

9371

IRVINE BLVD, IRVINE

PROFESSIONAL OFFICE SUITES

FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**OC**
OFFICE GROUP

ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

KYLEE KING
Senior Associate
Lic. #02101275
949.790.3108
kking@leeirvine.com

PROPERTY FEATURES

- Freestanding Professional Office Building
- Excellent Window Line and Natural Light
- Beautifully Maintained and Professionally Managed
- Close Proximity to a Variety of Residential, Retail, Parks, and Schools
- Ample Free Surface Parking
- Nearby Access to Major Freeways and Toll Roads
- Full Service Gross Rate does not Include Interior Janitorial

CURRENT AVAILABILITIES

- Suite 250: ±2,489 SF at \$2.15/SF FSG
 - 3 Private Offices
 - Oversized Conference Room
 - Kitchen and Break Area
 - Large Reception
 - Expansive Open Area



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WELCOMING RECEPTION AREA



FORMAL LOBBY



LARGE CONFERENCE ROOM



KITCHEN WITH STORAGE



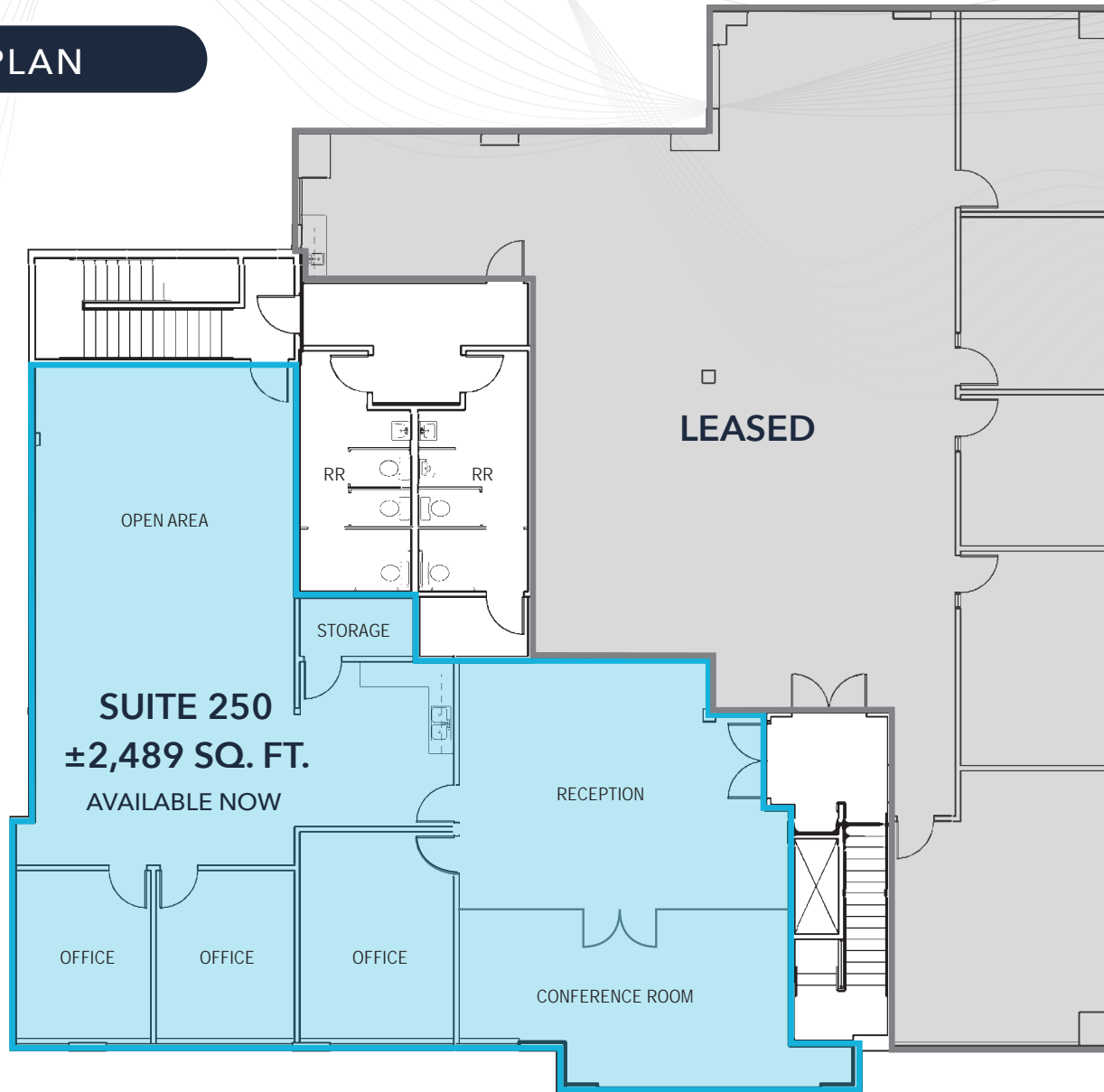
AMPLE FREE SURFACE PARKING



LARGE OPEN OFFICE



FLOOR PLAN



NEARBY AMENITIES



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