



61 Post

61 Post, Irvine, CA 92618



Zied Bejaui

Crest Capital

20101 SW Birch St, Suite 135, Newport Beach, CA 92660

zie@crestcapitalcre.com

(949) 942-5007



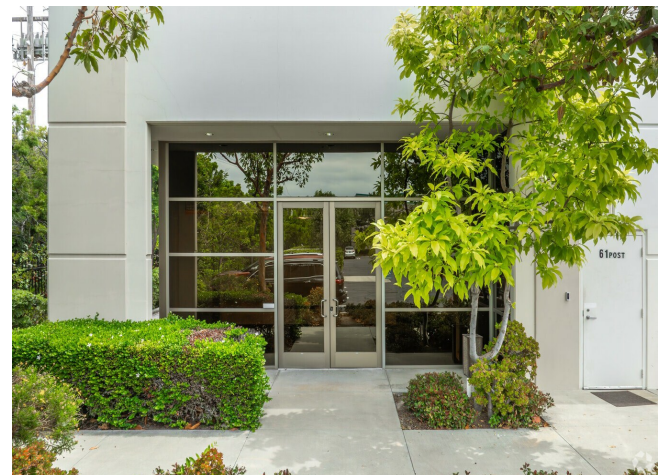
61 Post

\$3,400,000

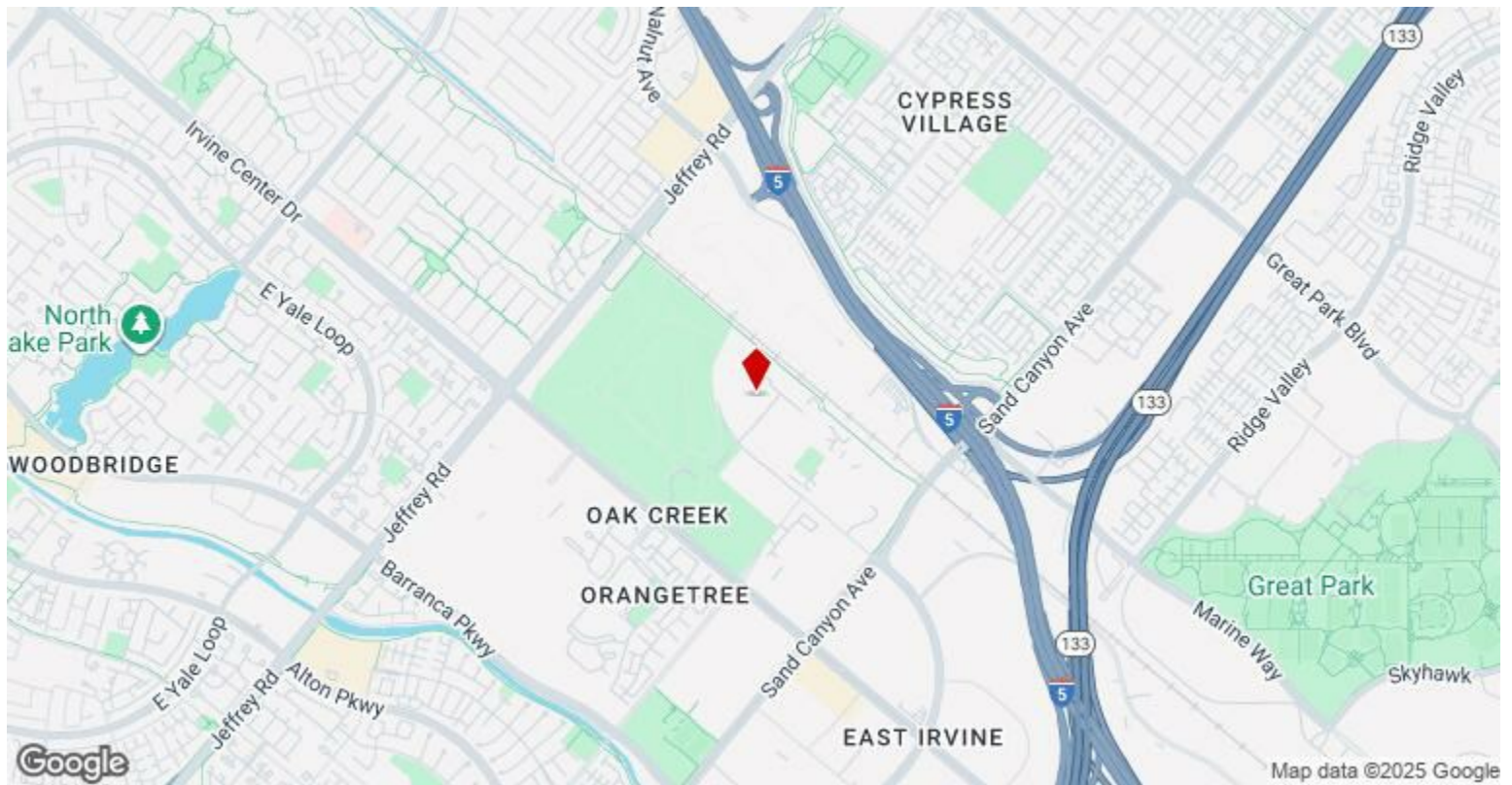
61 Post offers a prime investment opportunity to own a premium warehouse condo with office space in Irvine, California. Currently tenant-occupied, with a 3% yearly rate increase and a three-year term until May...

