

FOR SALE OR LEASE

15

CORPORATE PARK, IRVINE

±14,920 SF FREESTANDING OFFICE BUILDING





PROPERTY FEATURES

- ±14,920 SF Two-Story Freestanding Office Building
 - ±4,004 SF Available For Owner/User - Private Entry
 - ±10,916 SF Will be Leased by Pacific Medical Laboratory at the Close of Escrow (Income Year 1 \$27,290 Per Month NNN)
- Walking Distance to Coffee Dose
- Immediate Access to 405, 55, 261 Freeways
- Minutes From John Wayne Airport, The District, Park Place Shopping Center, and Diamond Jamboree Shopping Center
- In-Place Income from First Floor Tenant
- Turnkey Asset for Investor or Owner/User
- Excellent Window Line
- Abundant Surface Free Parking
- Located in Prestigious Corporate Park Development in Irvine

ASKING SALE PRICE: \$8,200,000 (\$550/SF)

ASKING LEASE RATE: \$2.50/SF FSG



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TENANT PROFILE

ABOUT PACIFIC MEDLAB

Pacific Medical Laboratory is a full-service clinical laboratory providing the medical practitioner with the highest quality results and a wide range of clinical laboratory tests performed by experts in their various fields. Our high quality, personalized service, and attention, together with our competitive fees have us a leader in our field.

Our staff is comprised of board certified pathologists and scientists supervising a staff of technologists, phlebotomists, and technicians, all licensed and accredited by the State of California.

Pacific Medical Laboratory is fully approved by State and Federal Health agencies. In addition, Pacific Medical Laboratory participates in the various proficiency testing programs offered by the American Association of Bioanalysts and The State of California.

<https://www.pacificmedlab.com>



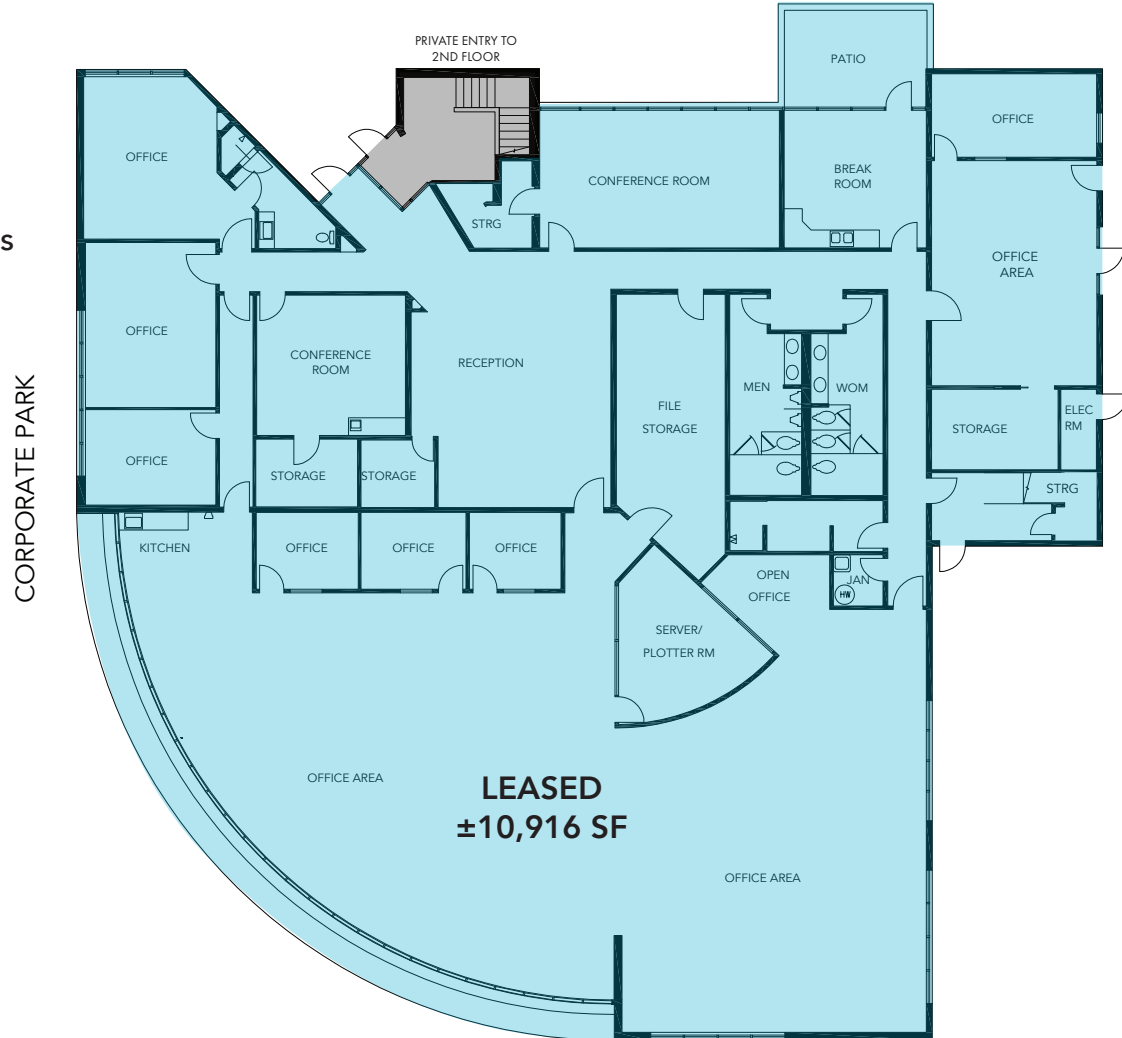
15 CORPORATE PARK - 1ST FLOOR FLOORPLAN

LEASED: ±10,916 SF

10 Year Lease Upon Close of Escrow

\$2.50 NNN AT 10,916 SF:

