

# 17550 GILLETTE AVENUE

Irvine, CA 92614

## IRVINE BUSINESS COMPLEX

# FOR SALE / LEASE

## 47,296 SF FLEX SPACE



## CREATIVE SPACE INTERIOR

### PROPERTY HIGHLIGHTS

- 47,296 PREMISES, INCLUDING
  - 19,110 SF Office
  - 5,667 SF Class 10,000 Cleanroom
  - 16,835 SF HVAC Manufacturing / Assembly
  - 277 SF Warehouse 10' - 13' Clear
  - 5,407 SF Warehouse 20' Clear (3,523 SF Bonus Mezz)
- CREATIVE SPACE:
  - Exposed ceilings, ducting, lighting
  - Premium fixtures
  - Open areas for recreation
  - Collaboration spaces
  - Meeting /hangout locations
  - Extensive use of interior glass doors and walls
  - Above standard finishes throughout
  - Built 1969 / Interior rehab late 2015

### PROPERTY INFORMATION

DIVISIBLE	Second entrance and lobby
SITE	Fenced, paved, & gated yard / 3 GLs / Possible TW
EXTERIOR	Fluted "Gothic" finish
LAND	2.25 acres / 123 car spaces
POWER	2,500 Amps 277/480v
OWNERSHIP	Fee Simple ownership / No association fee
VISIBILITY	MacArthur Blvd. / Red Hill Avenue
LOCATION	5, 405, 133 & 73 Toll nearby / APN: 430-052-
ZONING	03 5.1 IBC Multi-Use

### Contact

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**EBERLE COMPANY**  
**COMMERCIAL REAL ESTATE**  
**INNOVATION SINCE 1985**

### Contact

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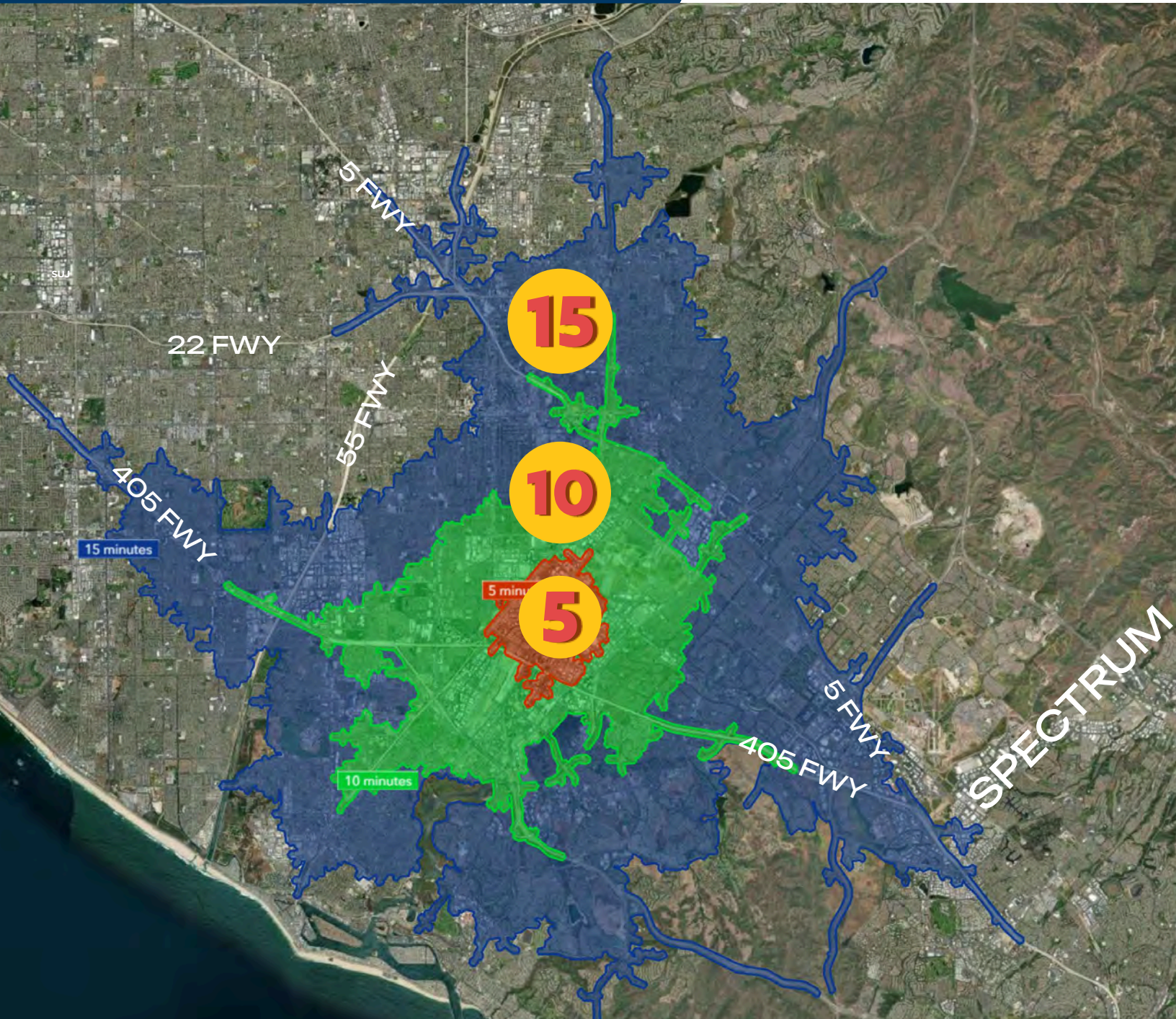
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**DRIVE  
TIME**

