

# COMMERCIAL PROPERTY FOR SALE

59 PETERS CANYON, IRVINE, CA 92606

## 3,895,000 LISTING PRICE

### Property Type

**OFFICE/FLEX  
MIXED USE**

### Zoning:

**OFFICE / COMMERCIAL / LIGHT  
INDUSTRIAL / RESEARCH & DEVELOPMENT**

### Total Space

**5,662 SQ. FT. TOTAL  
936 SF WAREHOUSE**

### PROPERTY DETAILS:

Located in the heart of Irvine's prestigious Peters Canyon Business Park, this meticulously maintained 5,662 sq ft building blends executive-level finishes with high-functionality industrial capabilities.

**Corner Unit with Maximum Visibility:** End-unit positioning offers direct street presence, increased glass lines, and easy truck access

### Modern Class-A Buildout:

- Executive offices and conference room with glass accents and premium flooring.
- Fully built-out kitchenette, ADA-compliant restrooms, and a shower-equipped bathroom.
- Rare 26-ft clear height, fully HVAC'd warehouse — ideal for high-end tech, e-commerce, or clean storage needs.

## JEFF SPREEN

**SPREEN  
COMMERCIAL**



949-677-7141

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Freestanding Flex Condo with  
Roll-Up Door



26 Foot Warehouse



Spacious Private Offices with an Abundance of Natural Light



Multiple Executive Offices



2ND FLOOR PLAN



1ST FLOOR PLAN