

CLASS A LIFE SCIENCE

FOR LEASE

6

THOMAS
IRVINE, CA



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**1 PROPERTY
OVERVIEW**

**2 FLOOR
PLAN**

**3 AREA
OVERVIEW**

**4 MARKET
OVERVIEW**





PROPERTY FEATURES

±31,375 SF

BUILDING SIZE

±77,972 SF

LAND AREA

±12,000 SF

LAB/PRODUCTION AREA

±2,400 SF

WAREHOUSE AREA

±87

PARKING SPACES

1

GL LOADING DOOR

PROPERTY SUMMARY - FOR LEASE

ADDRESS

6 Thomas, Irvine

LEASE RATE

Call for pricing

AVAILABLE SPACE

±31,375 SF

PARKING

±87 spaces (3.0/1,000 SF)

TOTAL LAND AREA

±1.49 Acres

LAB/PRODUCTION AREA

±12,000 SF

OFFICE SPACE

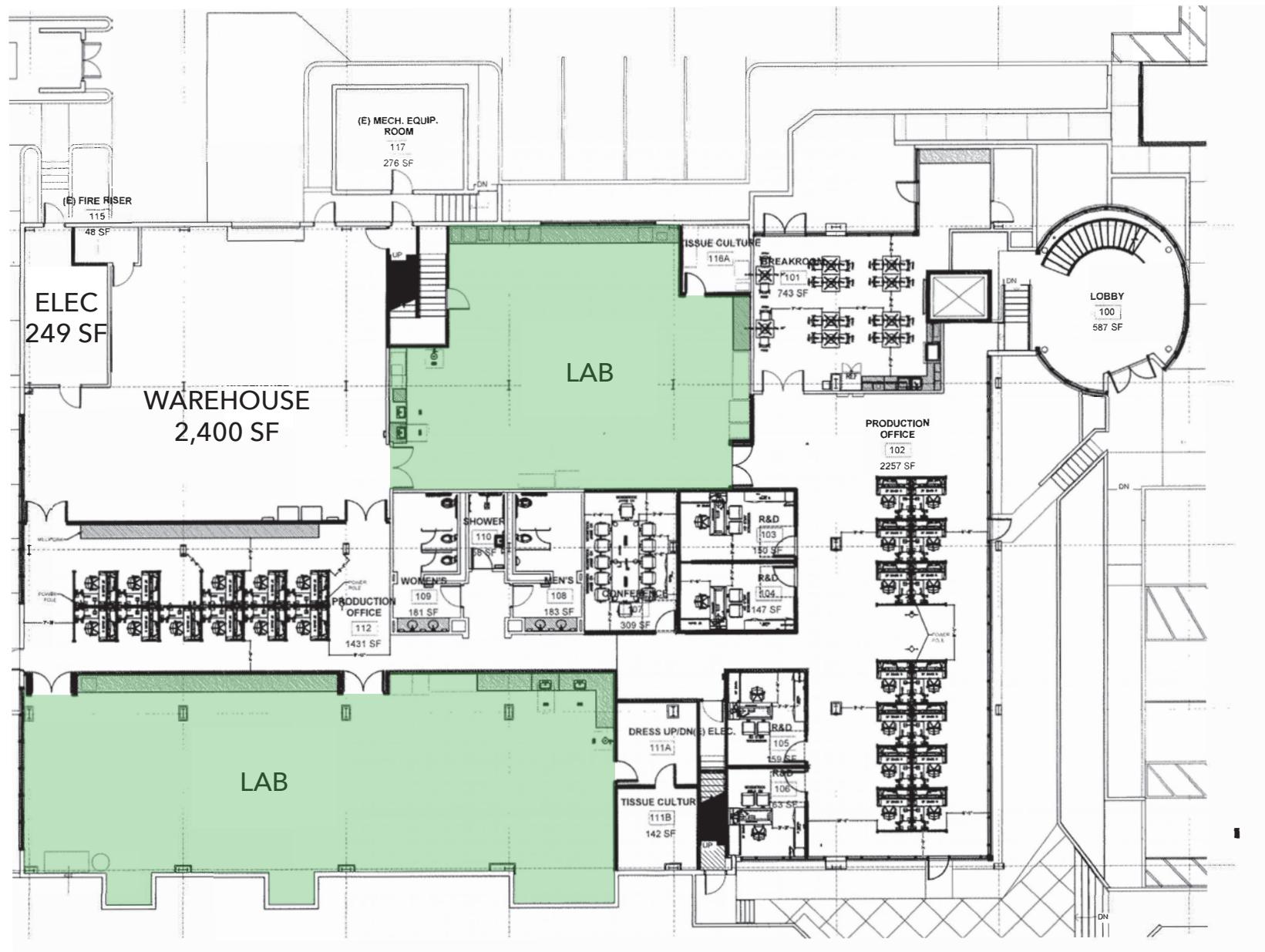
±16,000 SF

TENANT IMPROVEMENTS