**5-10-15  
Minutes**



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MAP  
LOCATION

MacArthur Blvd. /  
Red Hill Avenue



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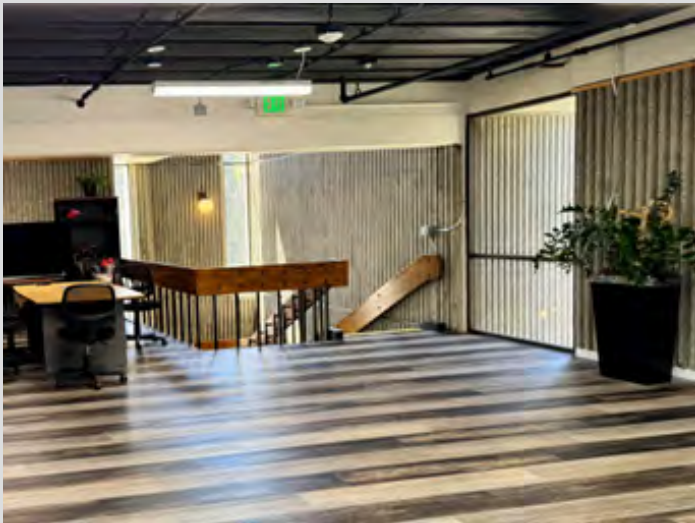
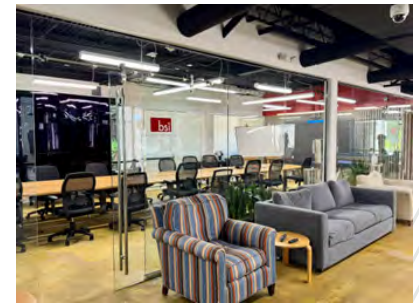
PHOTOS