61 Post is a 4,976-square-foot flex condo unit primed for investment. The property is leased until May 2028 with a 3% yearly rate increase. The HOA is responsible for the outside shell maintenance. Tenants...

- Enhance a corporate image at 61 Post, a 4,976-square-foot industrial condo awash in clean, stylish exterior and flexible layouts.
- Located in Irvine Spectrum, adjacent to Oak Creek Golf Club and nearby retail and dining amenities such as Starbucks, Ralphs, and Target.
- Featuring convenient and ample parking, lush landscaping, an oversized garage, a fully equipped kitchen, and a customizable second-floor space.
- Close to a wide array of transportation modes, with excellent access to the 5 and 405 Freeways via Sand Canyon and the John Wayne Airport.



Price:	\$3,400,000
Unit Size:	4,976 SF
No. Units:	1
Total Building Size:	11,103 SF
Property Type:	Flex
Property Subtype:	Light Manufacturing
Sale Type:	Investment
Building Class:	A
Floors:	1
Typical Floor Size:	4,976 SF
Year Built:	2006
Lot Size:	0.84 AC
Parking Ratio:	1.81/1,000 SF



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61 Post offers a prime investment opportunity to own a premium warehouse condo with office space in Irvine, California. Currently tenant-occupied, with a 3% yearly rate increase and a three-year term until May 2028.

Modeling a versatile layout, this unit includes a reception area, four spacious offices, a fully equipped kitchen, and an oversized garage or warehouse catering to diverse business needs. There is an additional second-floor space that offers extra flexibility for office use, storage, or other purposes. Occupants of the space appreciate the clean, stylish exterior as it helps enhance their corporate image. The owner built six sets of new mailboxes for rental.

Located within the Aslan Business Park, which consists of three buildings and 12 industrial condo units. The community has a large parking area that ensures convenience for employees and visitors. Situated on a corner lot, 61 Post boasts a prime location with excellent accessibility. This exceptional property is in the heart of Irvine, adjacent to Oak Creek Golf Club and Hoag Hospital Irvine Campus, offering unparalleled convenience with easy access to the 5 and 405 Freeways. Don't miss out on this rare opportunity for business owners and investors to add value and expand operations in a desirable Orange County location.