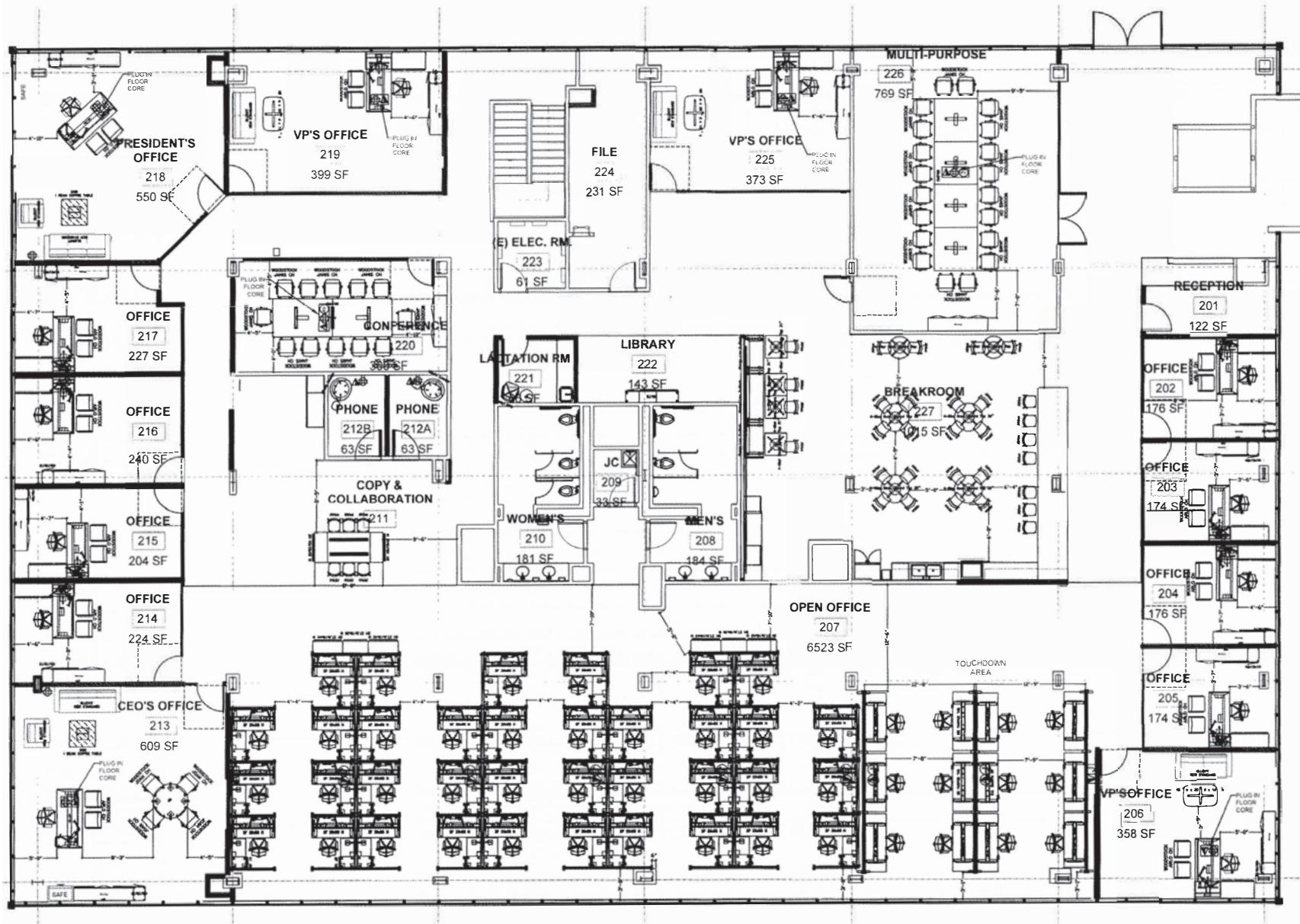
±\$8,000,000.00

1ST FLOOR FLOOR PLAN

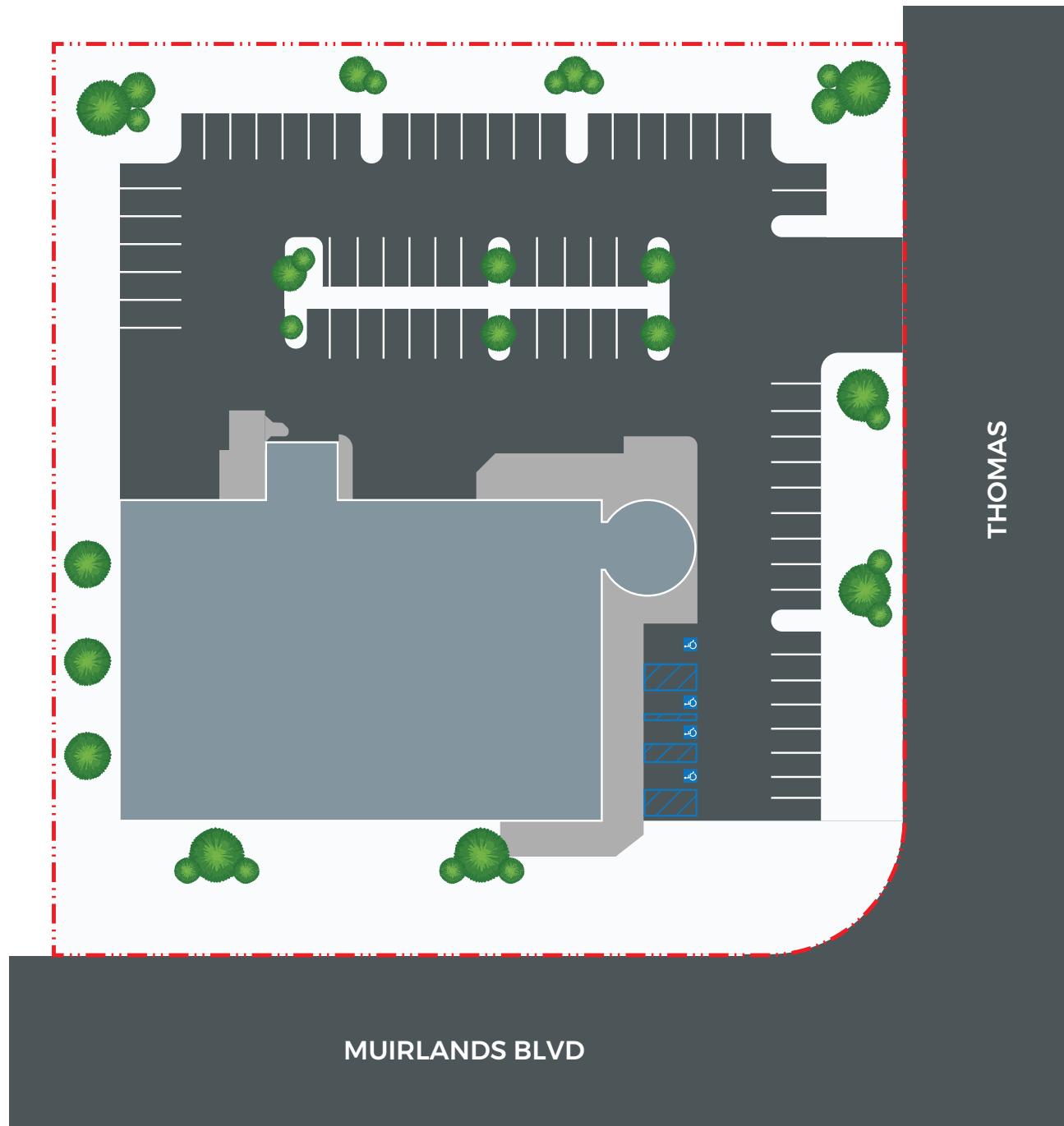
LAB SPACE



2ND FLOOR FLOOR PLAN



SITE PLAN



AREA OVERVIEW



17

GROCERY STORES

57

RESTAURANTS

