

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

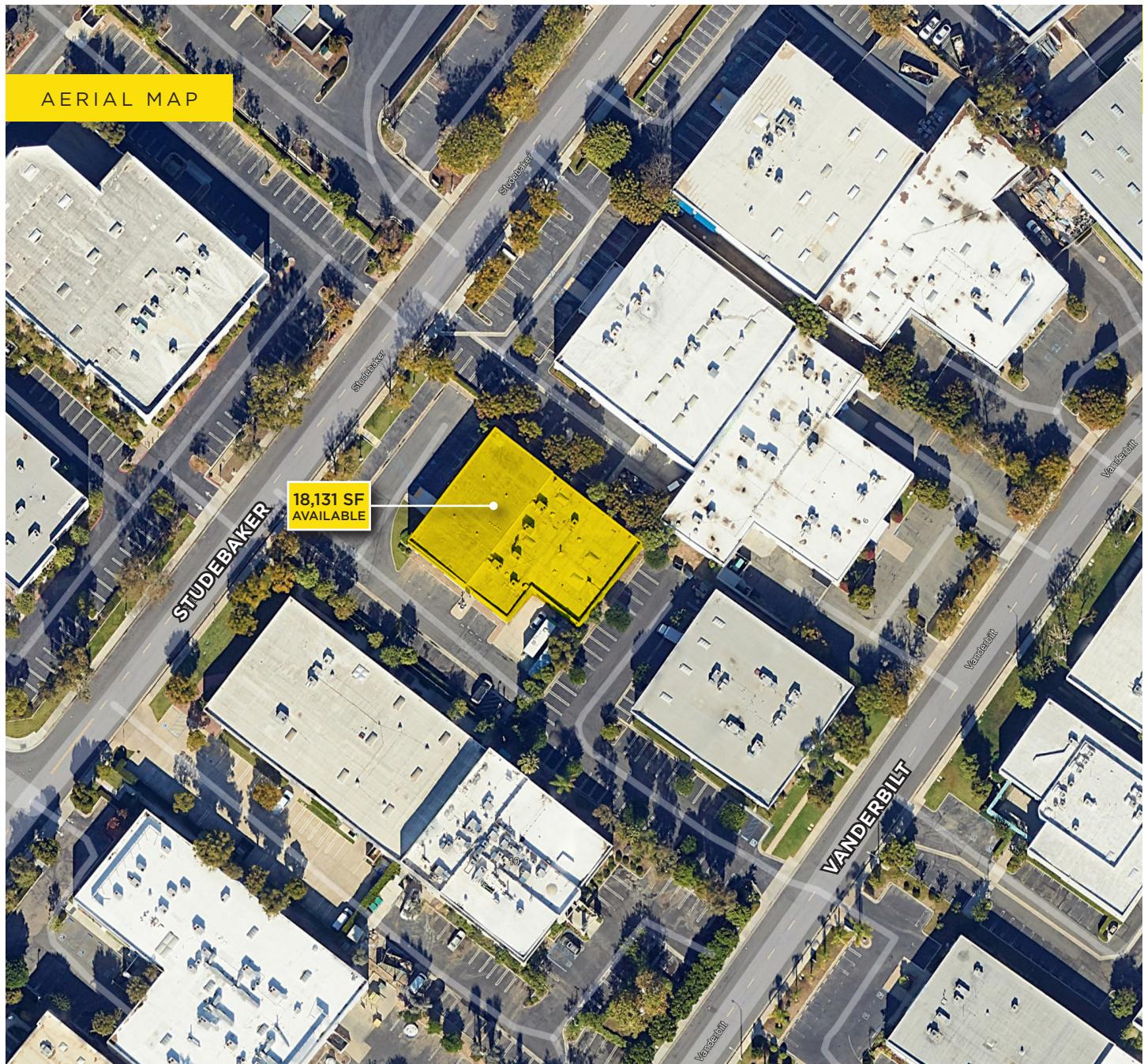
30 Days

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 deliver the space fully furnished
- Call to schedule a tour

[CLICK HERE TO VIEW VIRTUAL TOUR](#)



