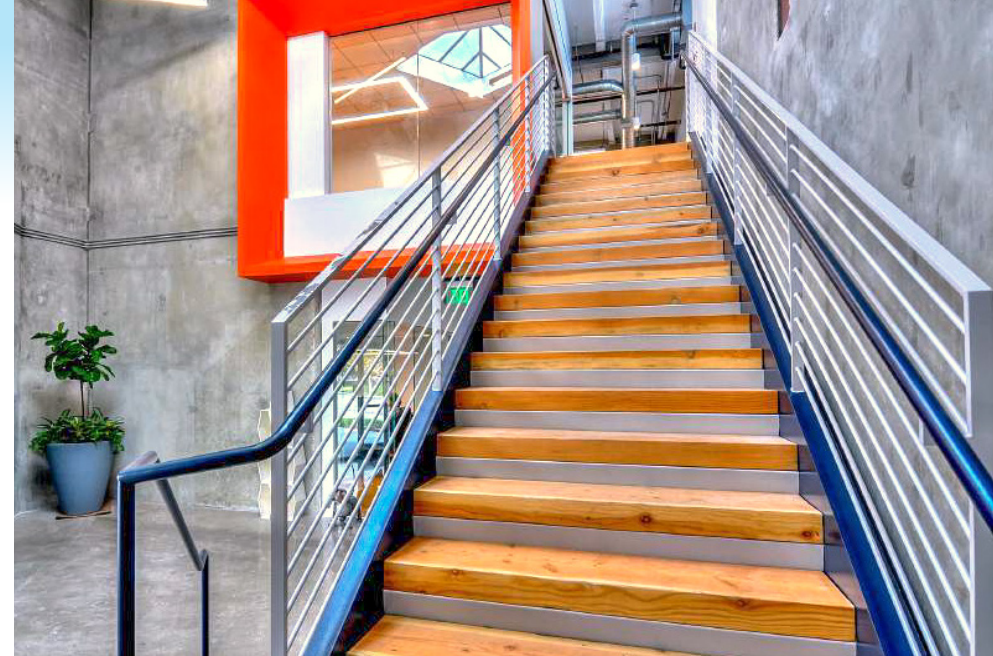




FOR LEASE

17922 Fitch Irvine, California

NEWMARK



The Details

The Fitch is one of the coolest and most efficient creative office building in Irvine, California. The property features operable roll-up doors, multiple patio spaces and balconies, and above standard creative finishes (who doesn't love that?). Come find out in person what the buzz is all about!



BUILDING

2- Story, +/- 25,000 SF



AIRPORT LOCATION

Minutes from John Wayne Airport



Rental Rate/Month

\$2.00/SF NNN



Square Footage Available

2,504 SF - 5,011 SF

 **THE FITCH**

Property Highlights

- Two story, 25,000 square-foot creative office building located in the Irvine Business Center of Irvine, California
- Tenants at the building will enjoy open corridors, large shared patio with operable bbq grill, and select suites featuring operable roll-up doors for natural air
- Building creatively renovated with above common area finishes
- The building is located off of Red Hill Avenue minutes away from the John Wayne Airport



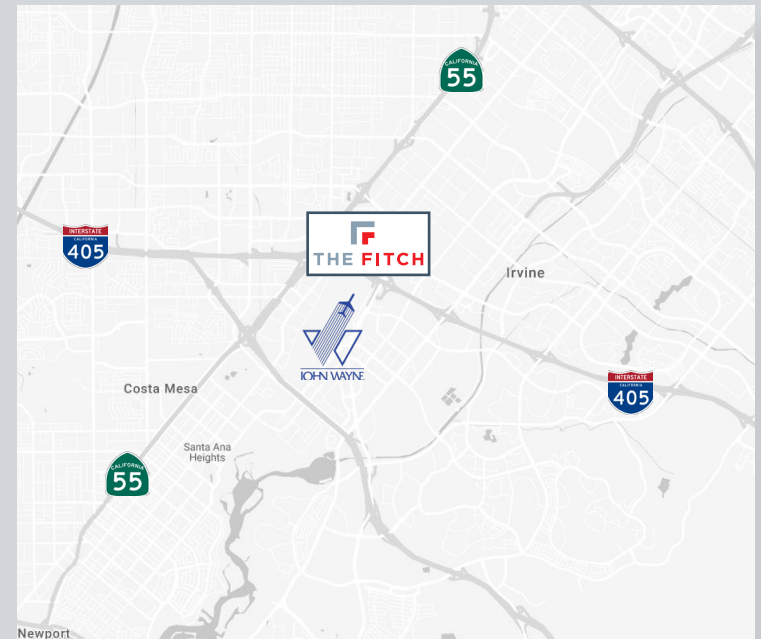
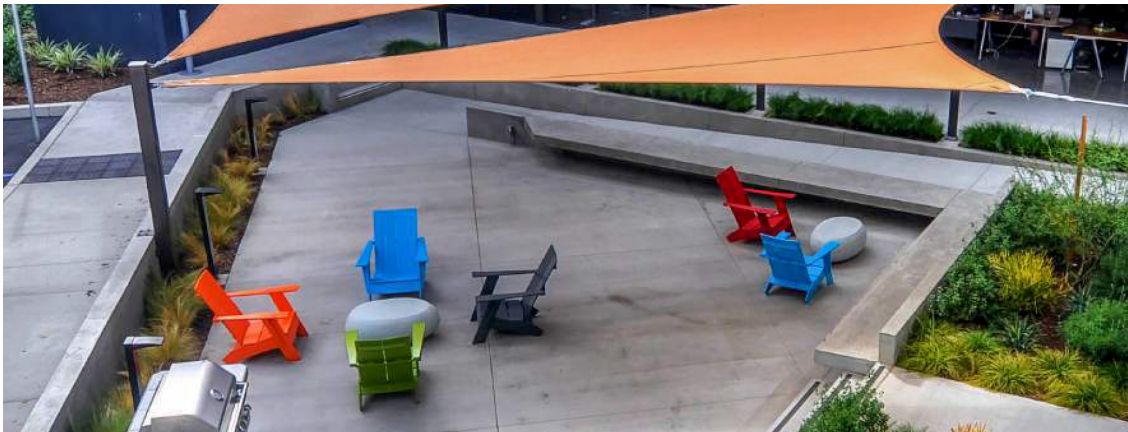
BUILDING TYPE
Creative Office



LARGE SHARED PATIO
With Barbeque Grill






ROLL-UP DOORS
For Natural Air Circulation





Availability

Suite	RSF	Available		Notes
200	5,011 SF	Jan 1, 2026	 VIDEO TOUR	Creative office space – Featuring grand atrium entrance, operable roll up door, large private patio, 4 offices, conference room, kitchen and open area.
250	2,504 SF	Jan 1, 2026	 VIDEO TOUR	Creative office space - Featuring 2 offices, conference room, kitchen, IT room, open area and a roll-up door.
255	2,805 SF	Jan 1, 2026	 VIDEO TOUR	Creative office space - Featuring private entrance, 2 offices, kitchen, and an abundance of natural light.

2nd Floorplan



Suite 200:
5,011 SF Available



Suite 250:
2,504 SF Available



Suite 255:
2,805 SF Available



KEY:

-  Roll-Up Door
-  Patio

Please note: Furniture shown is for illustrative purposes only.

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