7

HOTELS & MOTELS

28

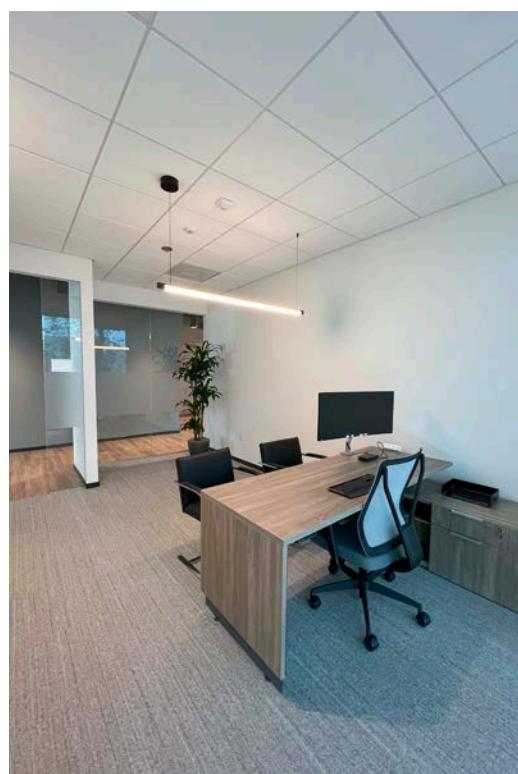
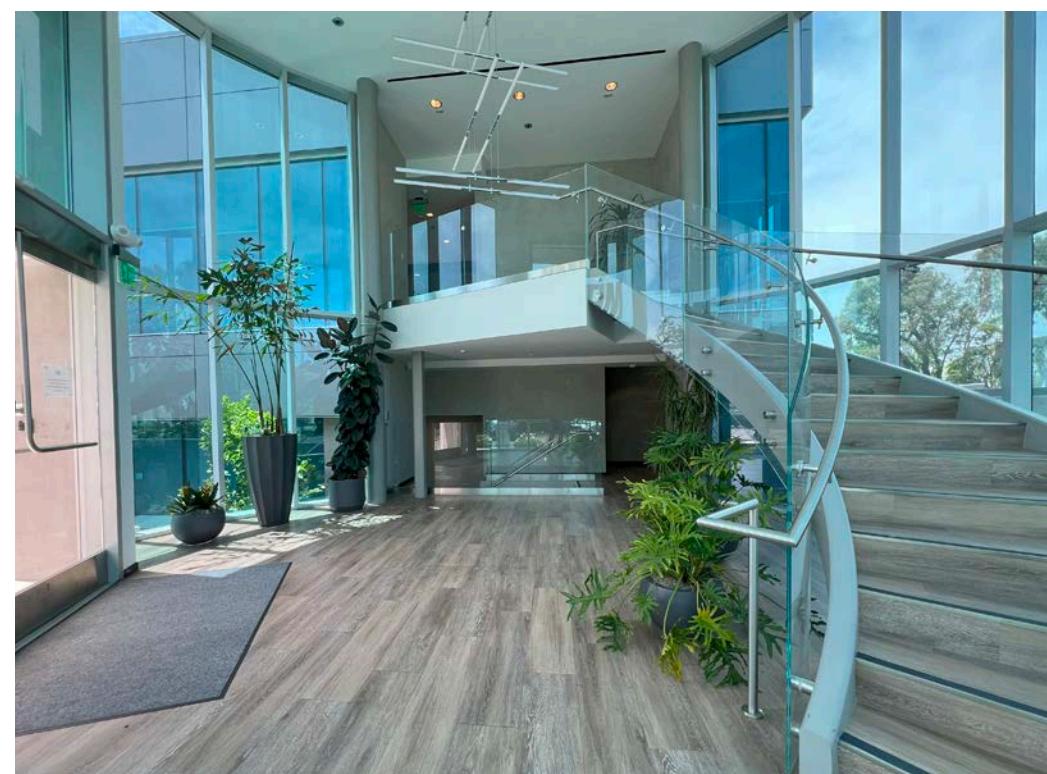
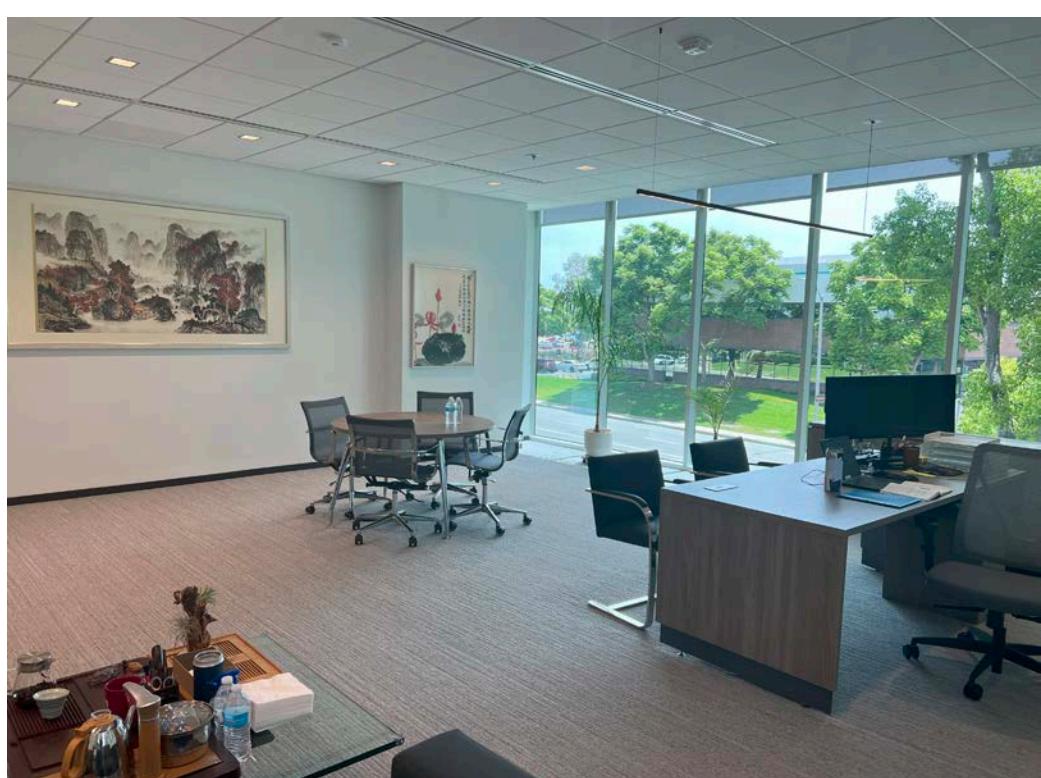
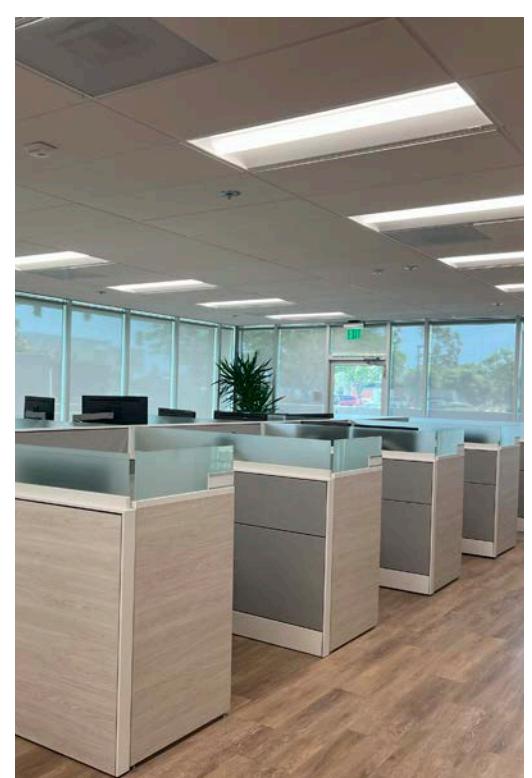
FITNESS, RECREATIONAL SPORTS CENTERS

