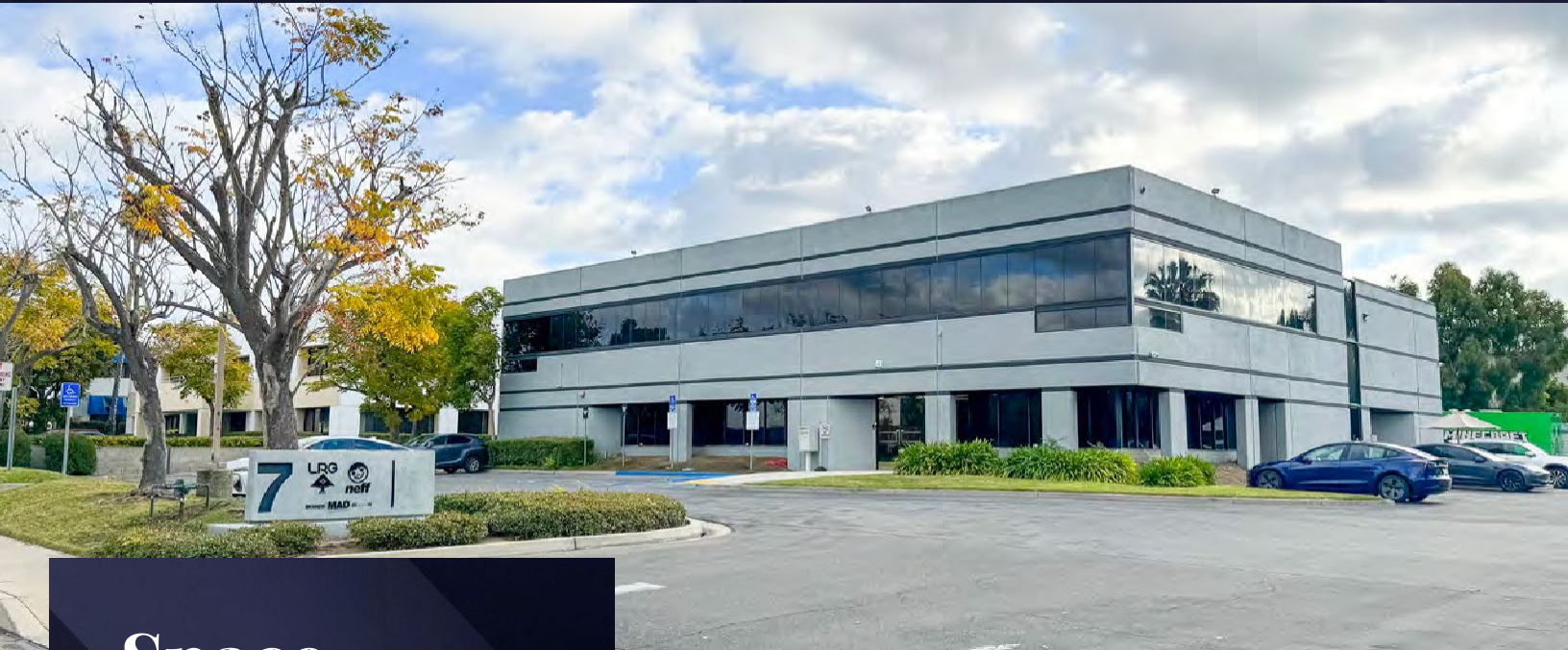


Unique Creative Flex Building with 100% HVAC



FOR SALE OR LEASE

7 Studebaker, Irvine, CA 92618



Space Profile

18,131 SF
TOTAL SF AVAILABLE

\$1.95/SF/NNN
ASKING LEASE RATE PER SF

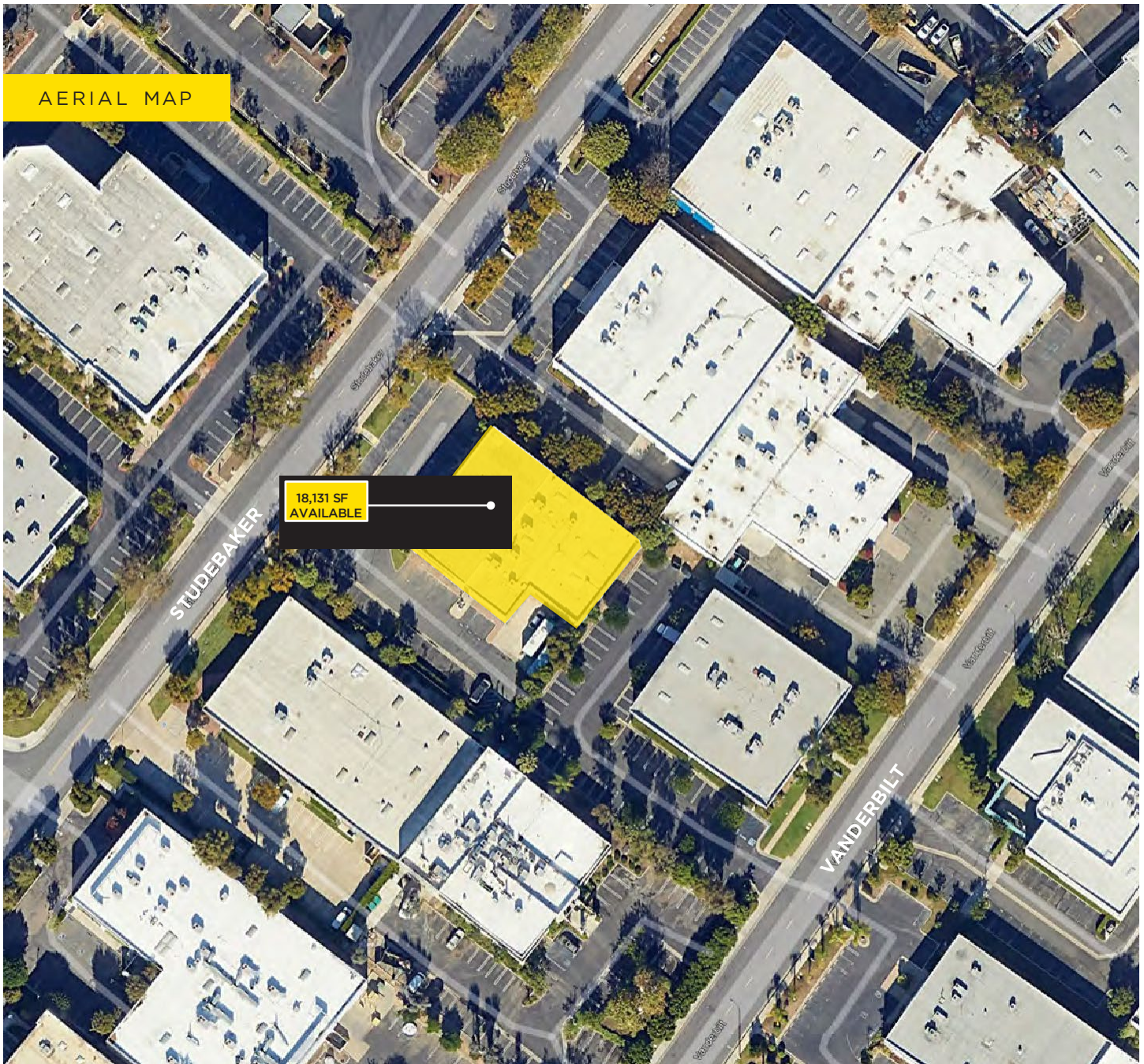
\$0.30/SF
NETS (ESTIMATED)

\$8,750,000 (\$482/SF)
SALE PRICE

60-90 Days
AVAILABILITY

- Premier Office Property Offered for Sale or Lease.
- Two-story, 18,131 SF stand-alone creative office available for lease.
- Close proximity to Irvine Spectrum Entertainment Center and 405/5 freeway access.
- 23' Minimum Clearance Height
- Power: 600 amps
- Sprinklered: Yes
- Call to schedule a tour.

