



**420 GODDARD  
Irvine Spectrum**

*Exclusively Offered By:*

**ZCA** INC.  
ZUVICH CORPORATE ADVISORS

**Vahan Gekchyan**  
Vice President  
License #02033644

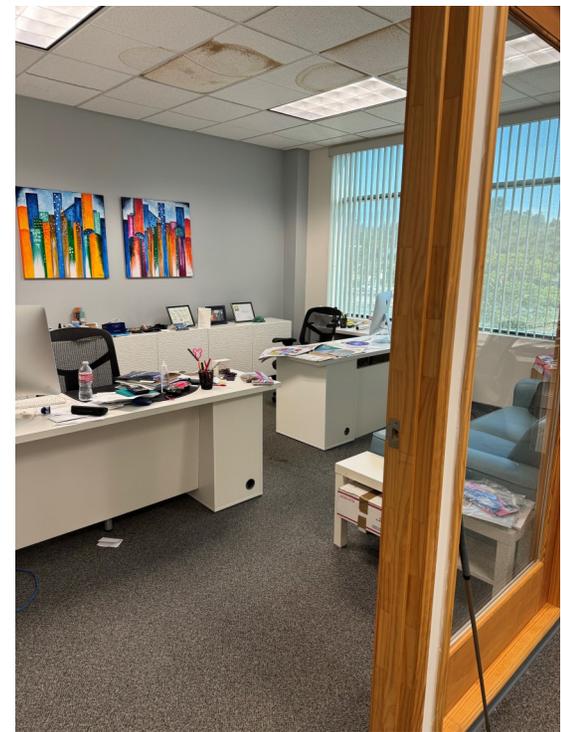
**(949) 453-9900, ext. 36**

**551 Wald, Irvine, California 92618**

- ± 4,624 SF Flex/Industrial Space Available for Lease
- Divisible to ± 1,200–3,500 SF
- Office and Warehouse May be Leased Separately
- ± 21' Minimum Warehouse Clearance
- Built in 2001
- One (1) Ground Level Loading Door
- Free reserved parking (3:1,000, to be verified)
- Close proximity to Los Olivos retail amenities and Apartment Communities
- Minutes from Irvine Spectrum Entertainment Center
- Easy access to 5, 405, and 133 Freeways

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