

Unique Creative Flex Building with 100% HVAC

savills

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

30 Days

AVAILABILITY

KEY HIGHLIGHTS

- 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
- Can delivery the space fully furnished
- Call to schedule a tour

[CLICK HERE TO VIEW VIRTUAL TOUR](#)

AERIAL MAP



23' CLEARANCE HEIGHT



26 UNRESERVED STALLS



NEARBY AMENITIES



POWER: 600 AMPS



1 - DRIVE-IN DOOR

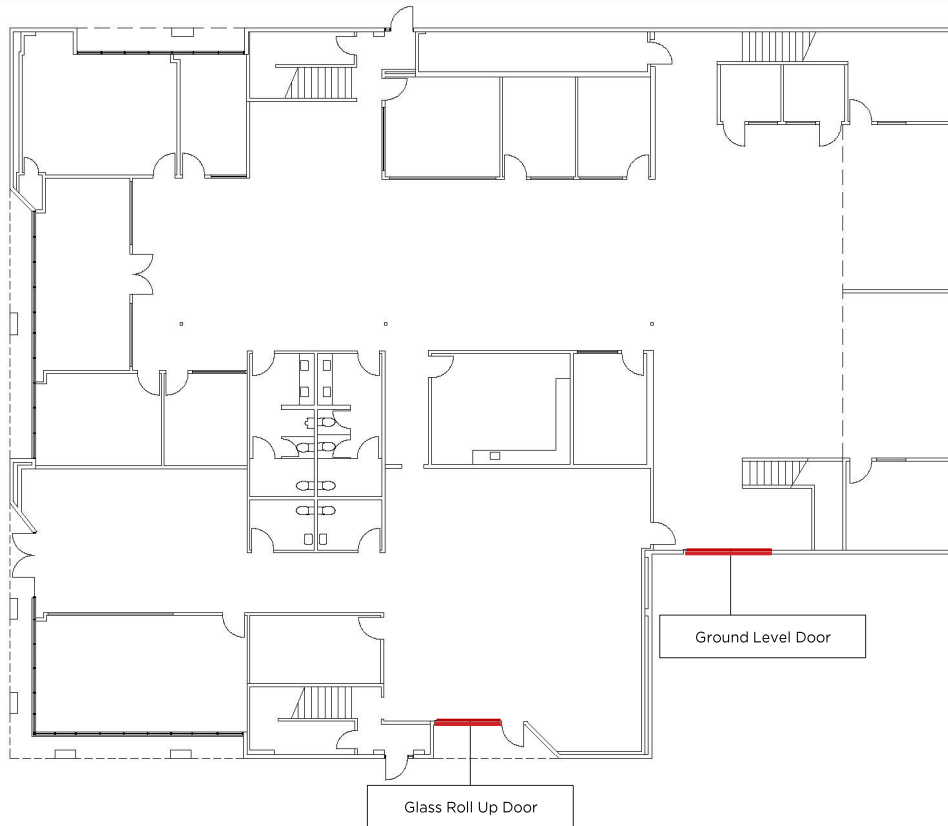


FULLY FURNISHED

1ST FLOOR

18,131 SF AVAILABLE FOR LEASE OR SALE

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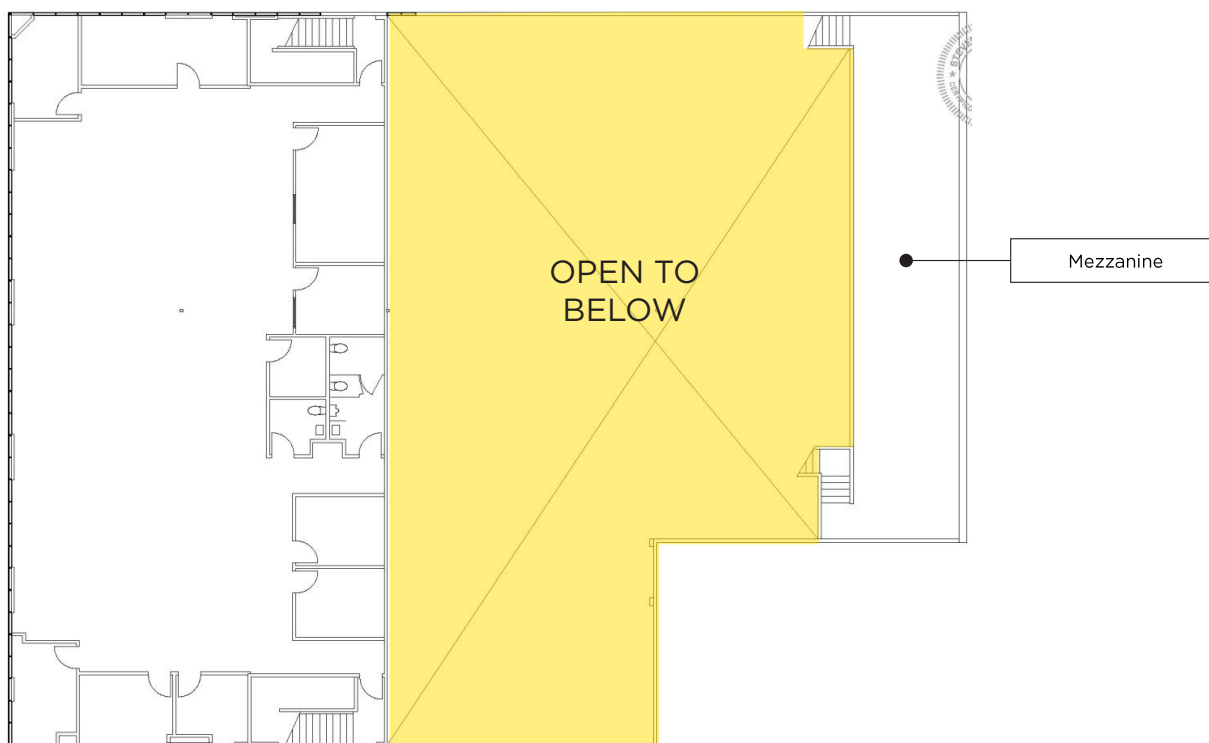
Square Footage Breakdown

