

# 18231 IRVINE BLVD **TUSTIN**



**Owner User Office Building**  
**+/-18,226 SQFT**  
**For Sale**

# Prime Tustin Owner User Office Building

## Building Summary

- An approximate 18,226 square foot office building ideal for an owner user.
- Easy access to the 55, 5, and 22 freeways.
- +/- 15 minutes to John Wayne Airport, Disneyland
- Currently set up as a multi-tenant building (2 suites on the 1st floor and 3 suites on the 2nd floor), providing flexibility occupancy options.
- Corner lot with major street frontage and signage visibility
- Numerous Amenities in walking distance (dining, banking, shopping, etc).
- 60 surface parking stalls
- Call Broker for more details!



## Property Summary

18231 Irvine Blvd, Tustin is an approximate 18,226 square foot freestanding office building situated along Irvine Blvd/Holt Ave on a signalized corner. The building is ideally suited for an owner user looking to occupy all or a portion of the building - the current layout features two suites on the ground floor and three suites on the second floor. There are ample amenities in walking distance (dining, banking, shopping, etc) and freeways (5, 22, 55) are in close proximity.

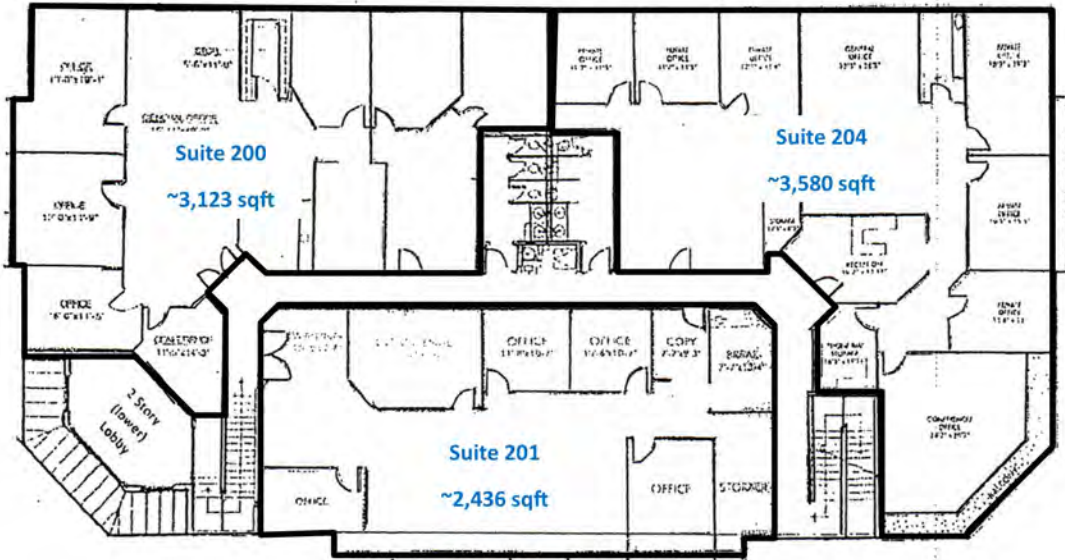
18231 IRVINE BOULEVARD  
**TUSTIN**

**Floor Plan**  
As-Built

**First Floor**



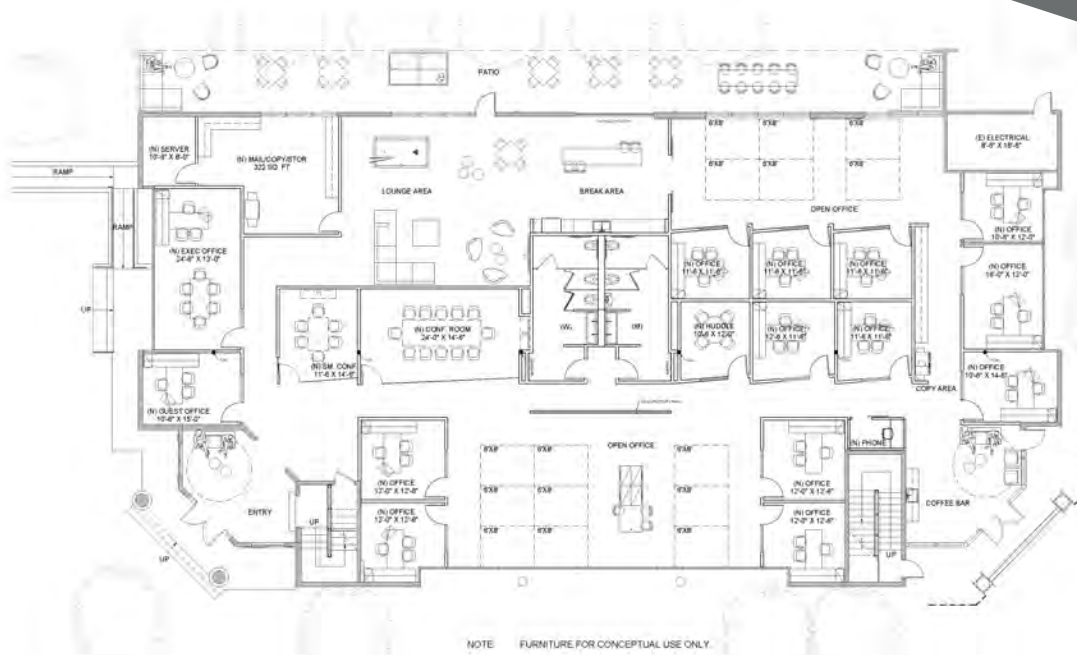
**Second Floor**



All information contained herein has been provided by Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Lessee and interested parties should independently verify all information communicated by these sources.

# 18231 IRVINE BOULEVARD TUSTIN

## Floor Plan Proposed



### SPACE PLAN | 1ST FLOOR

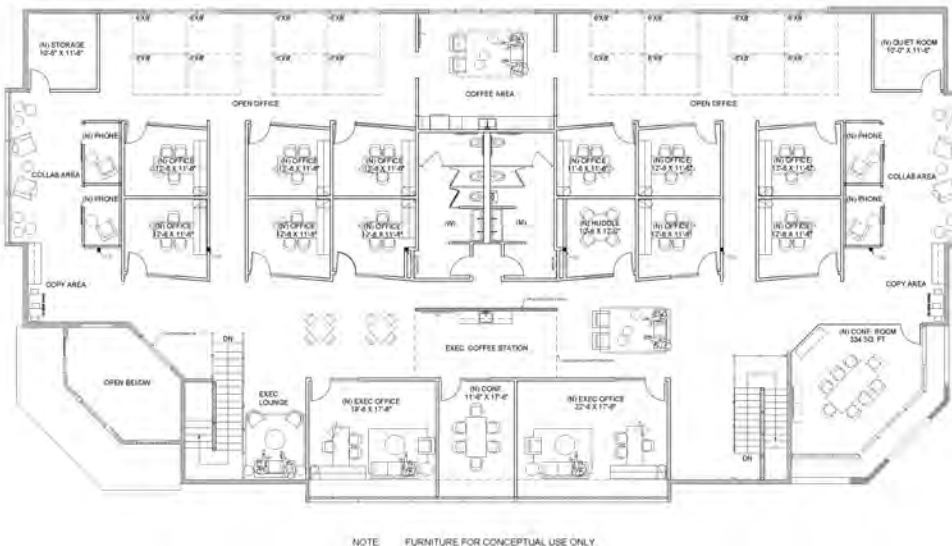
TUSTIN BUILDING REFRESH | 18231 IRVINE BLVD, CA

DRAWING DATE: 02-22-2024

KAMUS + KELLER

3780 Kirby Airport Way, Suite 100  
Long Beach, CA 90809  
p. 562.216.5244 kkkia.com

SCALE: 3/32" = 1'-0"



### SPACE PLAN | 2ND FLOOR

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## Exclusive Agents

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