AERIAL MAP



23' CLEARANCE HEIGHT



26 UNRESERVED STALLS



NEARBY AMENITIES



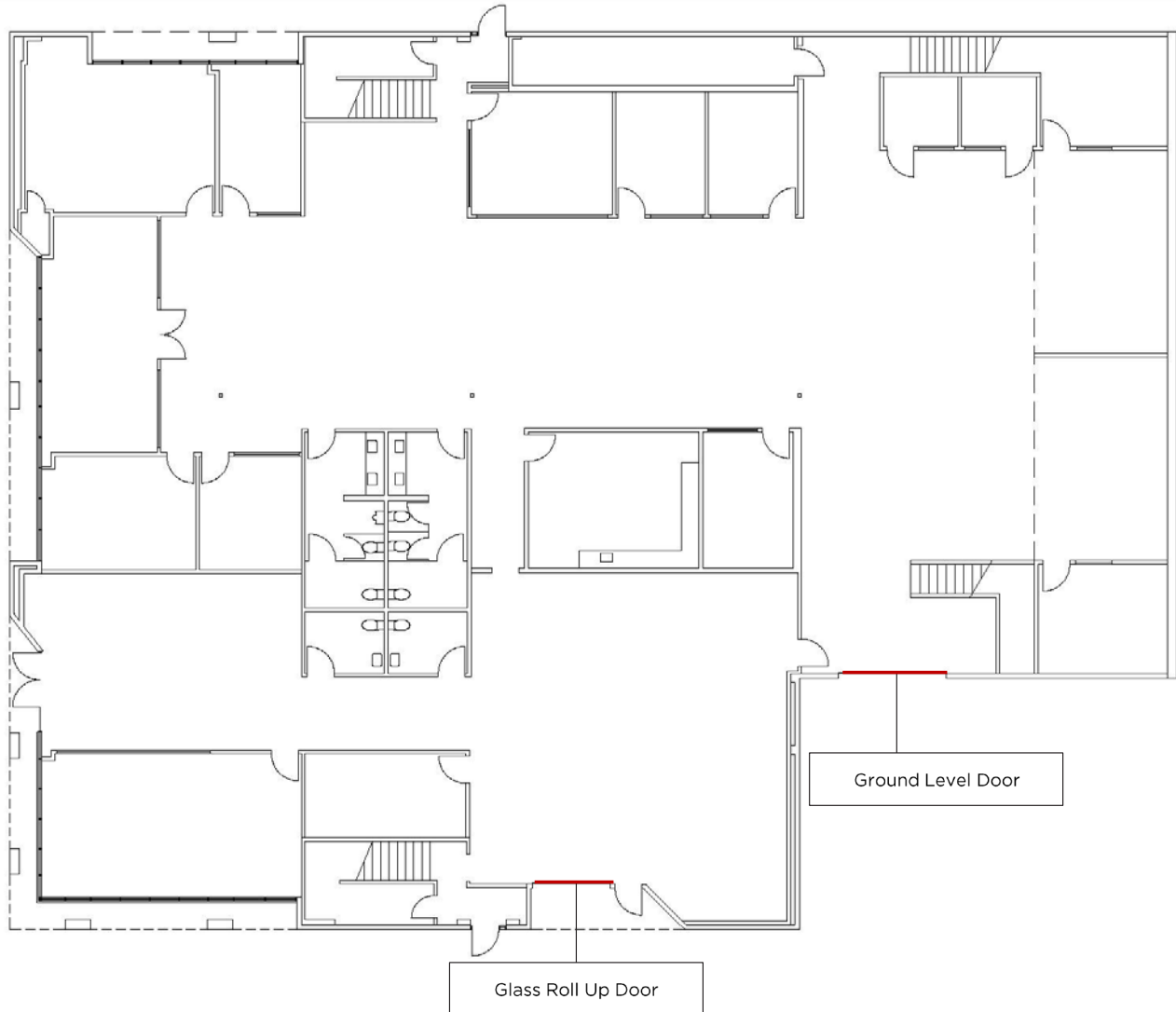
POWER: 600 AMPS



1 - DRIVE-IN DOOR



SPRINKLERED