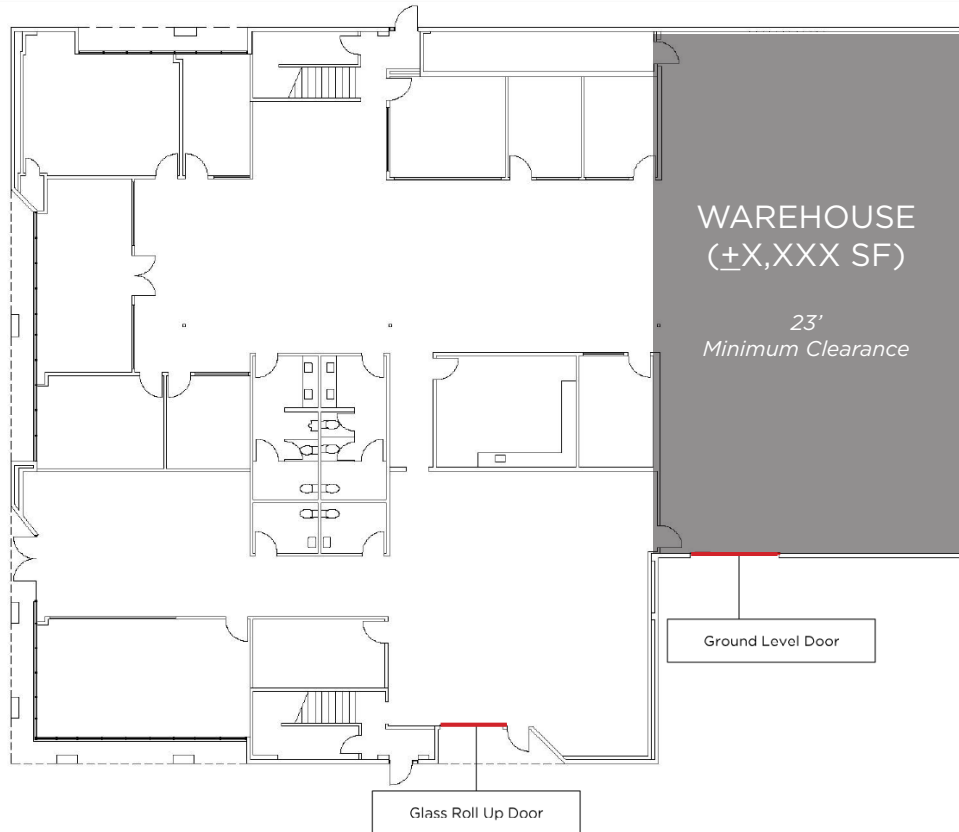
Total Building SF: 18,131 SF

Office/Warehouse

- **First Floor:**
 - Office: ±12,031 SF
- **Second Floor:**
 - Office: ±6,100

2ND FLOOR





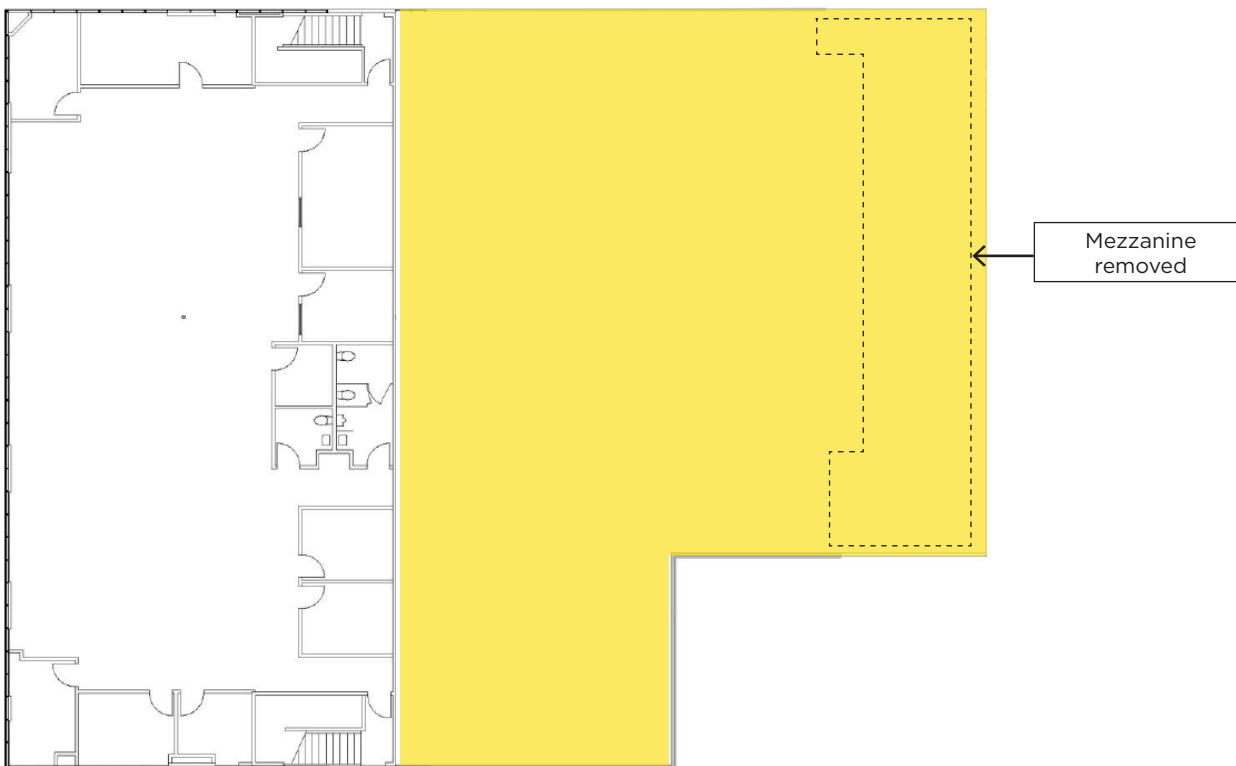
Office Breakdown

Total Building SF: 18,131 SF

