



AVAILABLE FOR SALE

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# 45 Tesla

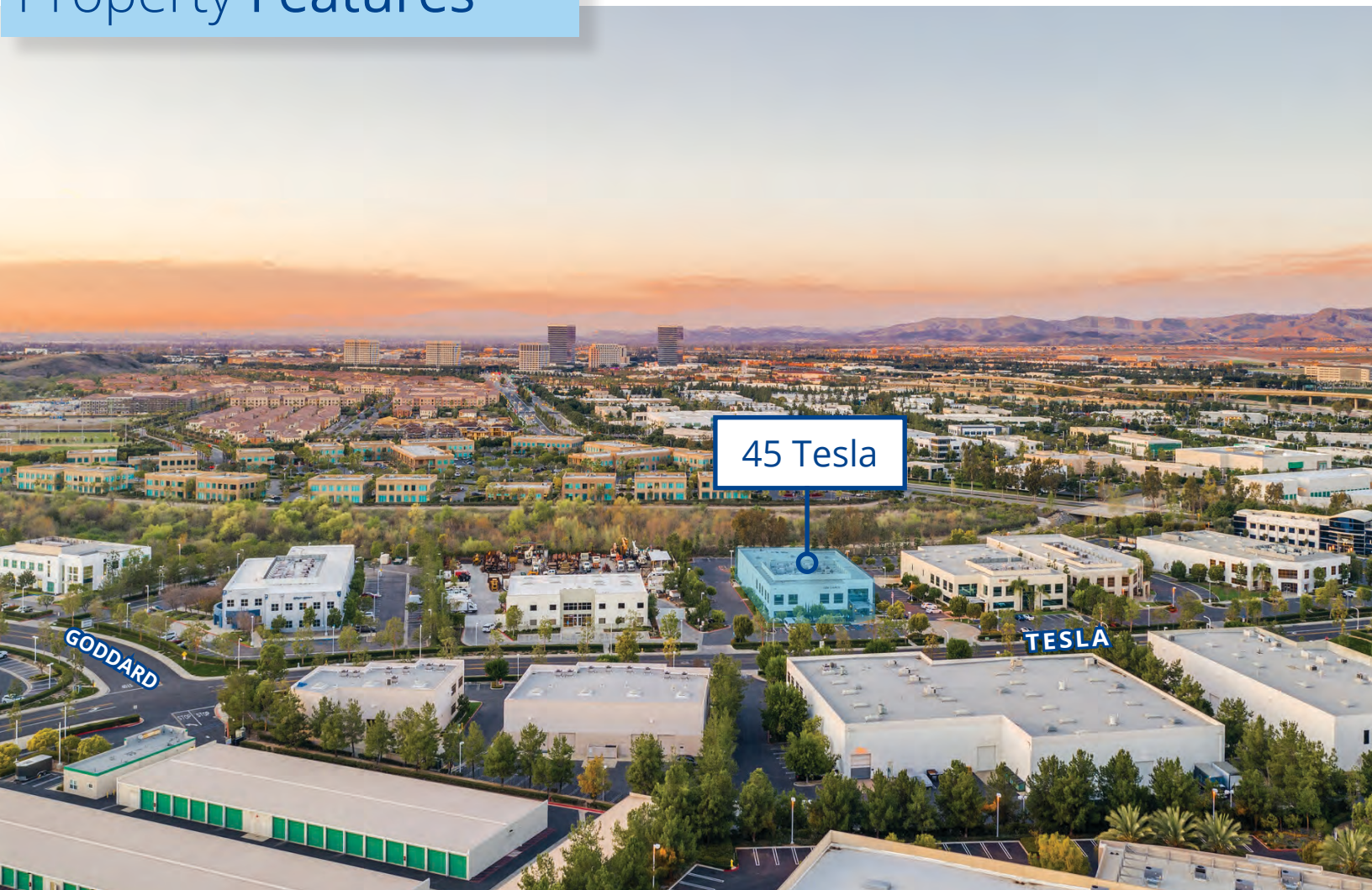
## Irvine Spectrum

### California

± 25,026 Square Foot Freestanding  
Building on 1.65 Acres of Land

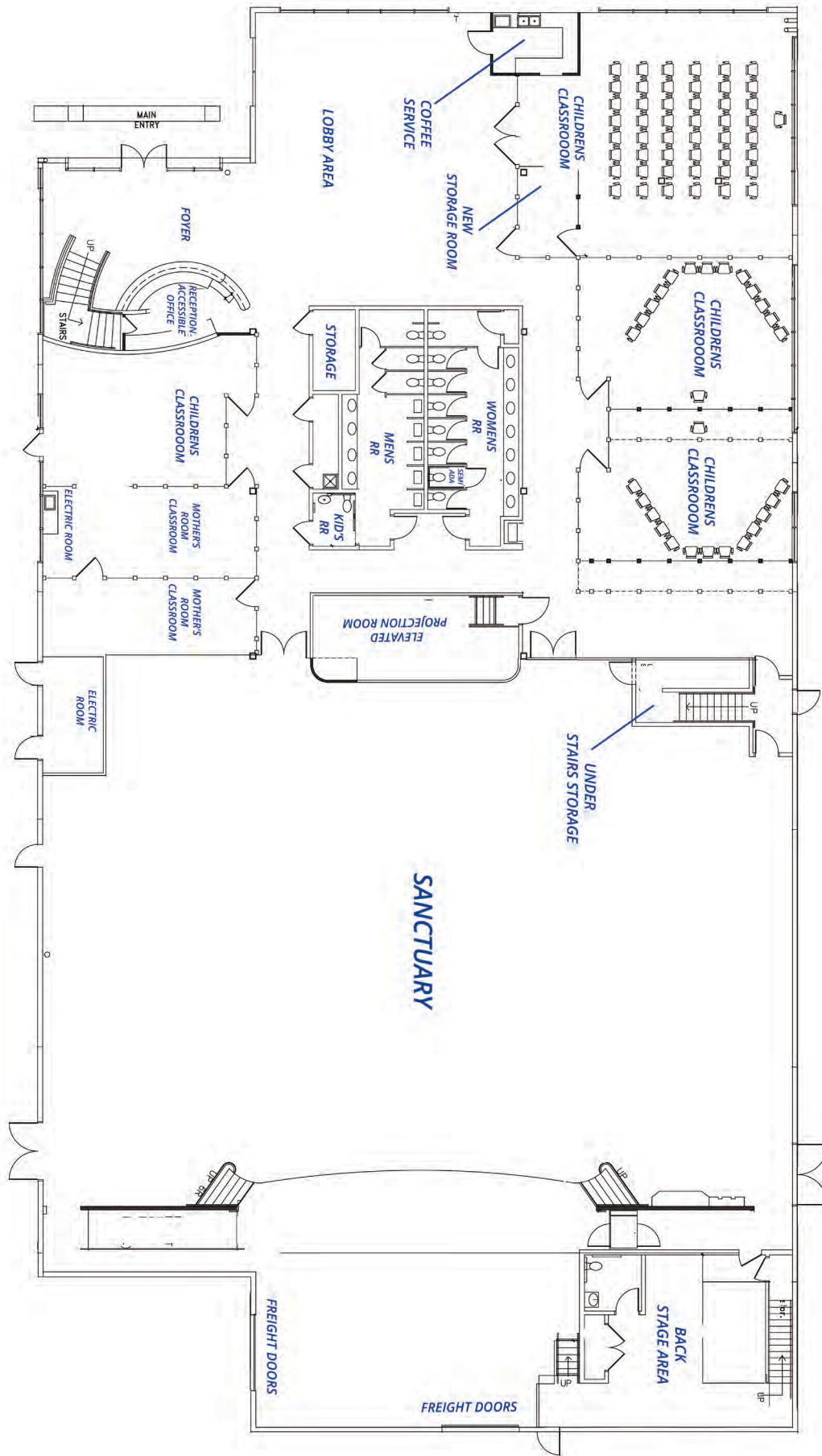


# Property Features



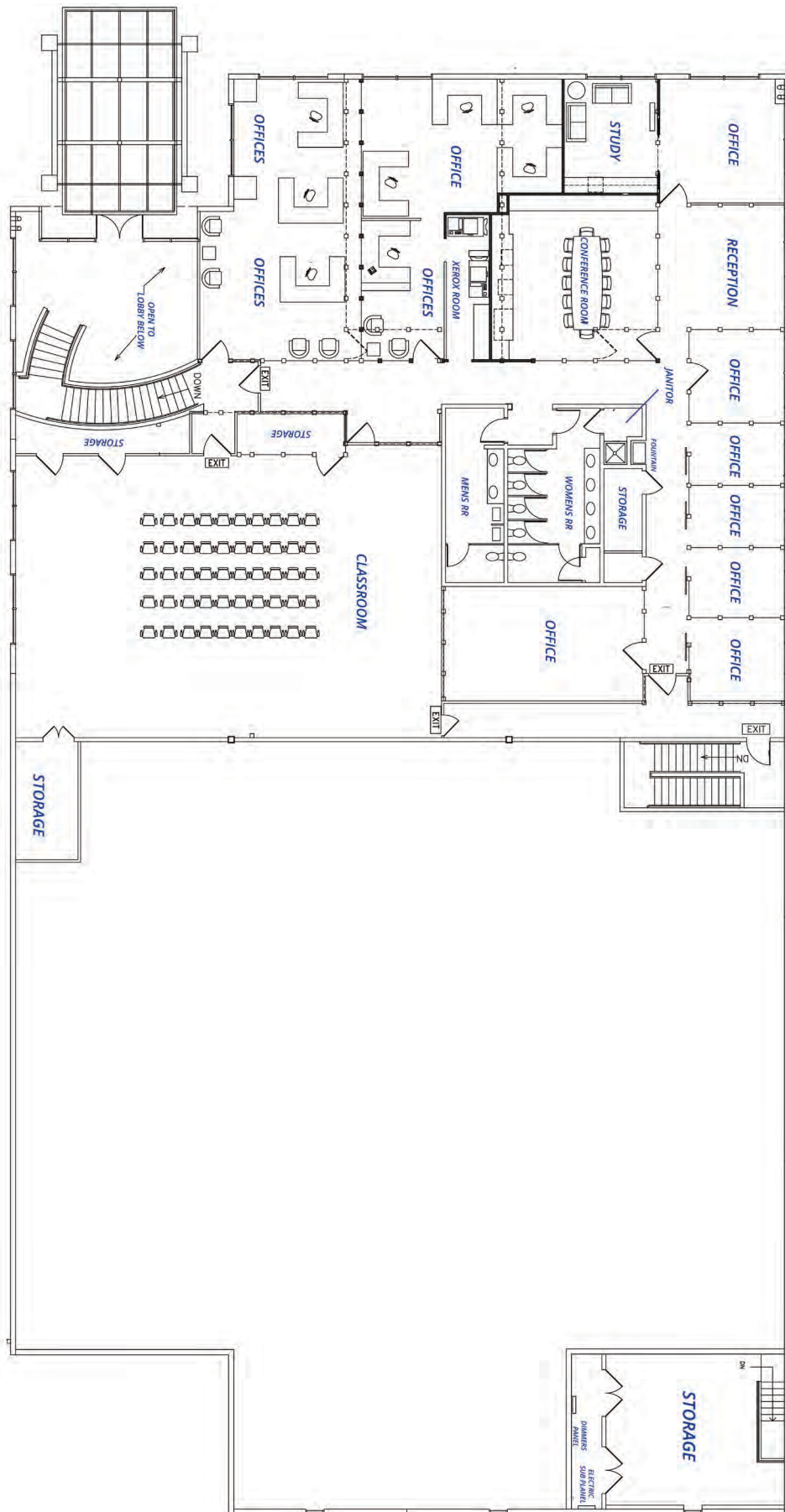
- 25,026 SF Available for Sale
- 10,000 SF Sanctuary (Max Occ. 930)
- Sixteen (16) Private Offices
- Existing AV Equipment Available
- Two (2) Story Freestanding Building
- 24' Clear Height
- Possible one (1) Dock High Door and two (2) Grade Level Doors can be installed
- Electrical Service: 1200 amps, 208/120 Volts
- 6.5:1000 Parking Ratio (163 Spaces) Parking to accommodate church use. Monday thru Friday 7:00 pm to midnight and Saturdays 1:00 pm to midnight and all-day Sunday.
- Fully Sprinklered
- 100% HVAC
- Built in 2001
- 5.4A Zoning
- Quick Access to 405, 5 & 133 Fwys

# Property Floor Plans | First Floor





# Property Floor Plans | Second Floor



# Property Photos | Interior

**ENTRY**



**LOBBY**



**BANQUET HALL**



**SANCTUARY**



**YOUTH GROUP**



**CLASSROOM**





# Property Photos | Interior

## OFFICES/OFFICE SUPPLY ROOM





# Property Photos | Exterior





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