

16800
ASTON ST IRVINE

**MIRACLE
POINT**

16800

NEWMARK

Office Space For Lease

Highlights



\$2.60/SF FSG Rental Rate



Two-Story Office Building



Minutes from The District,
Diamond Jamboree and Mess
Hall at Flight



Renovated Lobby with
Extensive Glass Line



Free Surface Parking



Monument Signage Available



16800 ASTON ST. is a hidden gem conveniently located in the Irvine Business Complex. Tenants will enjoy the bright naturally lit lobby that has received a full makeover, featuring extension glass and high end finishes along with upgraded restrooms and corridors. The building is served by a free-surface parking lot for a short and convenient walk from the car to the office. There are a plethora of amenities nearby for Tenants to enjoy including The District, The Mess Hall at Flight and Diamond Jamboree. Building Top Signage is available to provide great visibility and identity.



16800 IRVINE
ASTON **ST**

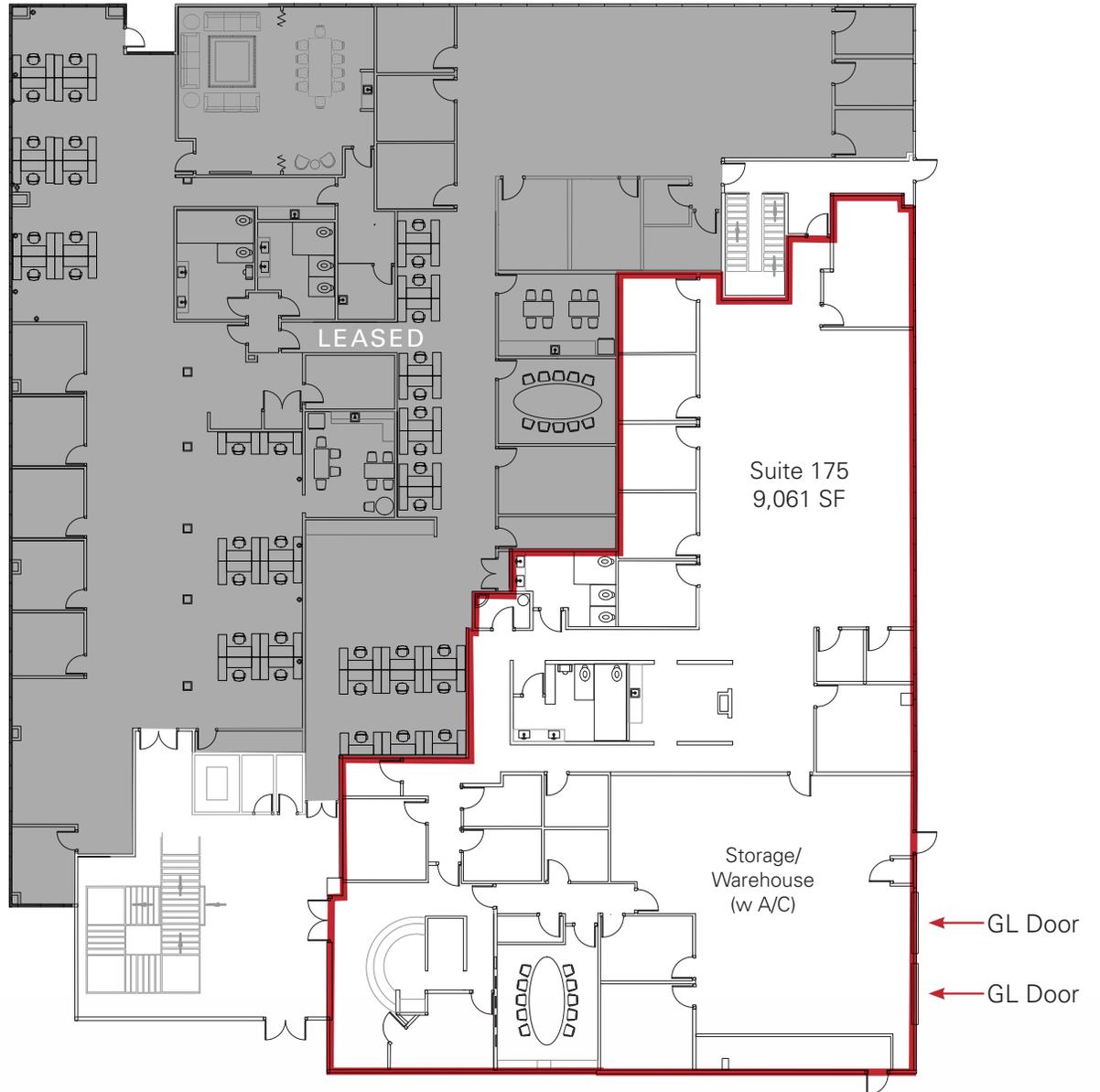
Availability

SUITE	SIZE	TIMING	NOTES
175	9,061 SF	Now	<ul style="list-style-type: none">• Custom reception area• 7 private offices• Open area with exposed ceiling• Conference room• Kitchen• Several huddle/break out rooms• 2,192 SF of storage/warehouse space with grade level loading
200	14,883 SF	4-1-26	<ul style="list-style-type: none">• 19 private offices with sidelights• 1 large conference room• Large open area with 53 6'X6' workstations available• Large breakroom/kitchen• Coffee bar• Gym with private bathroom with shower• 2 private balconies
275	4,927 SF	3-1-26	<ul style="list-style-type: none">• 9 private offices with glass fronts and glass doors• 1 large conference room• Open area with 10 6'X6' workstations available• Large open kitchen galley/lounge• Private balcony off kitchen• Very bright space with excellent glass line