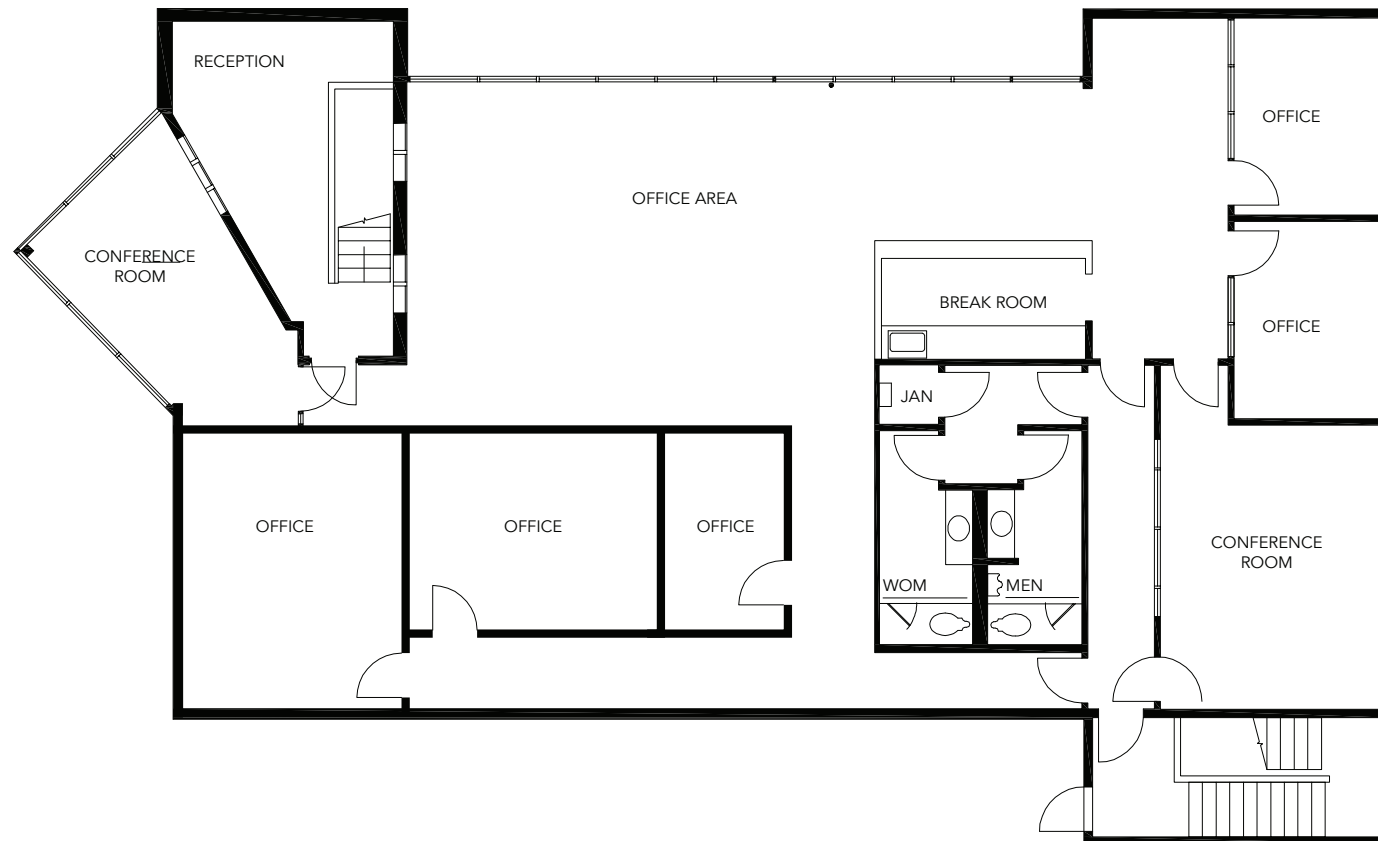
\$27,290 Per Month with 3% Annual Increases



15 CORPORATE PARK - 2ND FLOOR FLOORPLAN

AVAILABLE FOR LEASE

±4,004 SF: \$2.50 PSF Full Service Gross



1ST FLOOR PHOTOS



2ND FLOOR PHOTOS



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

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SOUTH
COAST
PLAZA

THE DISTRICT AT TUSTIN LEGACY



PARK PLACE SHOPPING CENTER



HOUSTON'S

DIAMOND JAMBOREE SHOPPING CENTER





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