23' CLEARANCE HEIGHT



26 UNRESERVED STALLS



NEARBY AMENITIES



POWER: 600 AMPS



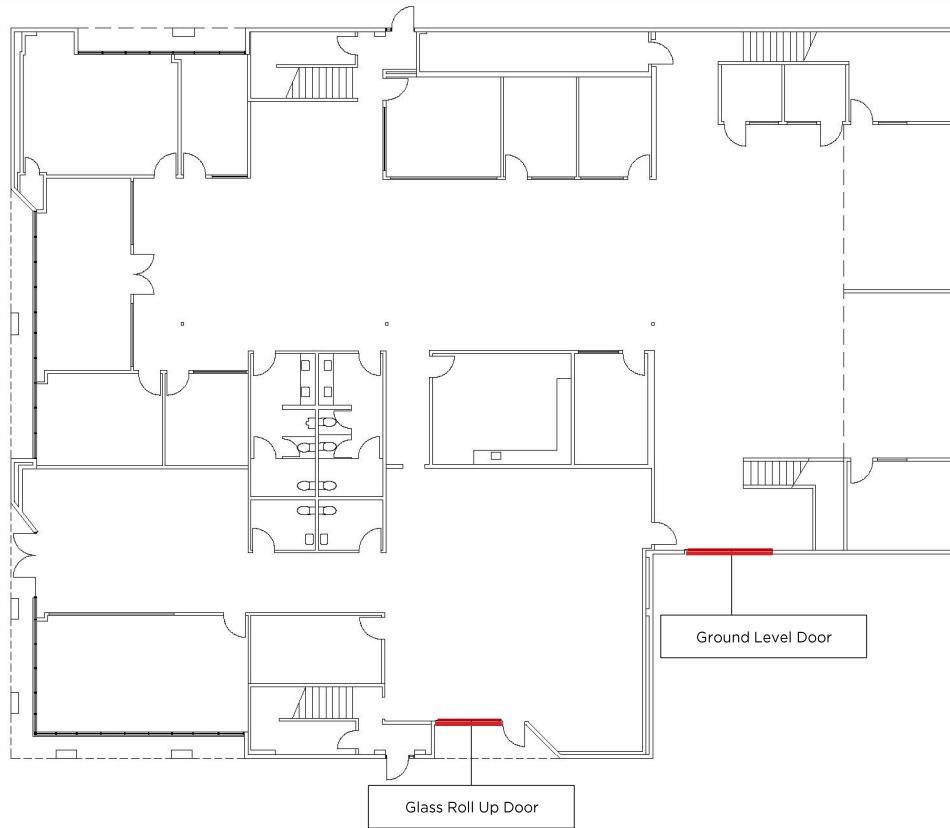
1 - DRIVE-IN DOOR



FULLY FURNISHED

1ST FLOOR

18,131 SF AVAILABLE FOR LEASE OR SALE



savills

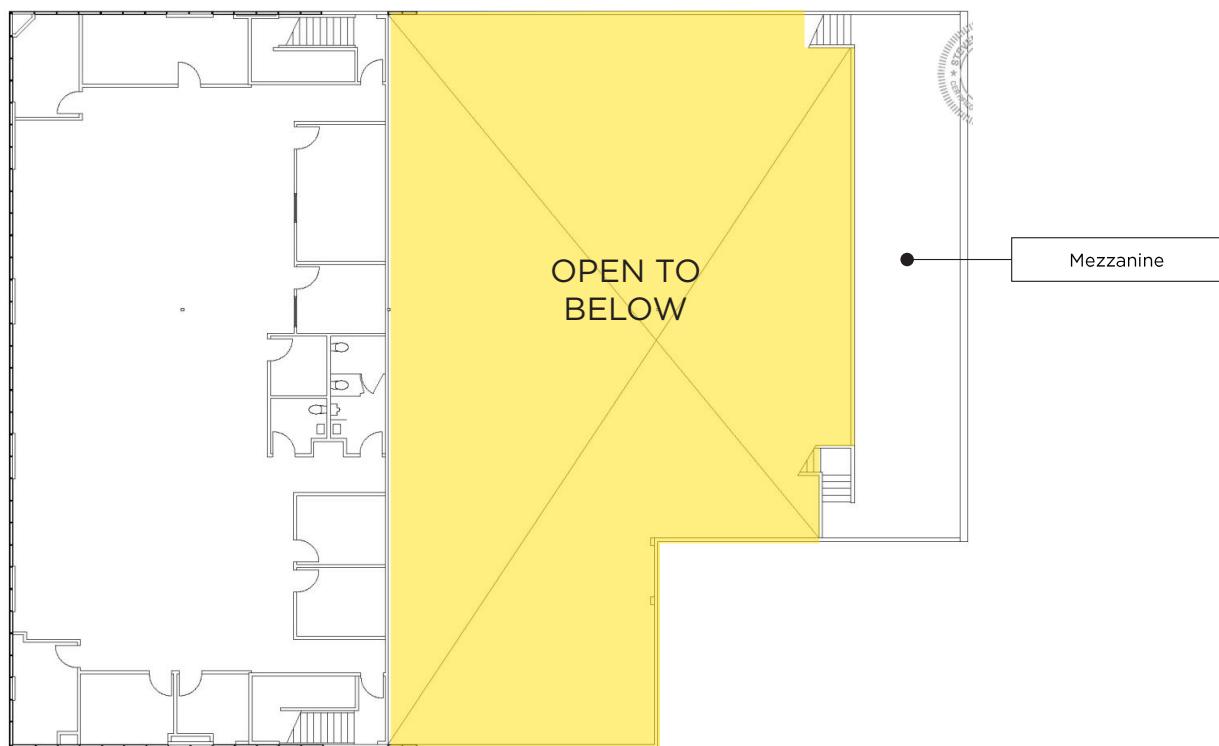
