

For Lease - 2,464 sf

Clean & bright Irvine office space available -
Ideally located just south of the Spectrum
adjacent to the (5) and (405) freeways.

This move in ready space is ideal for a small
law practice, accounting company, marketing
agency, real estate, escrow, therapy office, and
a variety of users. Great surface parking with
direct access to the building.

**Below market asking rate of \$2.00 per
square foot per month, full-service gross.**

Four percent procuring broker fee! Please call
to show.

For further information:

Jason Cox, CCIM & Broker (Lic#01201316)

(949) 220-9346

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ccrasocal.com



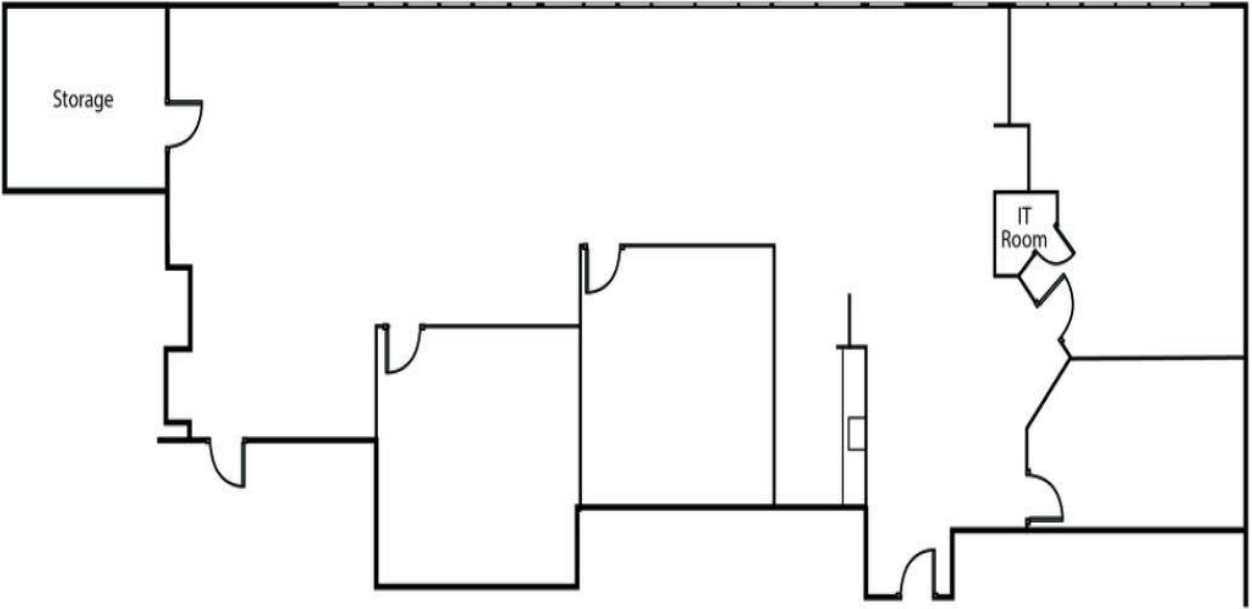
**15751 Rockfield, Suite 200
Irvine, CA 92618**