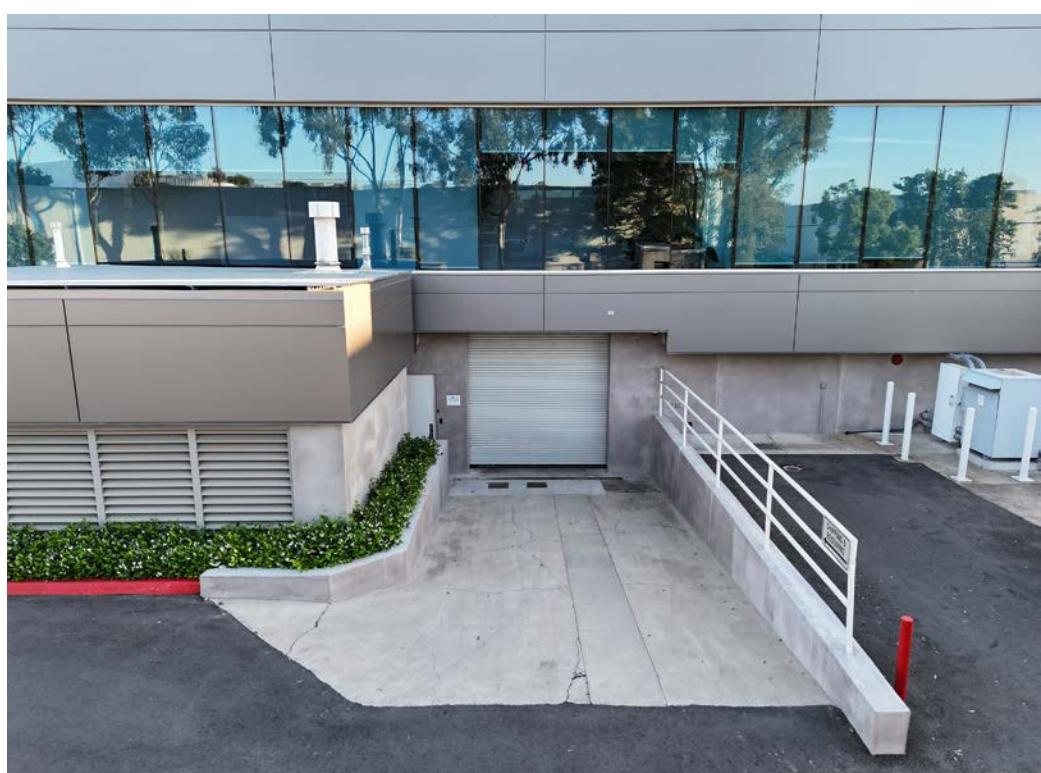
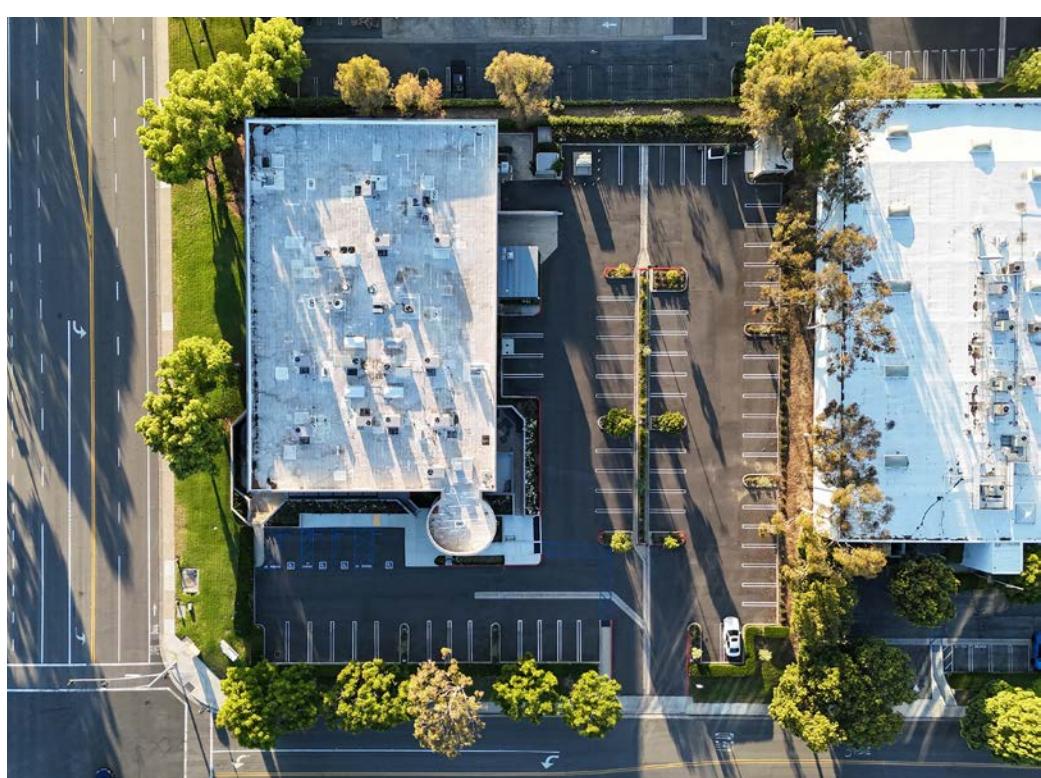
9

