

PROPERTY FOR LEASE

41 Corporate Park, Irvine, CA 92606

41  
CP



**NEWMARK**

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**KING'S ARCH**

forty-one  
corporate park

# forty-one corporate park

## Office for Lease / Building Details

41 Corporate Park is a premier office project within the master planned Corporate Park that recently underwent renovations and features a three-story office building located in the heart of Irvine. The project is situated next to the popular Irvine Business Complex and The District at Tustin Legacy, and within walking distance to an abundance of retail amenities. 41 Corporate Park offers ample surface and covered parking, proactive management, and immediate access to the San Diego (I-405), Santa Ana (I-5), 261, and 55 Freeways.

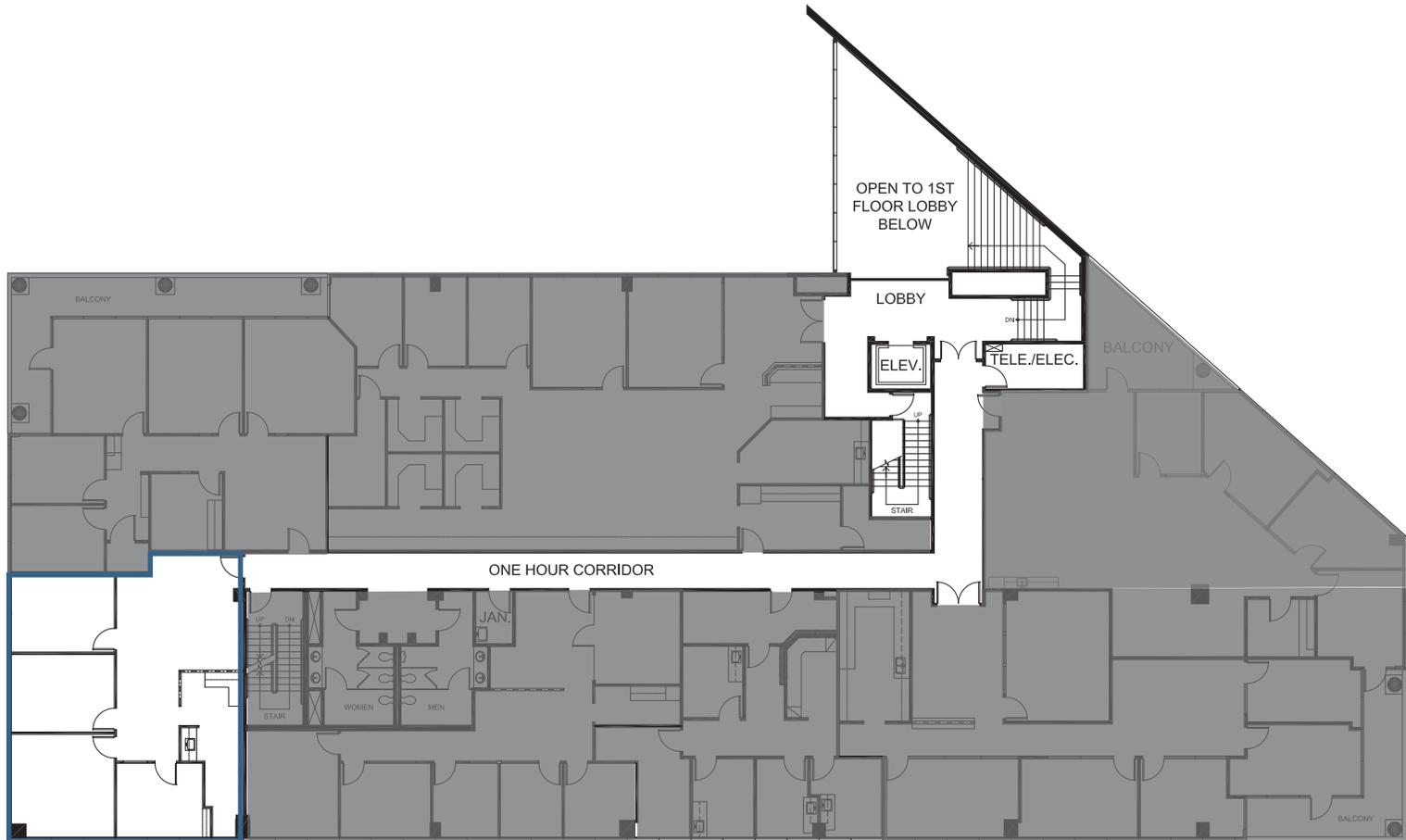


Suite	RSF	Available	Notes
240	1,540 SF	Mar 1, 2026	3 offices, conference room, kitchen and reception area
300	2,977 SF	30 Days	Double door elevator lobby identity, 7 offices, conference room, kitchen, 2 storage rooms and open area