**Shane Poppen**

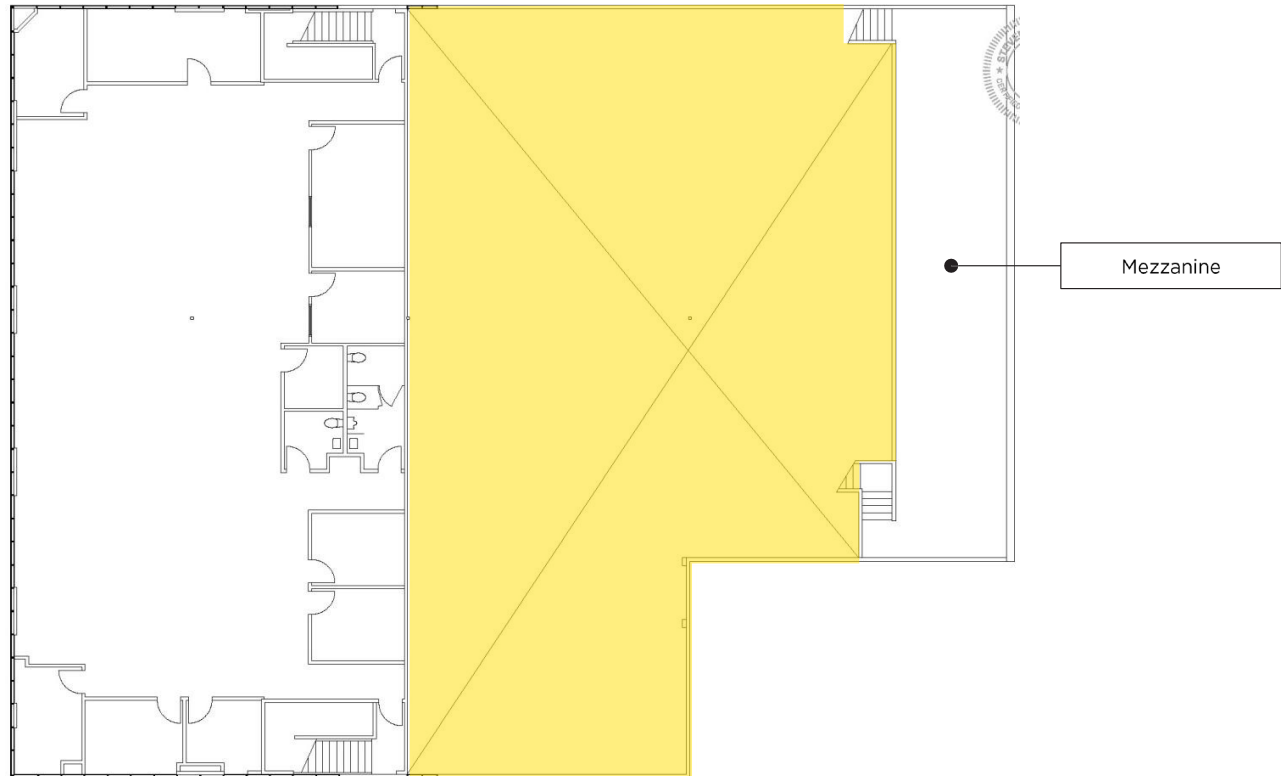
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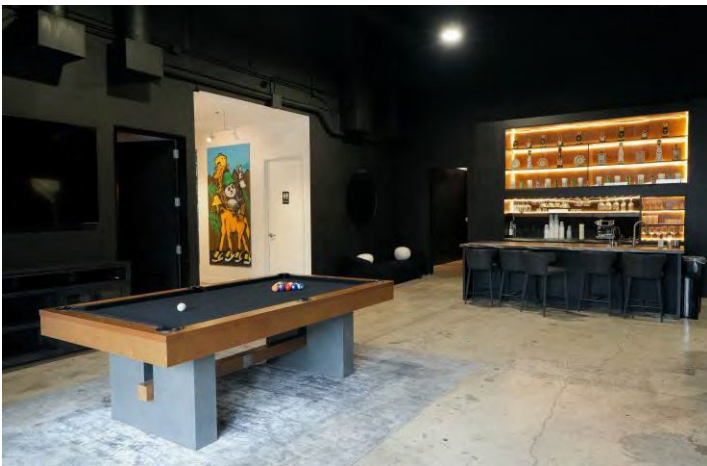