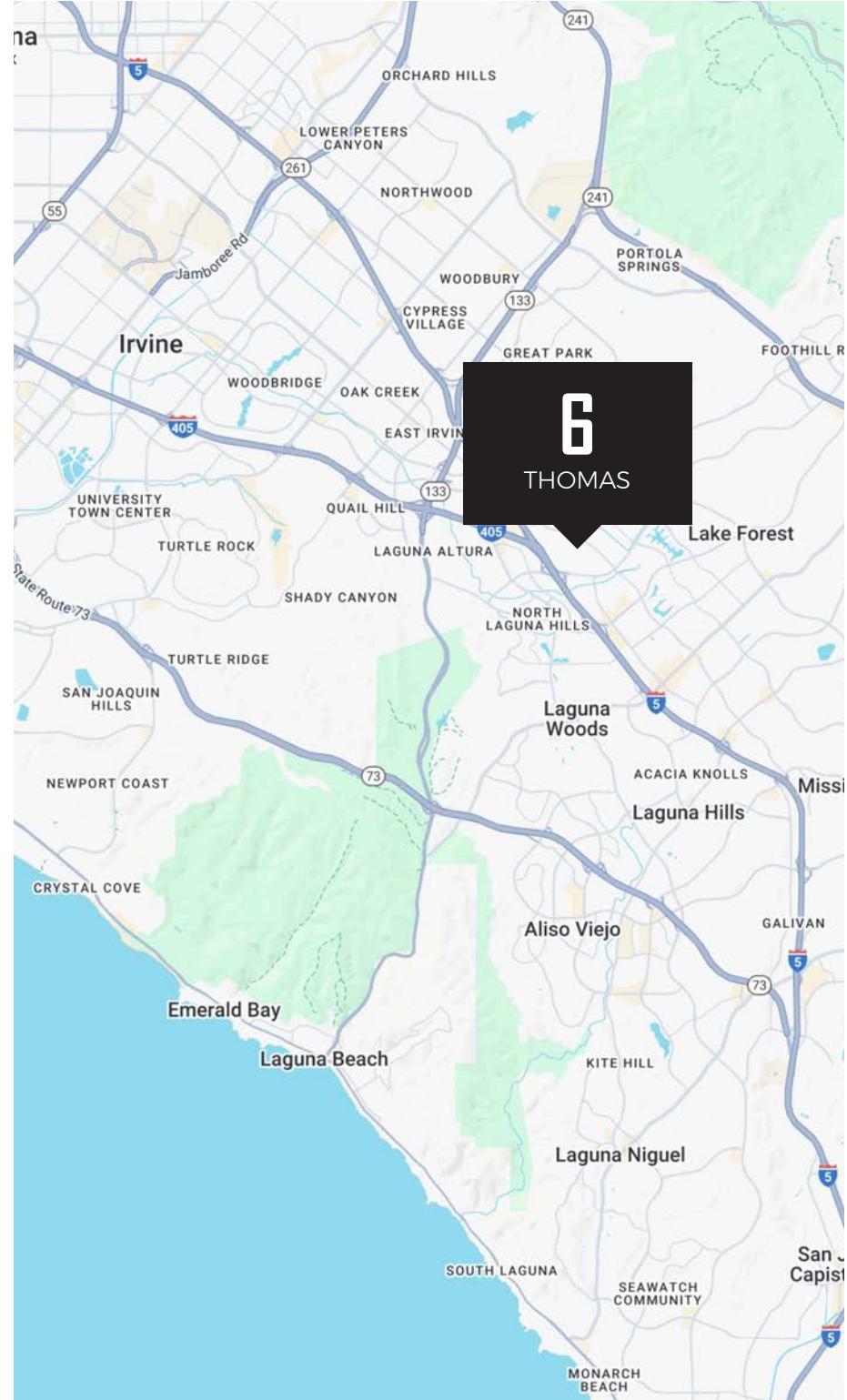
SHOPPING CENTERS

10

BANKS







ORANGE COUNTY

AT A GLANCE

3.3 M
POPULATION

2nd
HIGHEST DENSITY
IN CALIFORNIA

6th
LARGEST COUNTY
IN USA

38%
COLLEGE-EDUCATED
POPULATION

30%
IN USA

37.3
MEDIAN AGE

\$294 B
GDP

4.20%
GROWTH

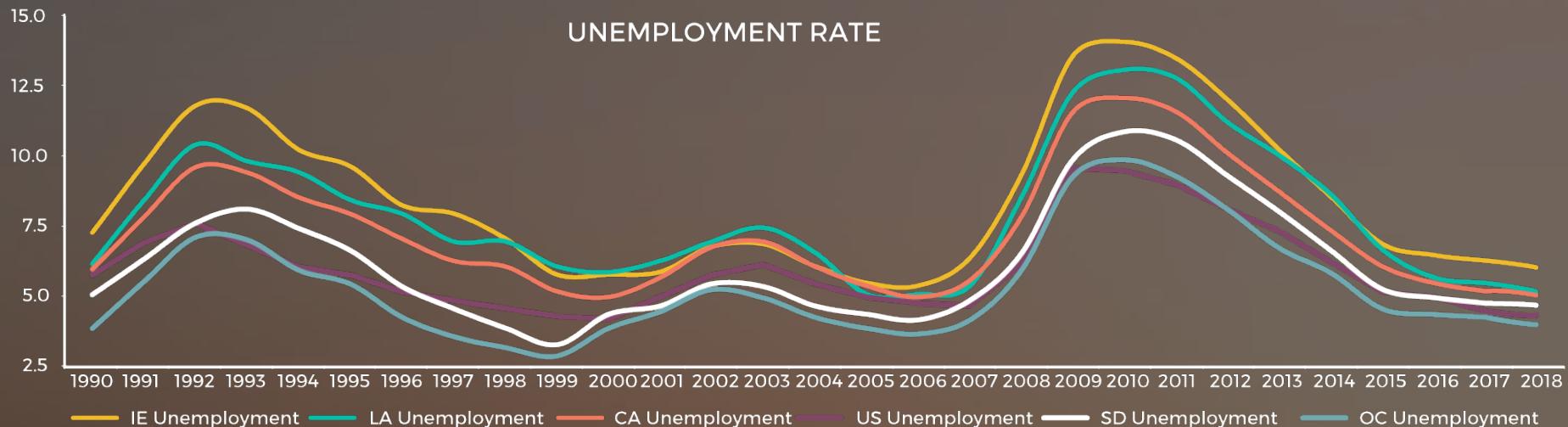
1.69 M
LABOR FORCE

\$85,323
MEDIAN HOUSEHOLD
INCOME

\$666,984
MEDIAN PROPERTY
VALUE

1.09%
GROWTH

Orange County (OC) is a 948-square-mile coastal community centrally located within Southern California and widely celebrated as the “California Riviera.” Encompassing 34 incorporated cities, this coastline county is one of the most desirable markets in the country. Orange County offers pro-business communities, a robust and entrepreneurial regional economy, an exceptional labor pool supported by first-class universities, a broad infrastructure network and world-class amenities—all the qualities make it a highly sought after commercial location and a great place to live.



ORANGE COUNTY IS AN ECONOMIC POWERHOUSE

OC BY THE NUMBERS

1st

MEDICAL DEVICE
MANUFACTURING IN THE US

1st

TRANSPORTATION INNOVATION & MASTER
PLANNED COMMUNITIES IN THE US

2nd

LARGEST WORKFORCE IN
CALIFORNIA

3.6%

UNEMPLOYMENT RATE

5th

MOST EDUCATED COUNTY IN THE US

6th

LARGEST COUNTY BY POPULATION
IN THE US

IRVINE

- ± 40 Miles > Downtown LA
- ± 10 Miles > Pacific Ocean
- ± 85 Miles > Downtown San Diego

TRANSPORTATION & INFRASTRUCTURES



METROLINK.



The City of Irvine is the heart of Southern California's "Technology Coast" and has the heartbeat of Orange County's business community. With state-of-the-art transportation, exceptional real estate and stellar educational institutions, Irvine is renowned for its dynamic business environment and convenient access to a highly educated and skilled labor force. The city also boasts a reputation as one of the nation's safest communities and offers a full-range of housing opportunities, excellent climate, and a wealth of lifestyle amenities.

Irvine is well-known as one of the nation's largest master-planned urban communities and encompasses 65 square miles. The City is bordered by Santa Ana, Huntington Beach, Fountain Valley, and Costa Mesa to the north, with Newport Beach, Lake Forest, Laguna Hills, Aliso Viejo and Laguna Beach to the south, and only a 10-minute drive from the Pacific Ocean. With its proximity