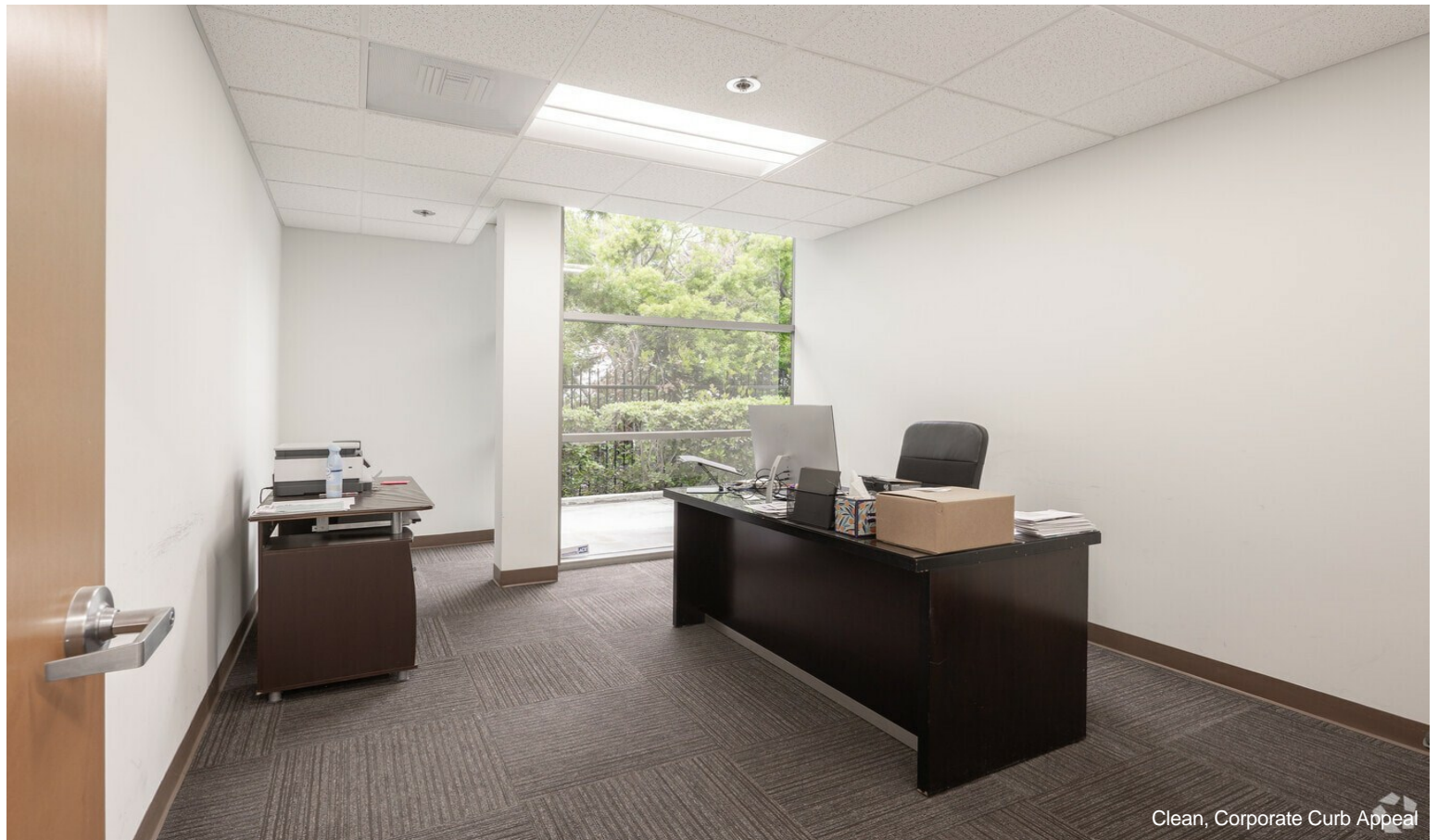
Property Photos



Property Photos



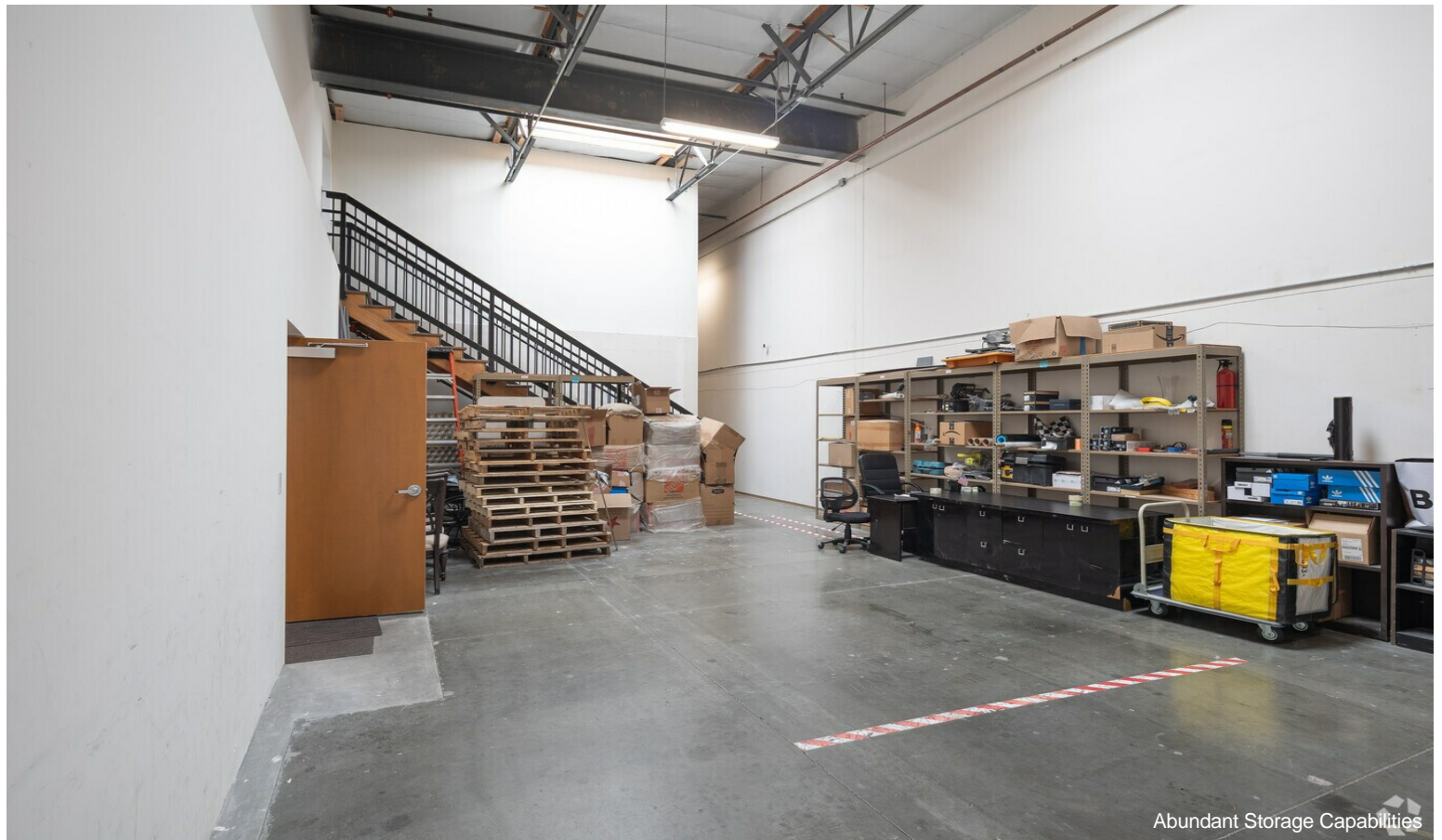
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