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# Second Floor

Floor Plan



Suite 240  
1,540 SF

# Third Floor

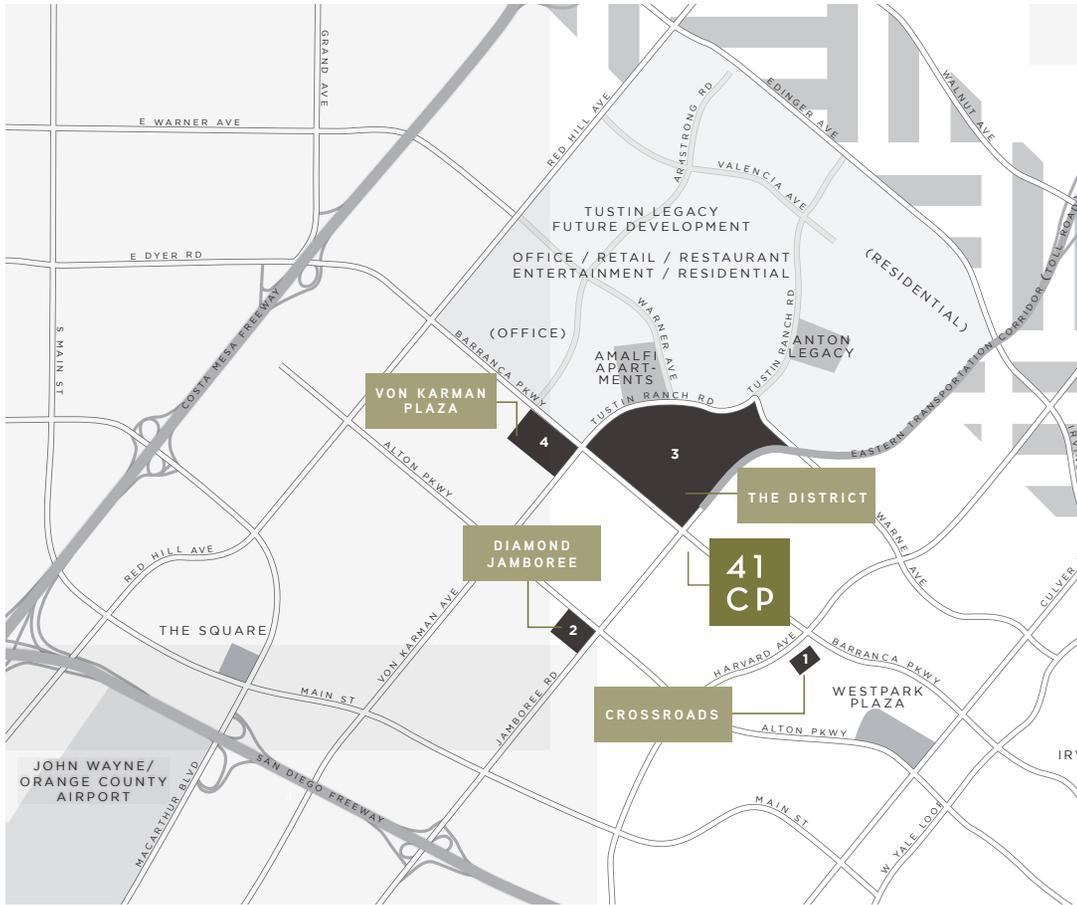
Floor Plan



\*Hypothetical floor plan is shown.



## Amenities Map



forty-one  
corporate park

## Retail Centers

### 1. Crossroads

Target  
California Fish Grill  
Capital Noodle Bar  
CAVA  
Chase Bank  
Chipotle Mexican Grill  
Citibank  
Creamistry  
DonerG Turkish & Mediterranean Grill  
The Flame Broiler  
Ha Long Vietnamese Cuisine  
Inchin's Bamboo Garden  
J San Ramen  
Mega Bank  
Panera Bread  
Paradise Bowls  
Paris Baguette  
Peet's Coffee  
Piadina  
Pizza Hut  
Sagami Japanese Restaurant  
Stonefire grill  
Tastea  
Urban Plates  
Wingstop

### 2. Diamond Jamboree

85C Bakery Café  
Afters Ice Cream  
Ajisen Ramen  
BBQ Chicken  
BCD Tofu House  
Dun Huang  
Curry House CoCo Ichibanya  
HaiDiLao Chinese Hot Pot  
The Kickin' Crab  
Kona Loa Coffee  
Kura Revolving Sushi Bar  
Sunright Tea Studio  
Meet Fresh

Paper Lantern Dumpling House  
Pepper Lunch  
Pho Saigon Pearl  
SomiSomi  
Tim Ho Wan  
Tokyo Table  
Urban Seoul  
Yi-Gah Korean Cuisine

### 3. The District (Partial List)

Mendocino Farms  
Target  
Lowe's  
Costco  
Michael's  
T.J. Maxx/Home Goods  
Whole Foods  
Chick-Fil-A  
In-n-Out  
Five Guys Burgers  
Lucille's Smokehouse BBQ  
Prego Ristorante  
Pei Wei Asian Diner  
RA Sushi  
Wells Fargo  
The Winery Restaurant  
Golden Bank  
Farmers & Merchant Bank

### 4. Von Karman Plaza

Daphine  
Ike's  
Subway  
Portola Coffee Roasters  
Starbucks  
Staples  
Walmart  
Panda Express  
The Habit Burger  
Taco Bell  
Jersey Mike's  
Starbucks  
Garbanzo Mediterranean Grill  
Chase Bank



# 41 CP

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