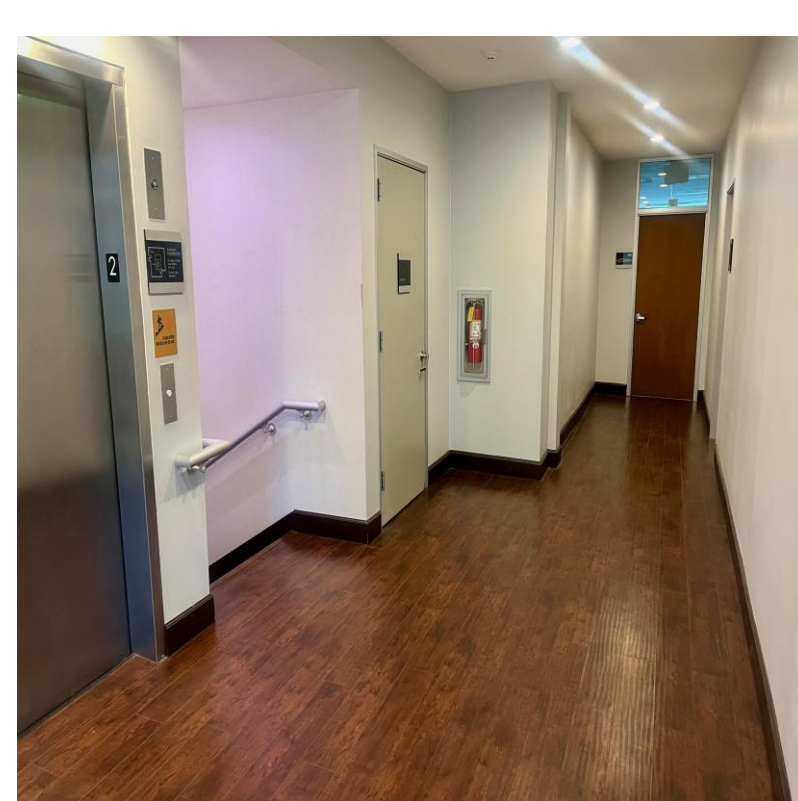
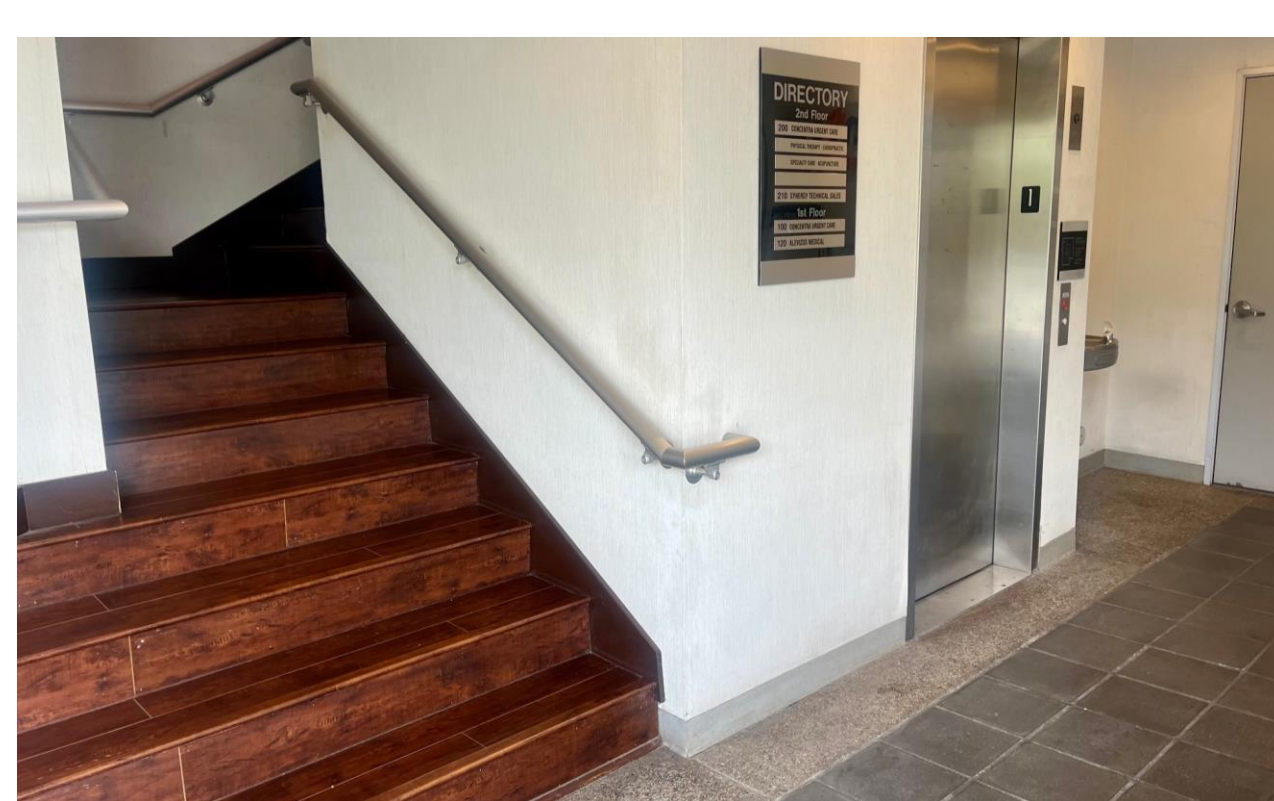
Attractive 2 story
office building with
free adjacent surface
parking.

Space Summary

- Approx. 2,464 usable square feet
- Four private offices
- Potential for open bullpen or assistant area
- Small kitchen with sink and storage
- Dedicated IT room
- Storage closet
- Great space plan for firm, company, practice or variety of office users
- Free adjacent surface parking with attractive entry
- Entry just off elevator & stairway
- Minutes south of Irvine Spectrum and variety of restaurants & retailers
- Terrific regional access adjacent to 5 & 405 Freeways
- Surrounding users include mixture of office, medical & automotive dealers







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