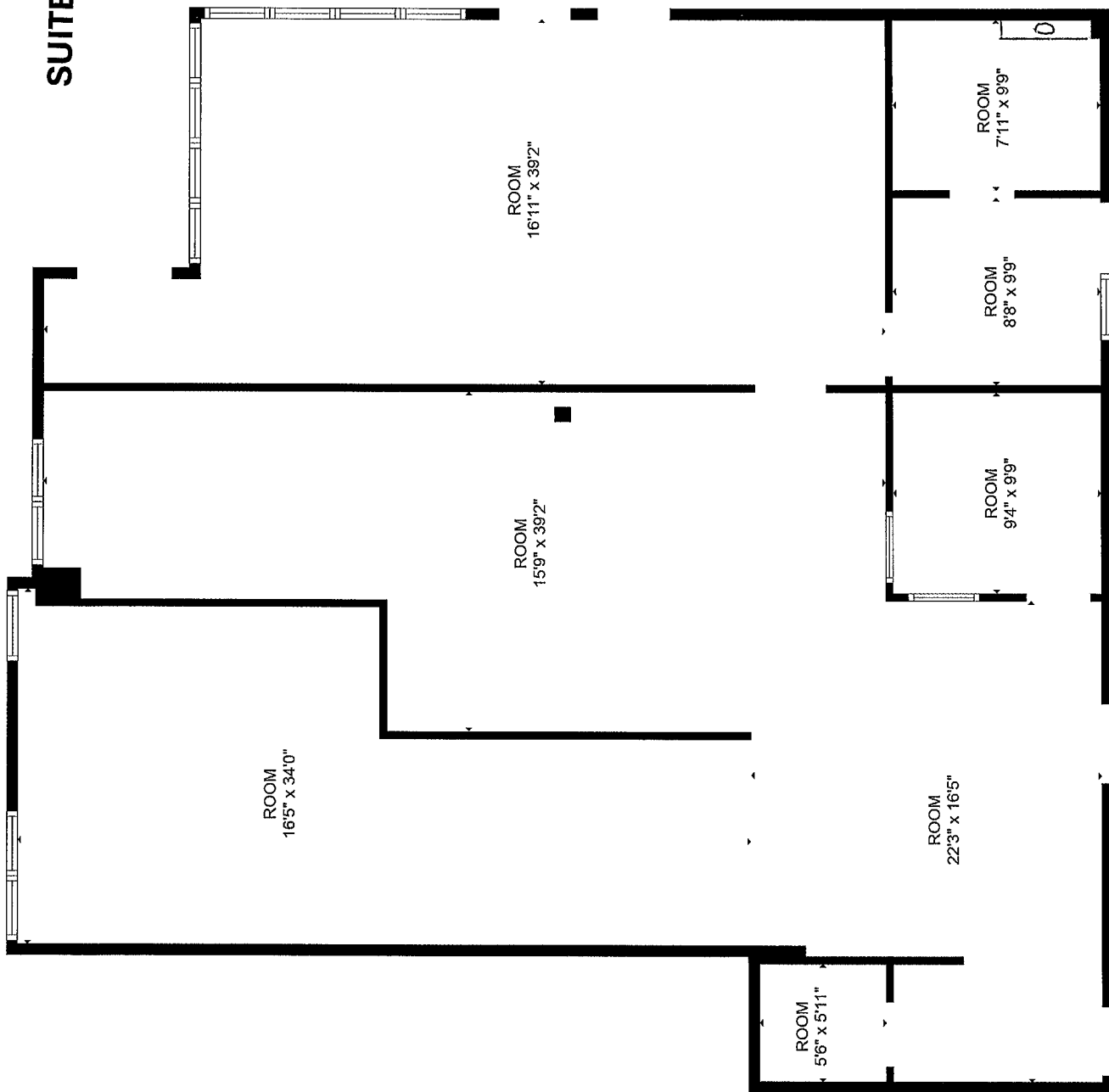
Architectural drawing of a floor plan showing a layout with multiple rooms, a reception area, and a sink.