Atrium, Lobby,

Class 10,000

Cleanroom, open

area office



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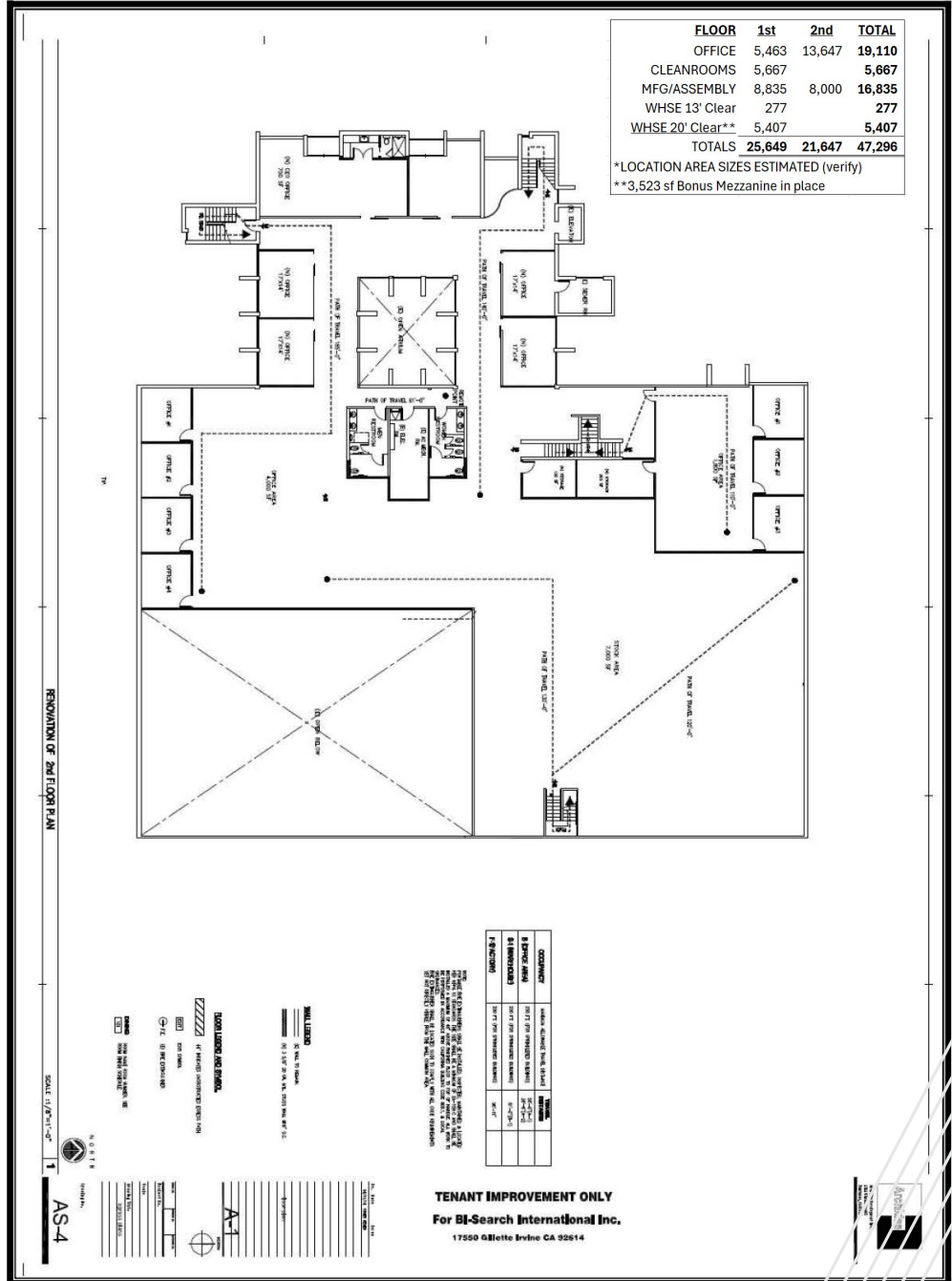
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# FLOOR PLAN

## Floor 2



### BUILDING DIAGRAM



FLOOR	1st	2nd	TOTAL
OFFICE	5,463	13,647	19,110
CLEANROOMS	5,667		5,667
MFG/ASSEMBLY	8,835	8,000	16,835
WHSE 13' Clear	277		277
WHSE 20' Clear**	5,407		5,407
<b>TOTALS</b>	<b>25,649</b>	<b>21,647</b>	<b>47,296</b>

\*LOCATION AREA SIZES ESTIMATED (verify)  
 \*\*3,523 sf Bonus Mezzanine in place

OCCUPANCY	1-BRANCH	2-BRANCH	3-BRANCH	4-BRANCH
OFFICE	100%	100%	100%	100%
LABORATORY	0%	0%	0%	0%
RESEARCH	0%	0%	0%	0%
TECHNICAL	0%	0%	0%	0%
MANUFACTURING	0%	0%	0%	0%
WAREHOUSE	0%	0%	0%	0%
STORAGE	0%	0%	0%	0%
OTHER	0%	0%	0%	0%

THIS FLOOR PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RISKS AND RESPONSIBILITIES FOR THE ACCURACY AND COMPLETENESS OF THIS FLOOR PLAN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THIS FLOOR PLAN.

**TENANT IMPROVEMENT ONLY**  
 For BI-Search International Inc.  
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# USES

## Permitted Uses



LAND USE	5.0	5.1
Accessory use	P	P35
Agriculture	P	P306
Church		C350
Commercial recreation (under 1,500 square feet)	P	P36T
Domestic animal care facility	C45	P45
Equipment rental		P31
Greenhouse		P30
Industry, service		P29
Information center	P	P29
Manufactured structure permit (up to two (2) years)	P	P35
Manufacturing, light		P30
Office, administrative, business, professional	P	P29
Office, design professional	P	P29
Office, headquarter	P	P29
Outdoor vendor	P	P31
Park	P	P36
Public park facility	P	P36
Pushcart permit	P	P36
Recreational vehicle storage, private		P30
Research and development	P	P29
Retail and/or service business, general (except drive-thru)	P	P31
Retail and/or service business, general (drive-thru)		P31
Retail business, accessory	P	P
Retail business, home improvement related		P36
Reverse vending machine permit	P	P36
School, public	P	P35
Supermarket	P	P31
Vehicle repair and detailing, mobile	C	P
Veterinary service, domestic	P	P29
Warehouse and sales outlet		P36
Warehousing, storage and distribution		P30
Wireless communications facility	P74	P74



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