Square Footage Breakdown

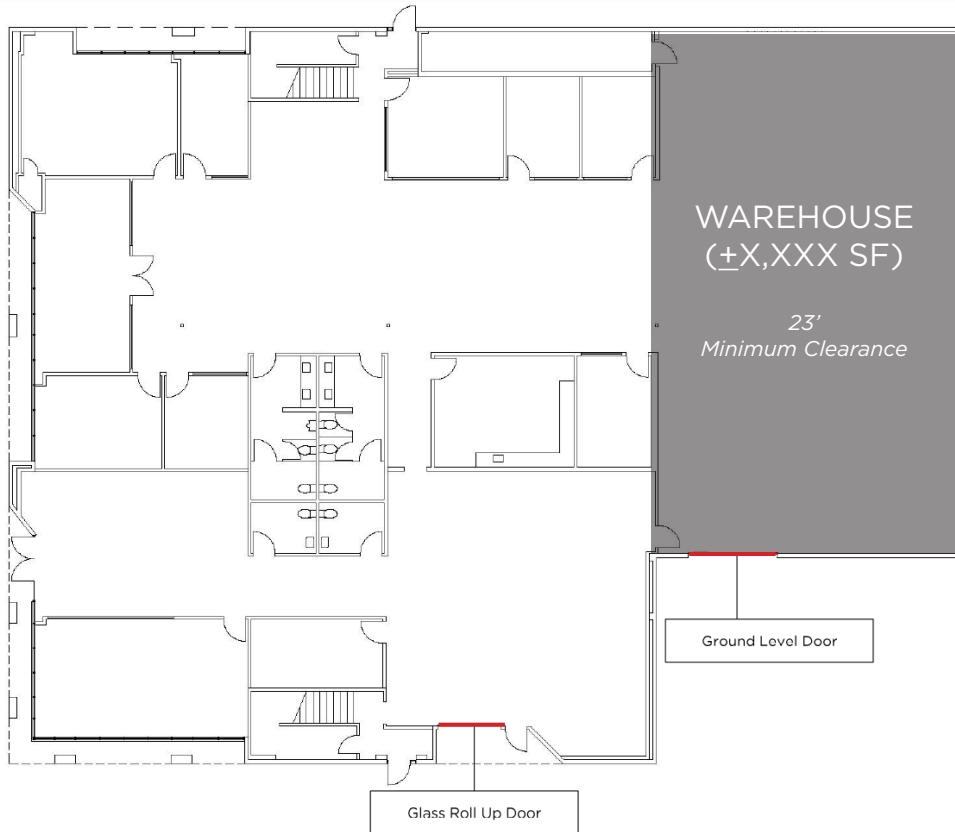
Total Building SF: 18,131 SF

Office/Warehouse

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

2ND FLOOR





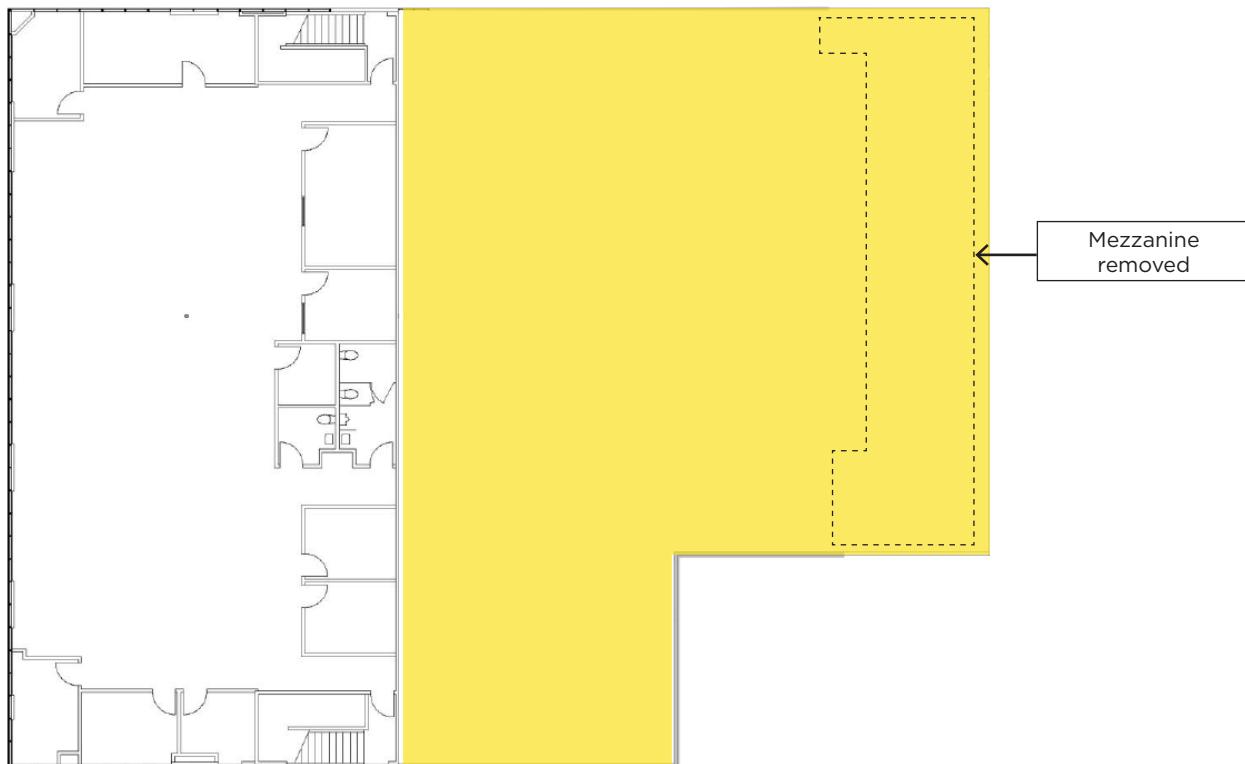
savills

