

25 EDELMAN, IRVINE

FOR SALE

±26,660 SF FREESTANDING OFFICE BUILDING



PERFECT OWNER/USER BUILDING ±13,463 SF TO OCCUPY

PROPERTY FEATURES

- ±26,660 SF Modern Freestanding Office Building
- ±13,463 SF Available for a User to Occupy
- Currently \$27,872.62 in Monthly NNN Income
- High End Upgrades Throughout
- Building Top & Eyebrow Signage Available That Can be Seen from Research Drive with Over 31,300 Cars Per Day
- Floor to Ceiling Glass
- Dedicated/Reserved Surface Free Parking
- Elevator Served
- Prime Irvine Spectrum Location
- Immediate Access to 5, 405 & 133 Freeways
- Irreplaceable Real Estate
- Asking Price: ~~\$750 PSF (\$19,995,000)~~ \$695 PSF (\$18,528,700)



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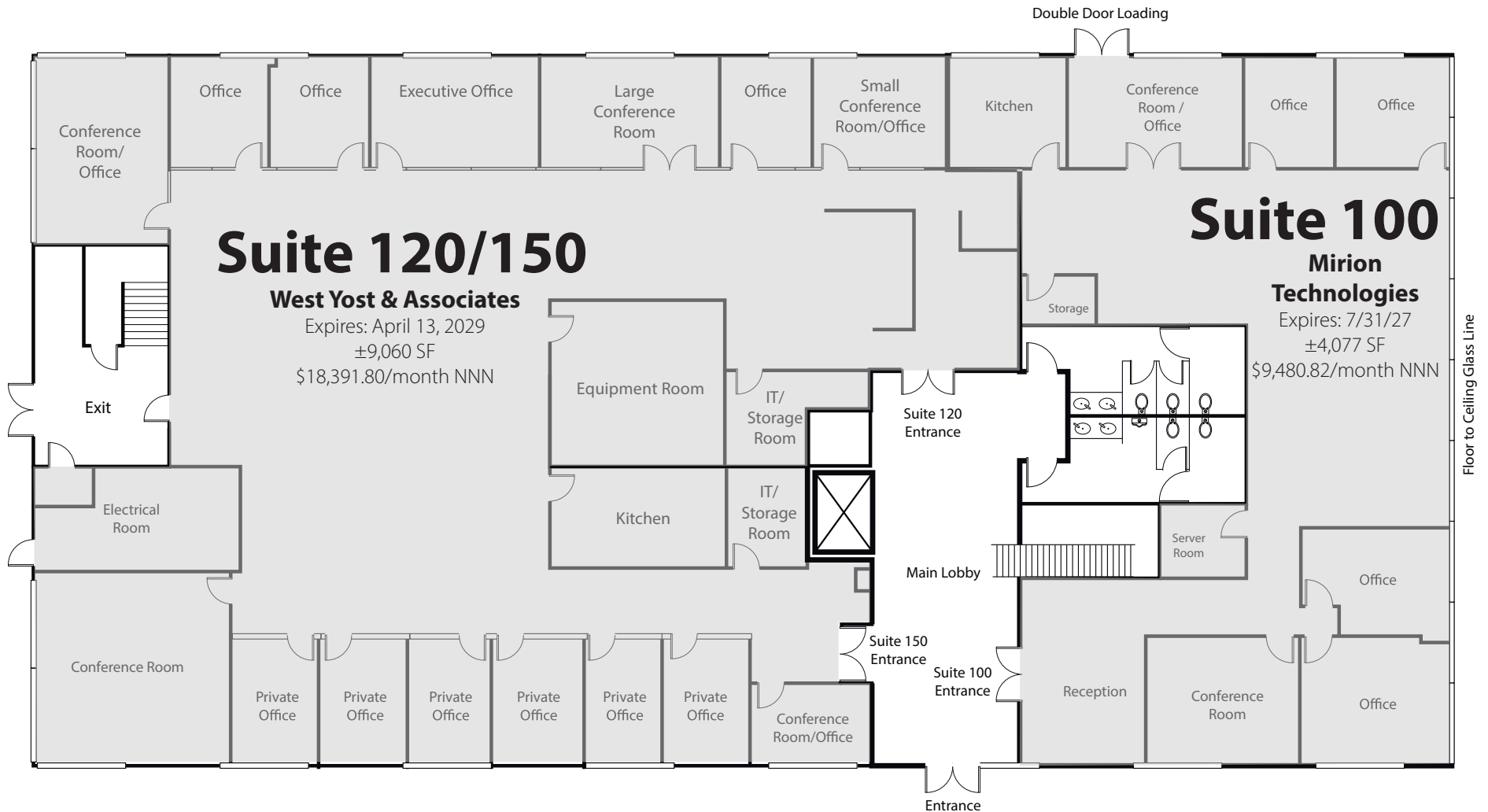
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FIRST FLOOR



LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

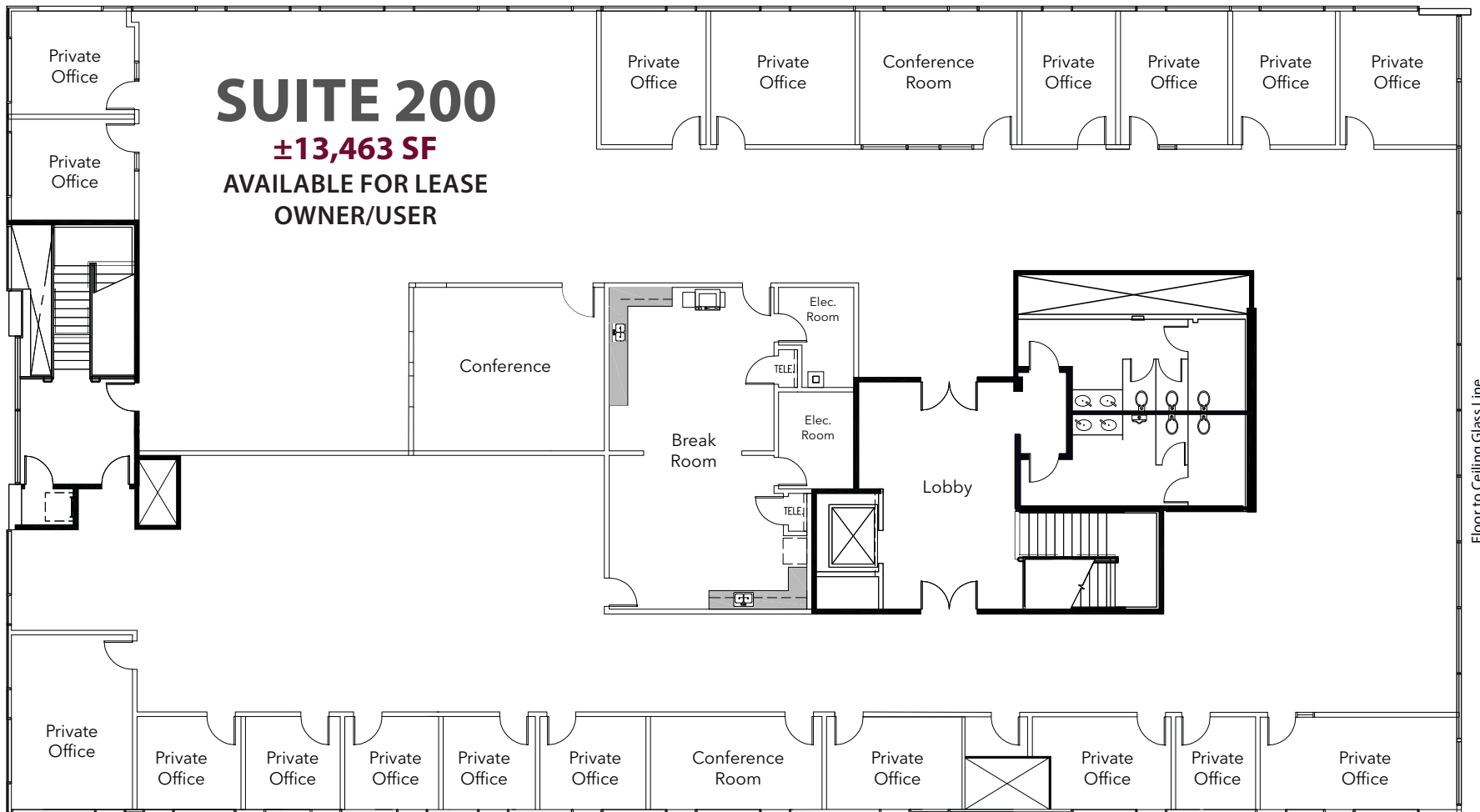
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SECOND FLOOR



LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

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AERIAL

