

**±7,187 SF  
FOR LEASE**

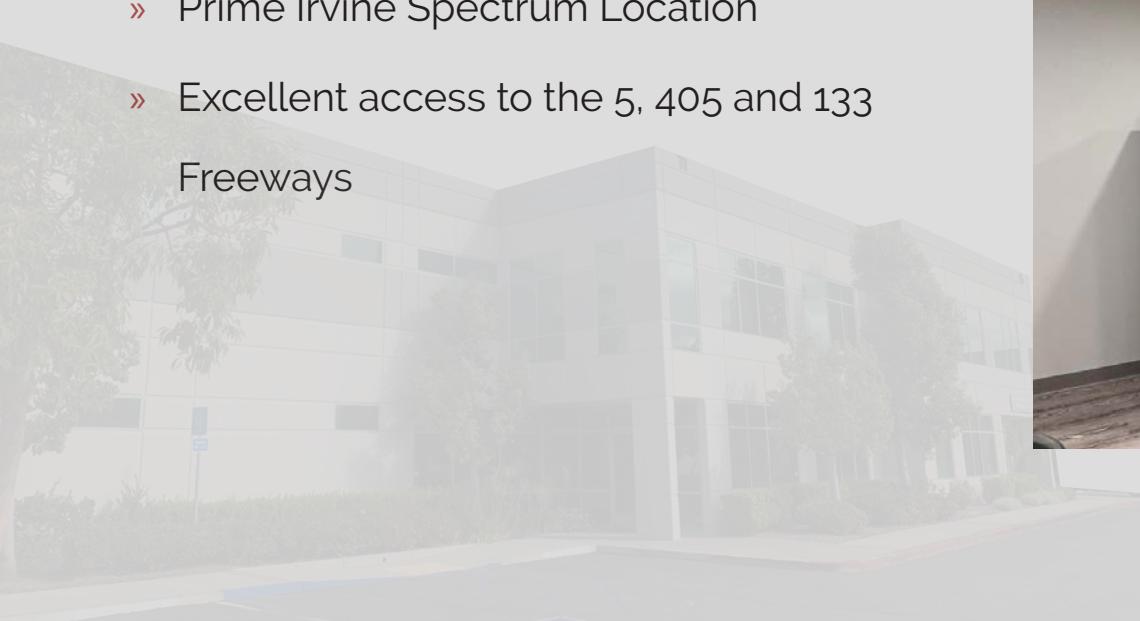
**11 GODDARD, IRVINE**



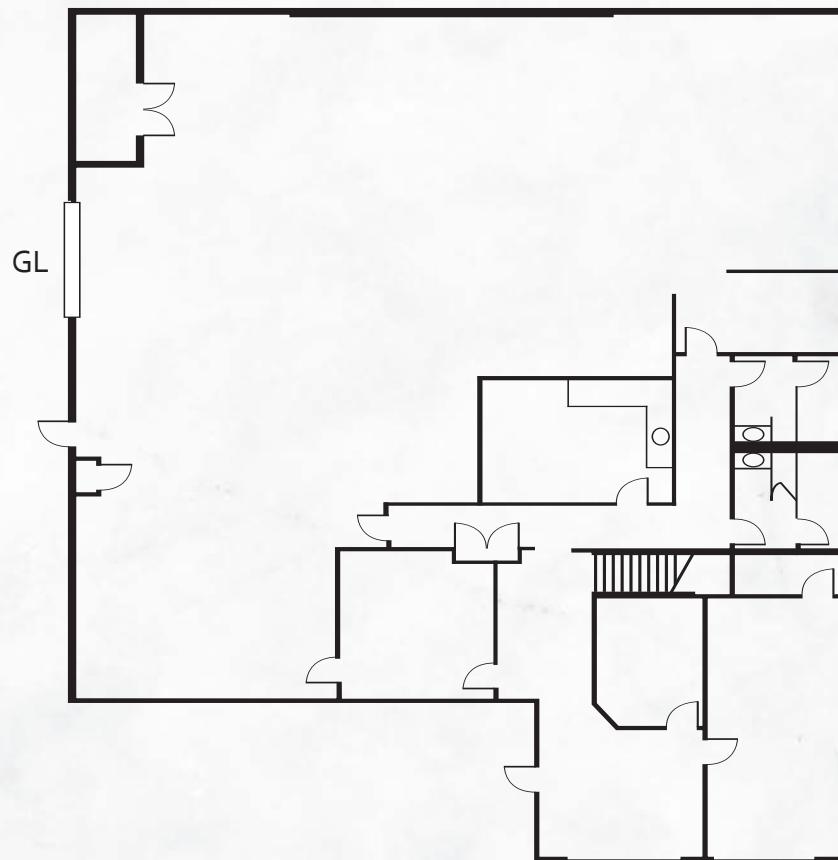
**CBRE**

# PROPERTY HIGHLIGHTS

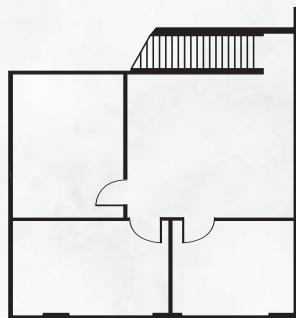
- » ±7,187 SF Industrial Building
- » ±2,000 SF of High End Office Space
- » ±20 Foot Warehouse Clearance
- » 400 Amps of 208/120 Volt Power
- » Professional Business Park
- » 2.8:1,000 Parking Ratio
- » One (1) Ground Level Loading Door
- » Fully Sprinklered
- » Prime Irvine Spectrum Location
- » Excellent access to the 5, 405 and 133 Freeways



FIRST FLOOR



SECOND FLOOR



FLOOR PLAN

For more information, please contact:

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