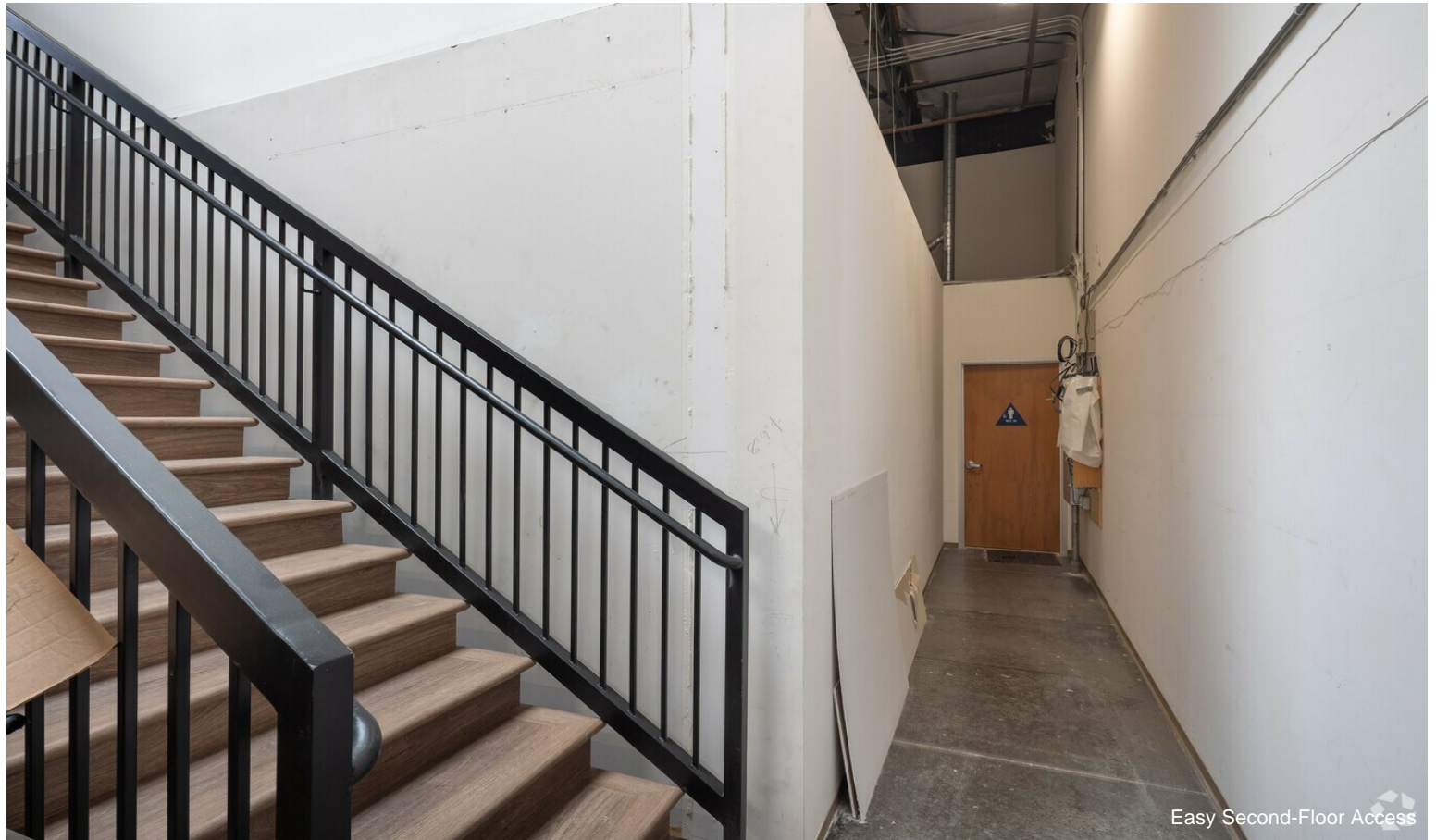
Property Photos



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Easy Second-Floor Access



Flexible Second-Floor Space

Property Photos



Modern and Clean Interiors | Second Floor



Oversized Warehouse or Garage

Property Photos



Property Photos



Abundant On-Site Parking



Easy 5 and 405 Access