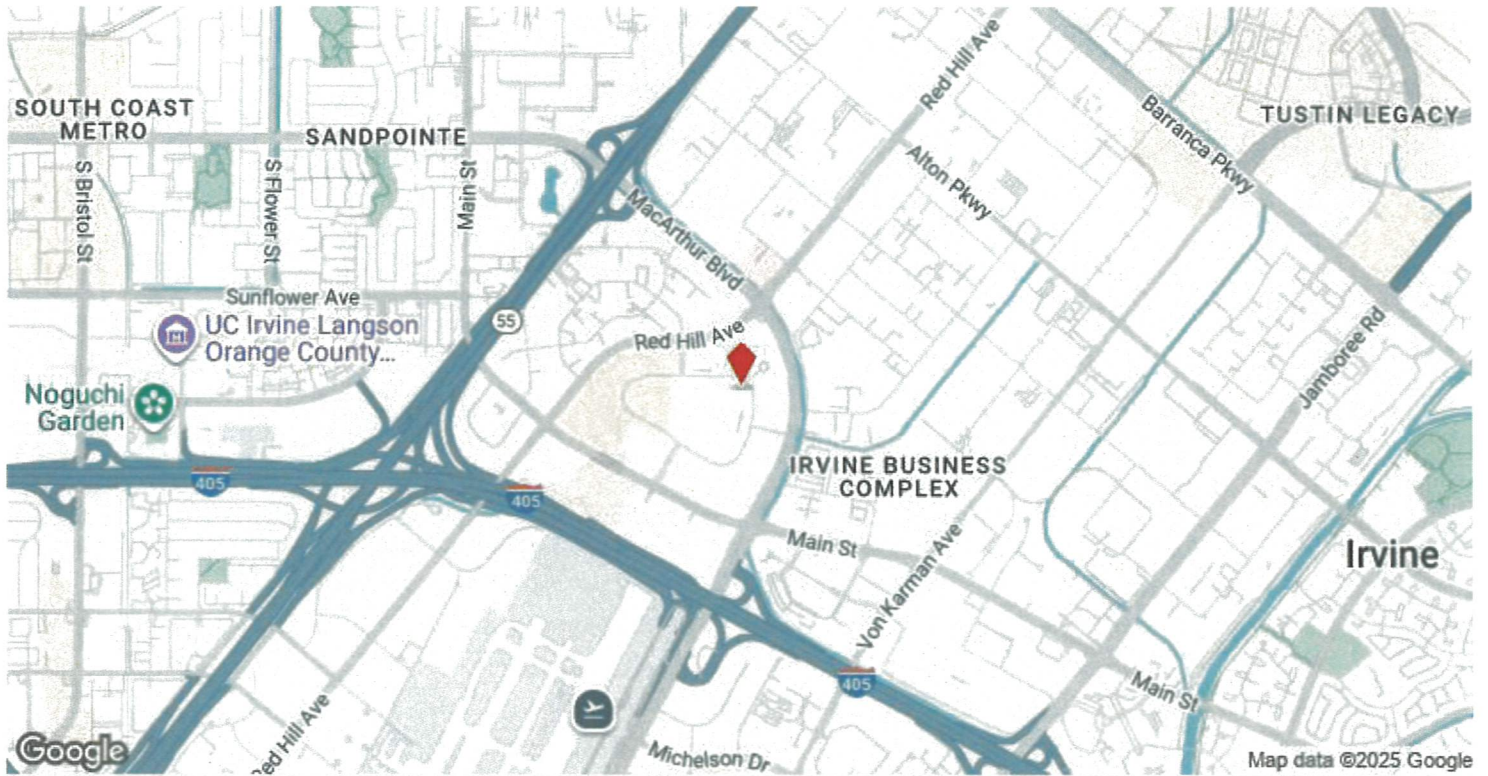
#200



[illegible]

SUITE #205





17802 Sky Park Cir, Irvine, CA 92614

Prime Office Space located near OC/John Wayne Airport. Easy Freeway access! Elevator served.