to the Pacific Coast, Los Angeles and San Diego, Irvine's central location provides residents and businesses alike easy access to world markets, a quality labor supply, plentiful executive housing and first-class entertainment. Irvine is located approximately 40 miles southeast of downtown Los Angeles and 85 miles north of downtown San Diego. Inland Empire's industrial clusters are within a 30-minute drive from Irvine.

IRVINE SPECTRUM SUBMARKET

Supported by a diverse employment base consisting of tech, life science and financial firms, the Irvine Spectrum Submarket is one of Orange County's most well-established office nodes. The submarket has become the center of gravity for high-end space in the metro, as employers have a deep talent pool provided by UCI and other highly educated residents who have moved to the area. With many companies return to the office, the Irvine Spectrum has seen improving demand recently.

Irvine Spectrum has drawn tenants from nearby prominent areas like Irvine Business Complex and Newport Beach over the years. Tenants lease space in the area because of its high-end amenities like the Irvine Spectrum mall and proximity to affluent residential neighborhoods where employees live.

Office properties in the Irvine Spectrum Submarket have historically been more lightly traded than assets in areas closer to the airport. In fact, up until recently, sales volume in Irvine Spectrum never reached the same heights as nearby Irvine Business Complex or Newport Beach.

Recent deals have involved large assets trading hands, but the submarket is traditionally dominated by smaller deals. Sales volume over the past year was \$256 million, compared with the five-year average of \$308 million per year. Pricing and cap rates have remained relatively steady, despite the uptick in institutional activity. The average market price per SF is \$400.

In one of the highest profile trades in the market in recent years, Taiwanese firm Skyline Group International paid \$159 million at a 5.7% cap rate for Taco Bell's global headquarters and an adjacent Ford Motor-occupied building in Irvine in August. The property has an additional 91,000 SF of remaining entitlements that could be used for future expansion. The seller, LBA Realty, paid \$104 million for the campus in 2018.

FOR LEASE

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