First Floor

Suite 175: 9,061 SF

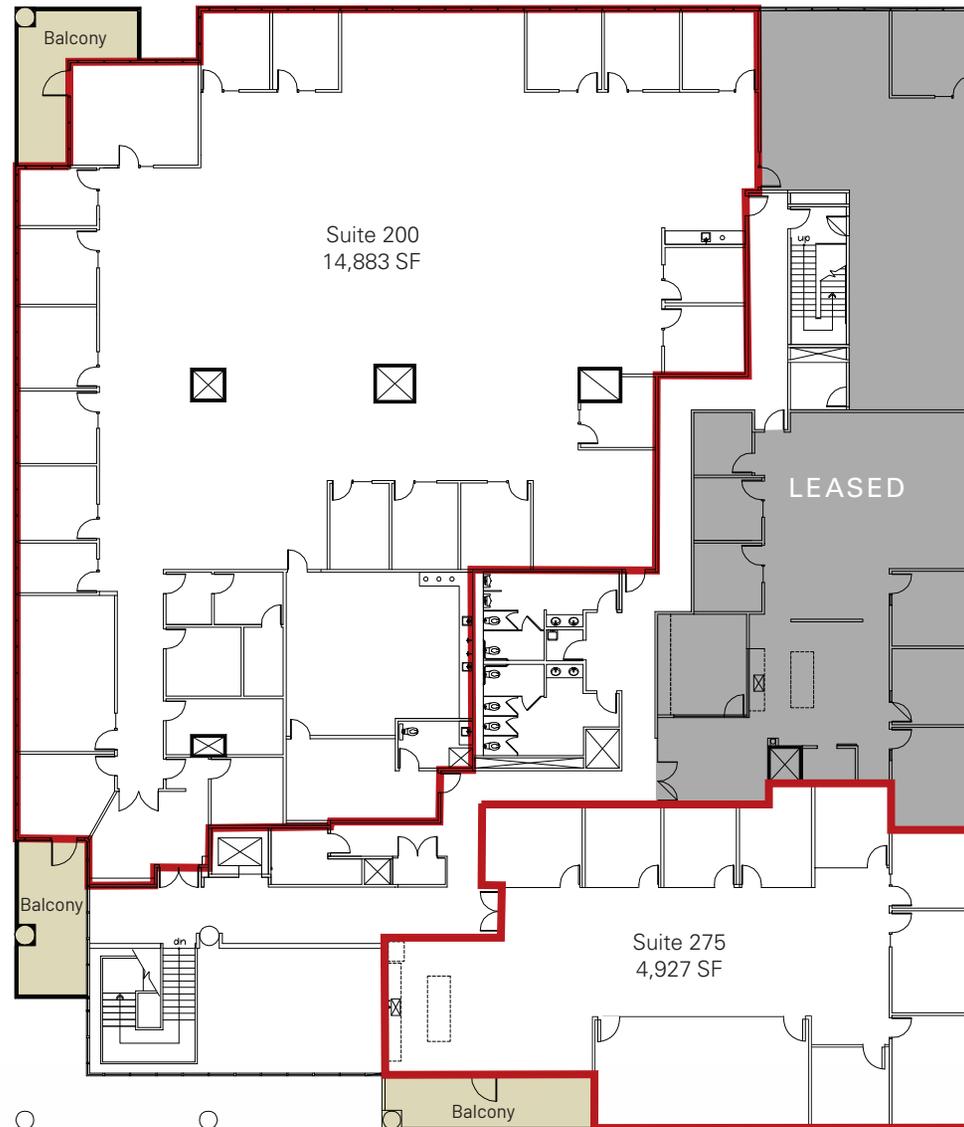




Second Floor

Suite 200: 14,883 SF

Suite 275: 4,927 SF

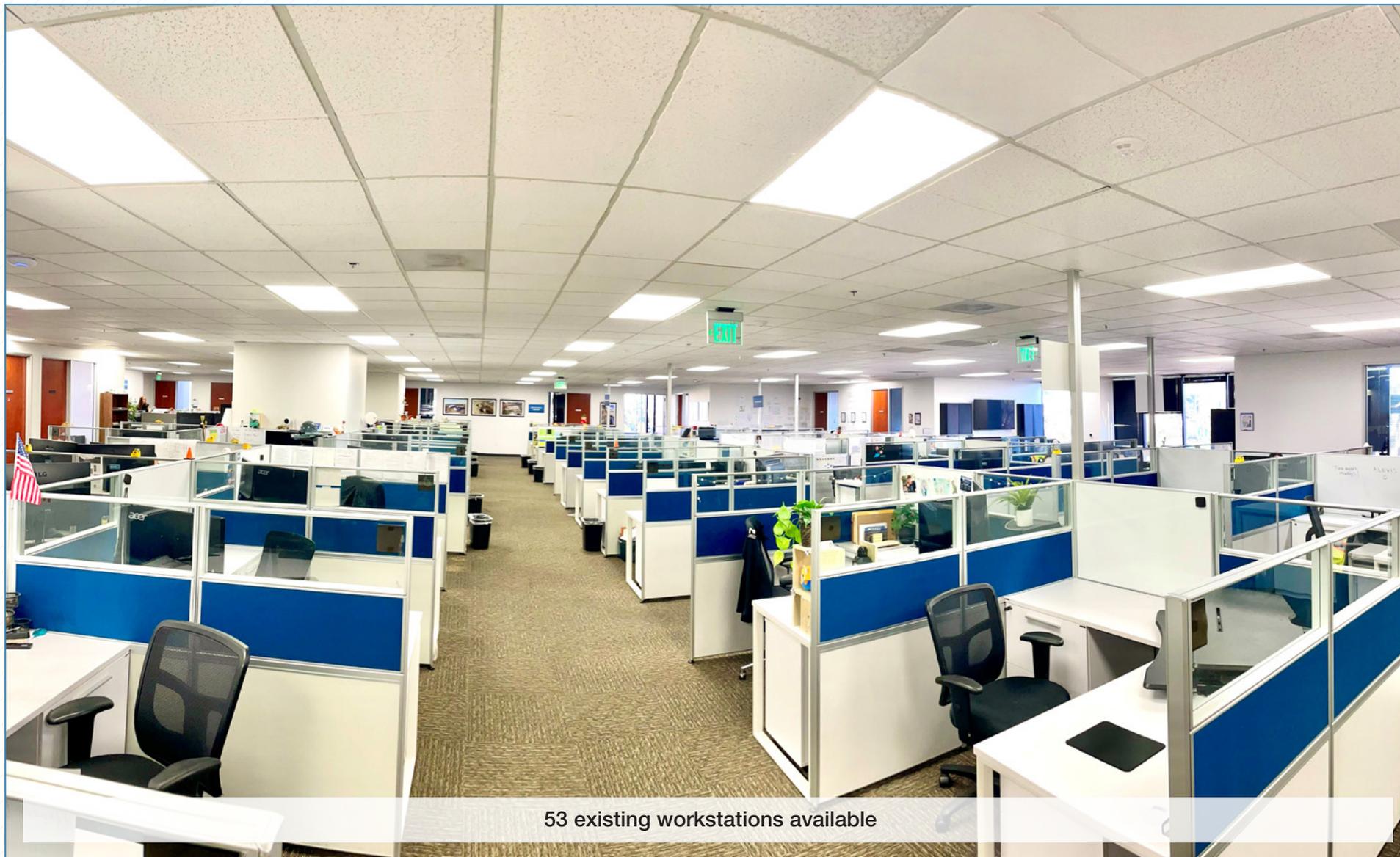


Suite 175 Photos



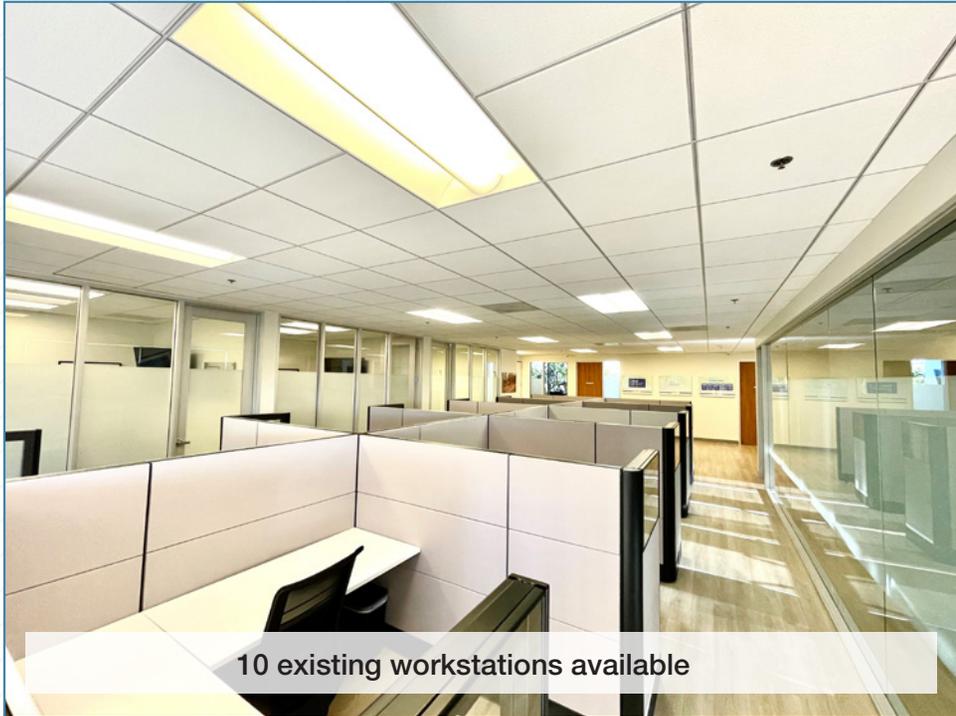
2,192 SF of storage/warehouse space with grade level loading

Suite 200 Photo



53 existing workstations available

Suite 275 Photos

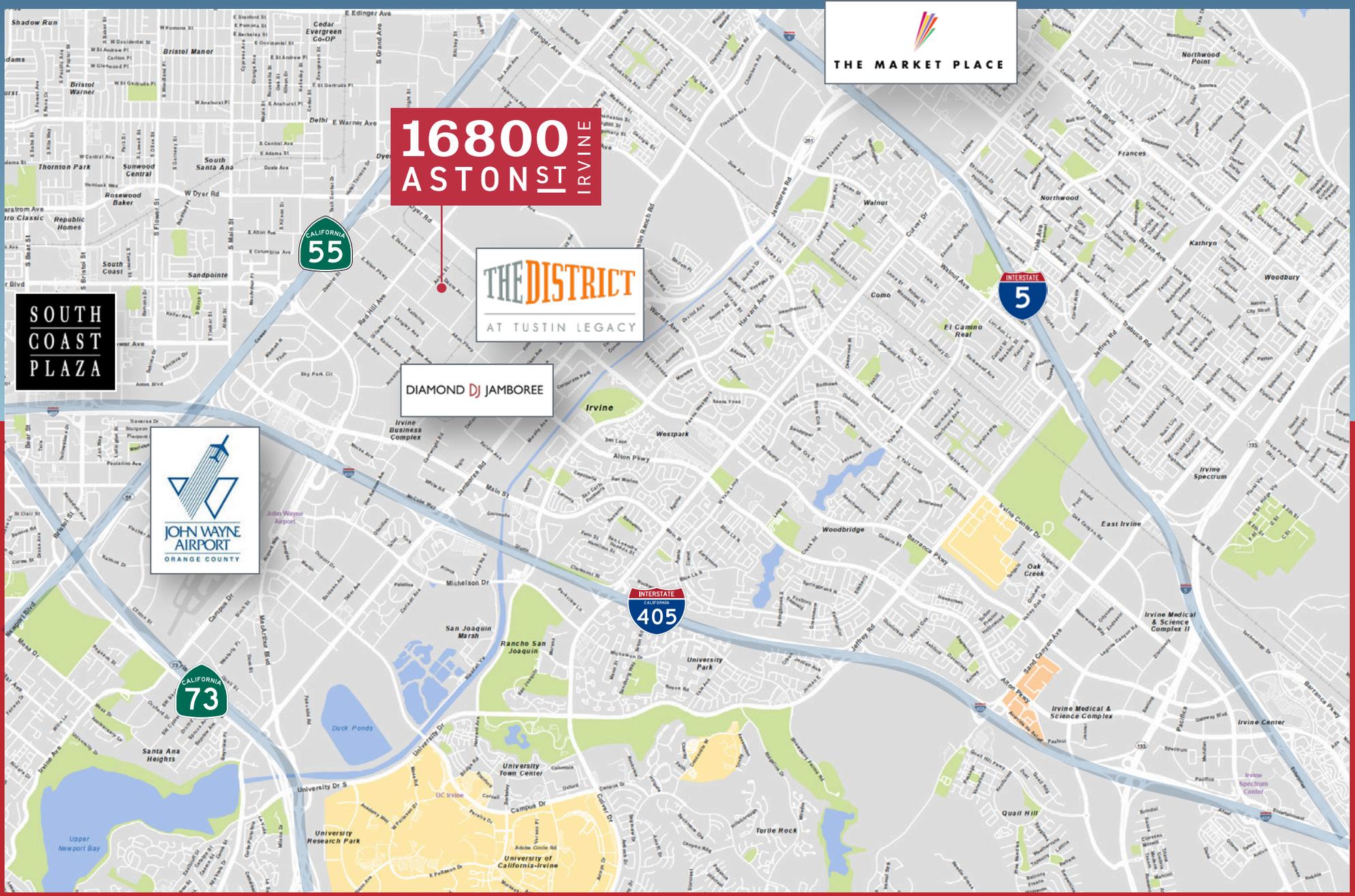


Site Plan

16800 ASTON ST



Nearby Amenities




THE MARKET PLACE

16800
ASTON ST IRVINE

THE DISTRICT
AT TUSTIN LEGACY

DIAMOND DJ JAMBOREE

SOUTH COAST PLAZA


JOHN WAYNE AIRPORT
ORANGE COUNTY

CALIFORNIA
55

INTERSTATE
5

INTERSTATE
CALIFORNIA
405

CALIFORNIA
73

16800 ASTON ST IRVINE

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