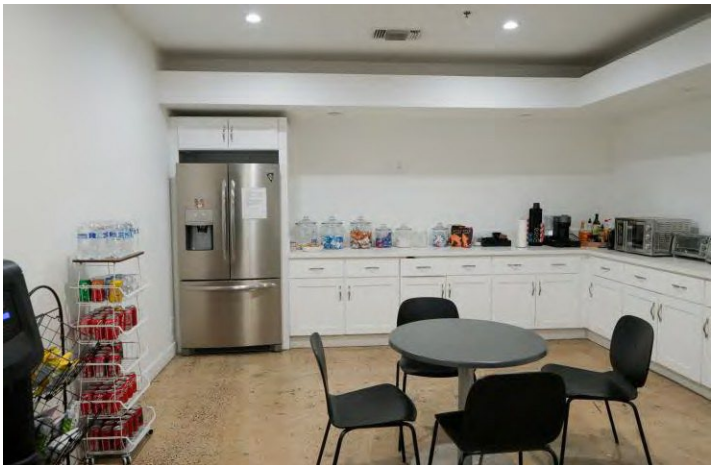
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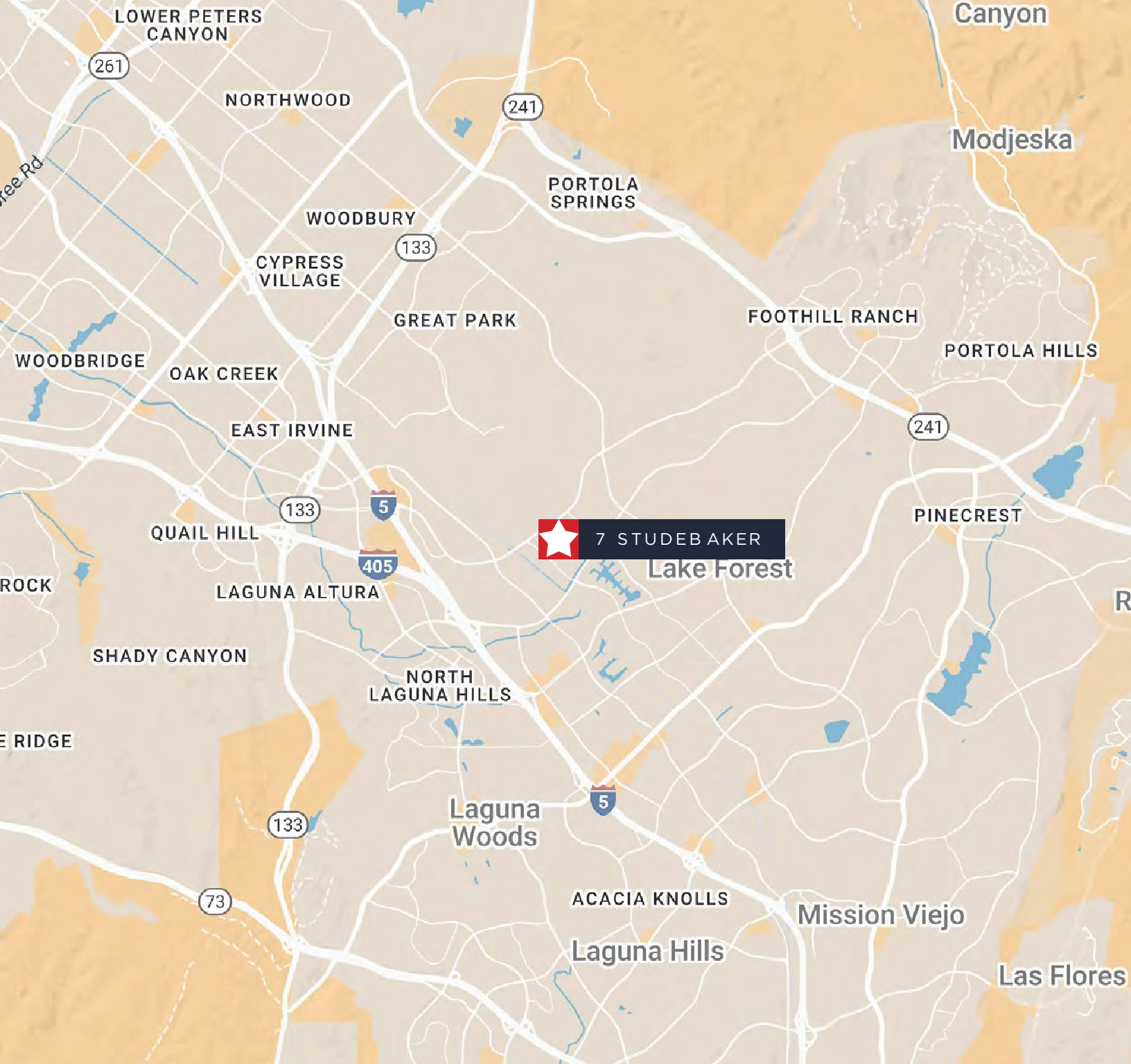
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