Office/Warehouse

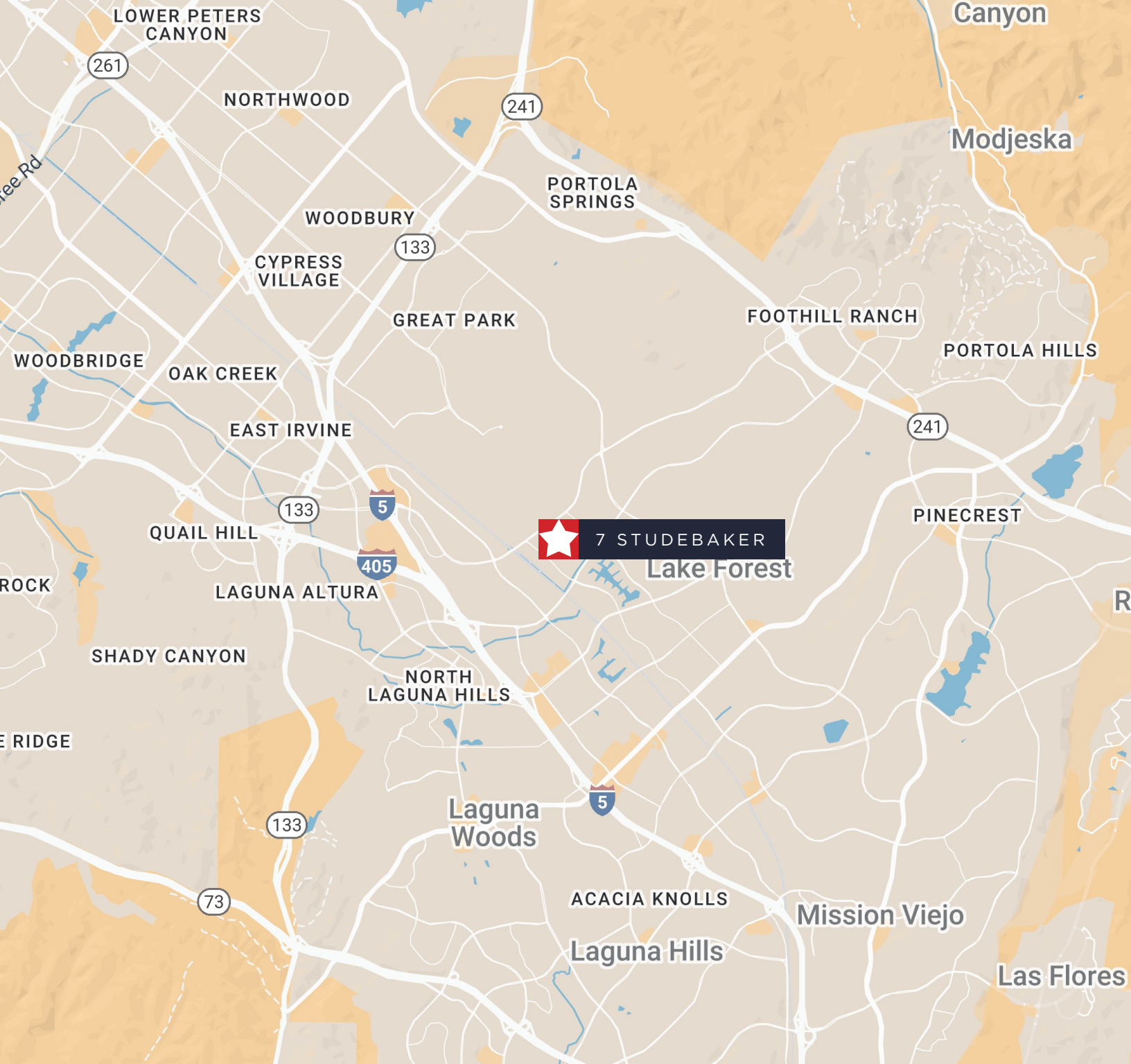
- **First Floor:**
 - Office: ±8,931 SF
 - Warehouse: ±3,100 SF
- **Second Floor:**
 - Office: ±6,100

2ND FLOOR - HYPOTHETICAL FLOOR PLAN









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