SUITES #204 AND #205 CAN BE DIVIDED INTO SMALLER SPACES.

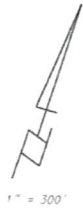
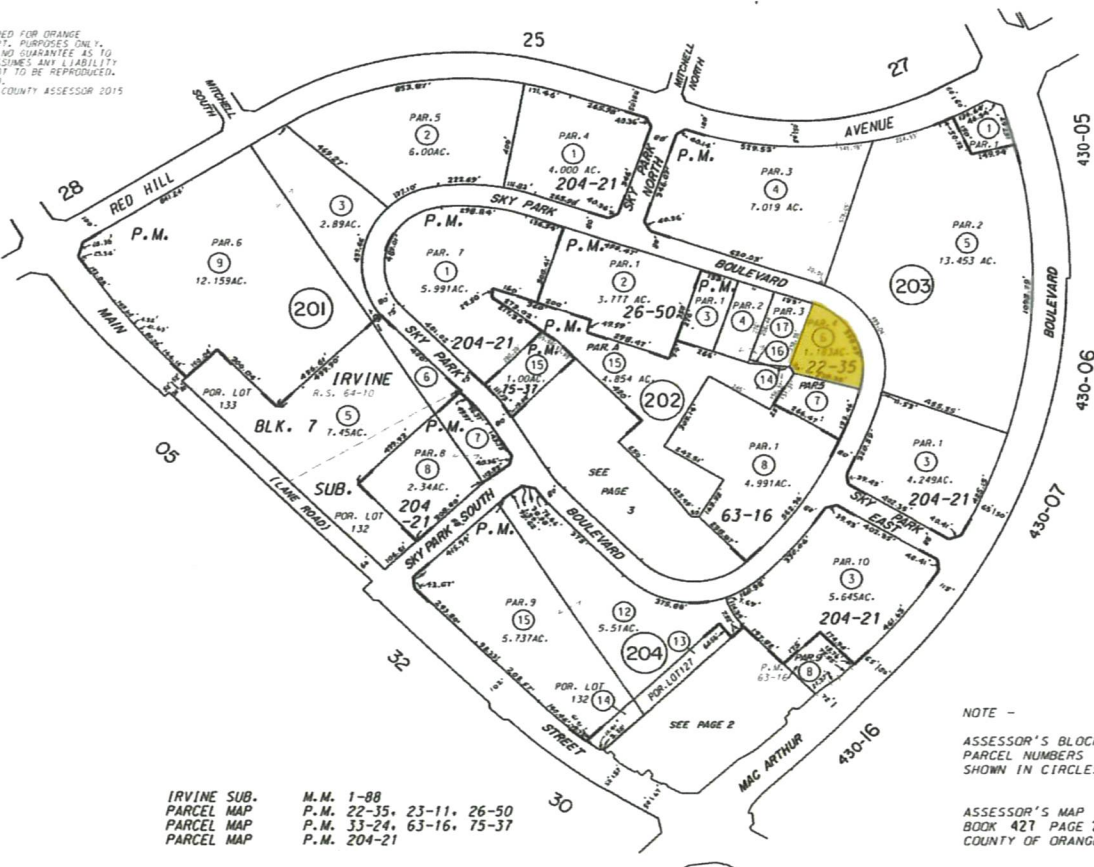
Property Photos



Building Photo

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NOTE -
ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 427 PAGE 20
COUNTY OF ORANGE

MARCH 1975

IRVINE SUB.
PARCEL MAP
PARCEL MAP
M.M. 1-88
P.M. 22-35, 23-11, 26-50
P.M. 33-24, 63-16, 75-37
P.M. 204-21