Office Breakdown

Total Building SF: 18,131 SF

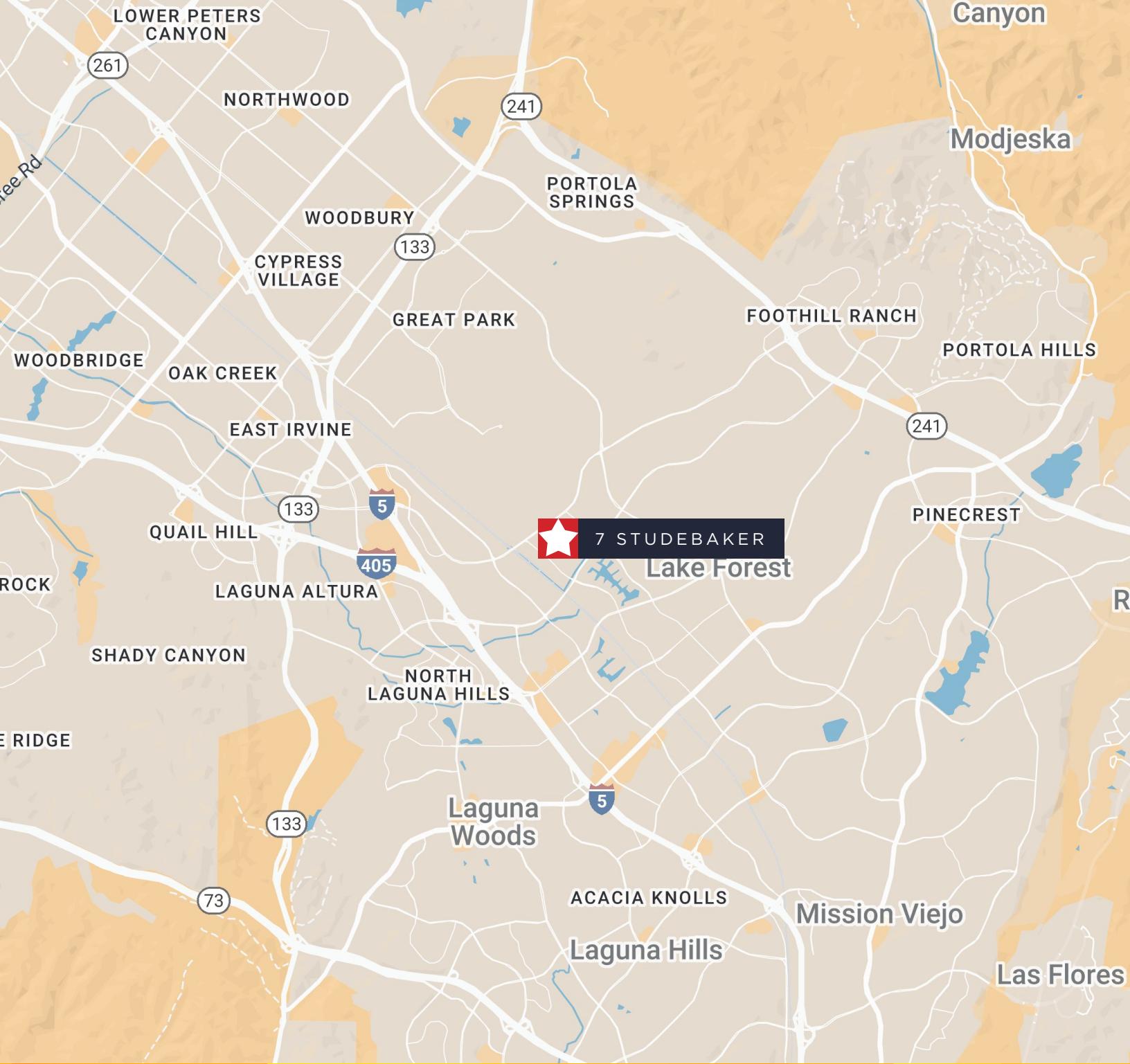
Office/Warehouse

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









Shane Poppen

+1 858 354 9435
spoppen@savills.us
License 01701190

Chris O'Connor

+1 949 706 6613
[cjoconnor@savills.us](mailto:cjocconnor@savills.us)
License 01922878

Drew DeMarco

+1 949 706 6947
ademarco@savills.us
License 02095000

© 2025 Savills. All rights reserved. The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR