

# Unique Creative Flex Building with 100% HVAC

savills

FOR SALE OR LEASE

7 Studebaker, Irvine, CA 92618

NEW PRICE REDUCTION!



## Space Profile

18,131 SF

TOTAL SF AVAILABLE

\$1.65/SF/NNN

ASKING LEASE RATE PER SF

\$0.30/SF

NETS (ESTIMATED)

\$7,950,000 (\$438/SF)

SALE PRICE

30 Days

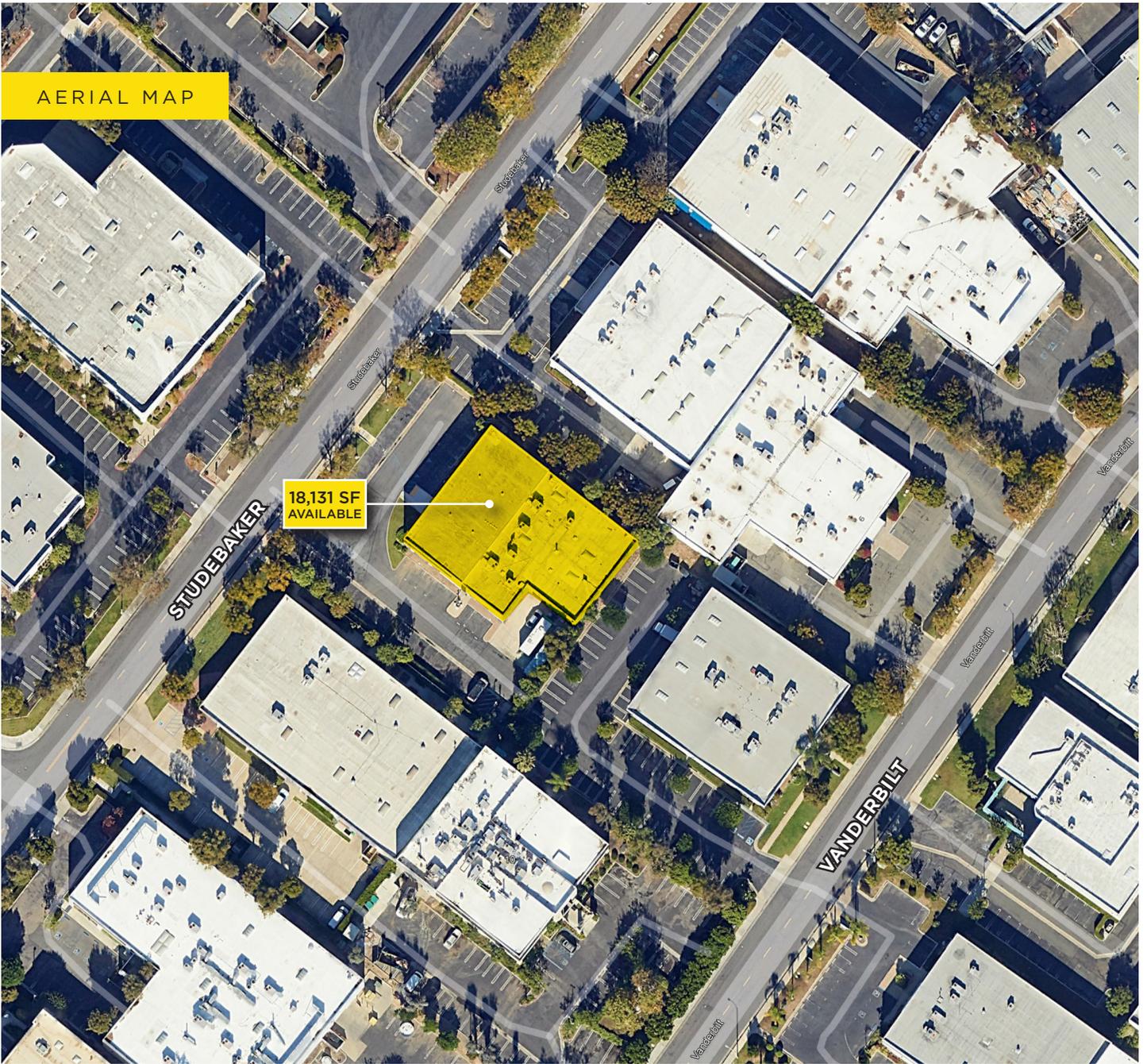
AVAILABILITY

### 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 delivery the space fully furnished
- Call to schedule a tour

[CLICK HERE TO VIEW VIRTUAL TOUR](#)

AERIAL MAP



23' CLEARANCE HEIGHT



26 UNRESERVED STALLS



NEARBY AMENITIES



POWER: 600 AMPS



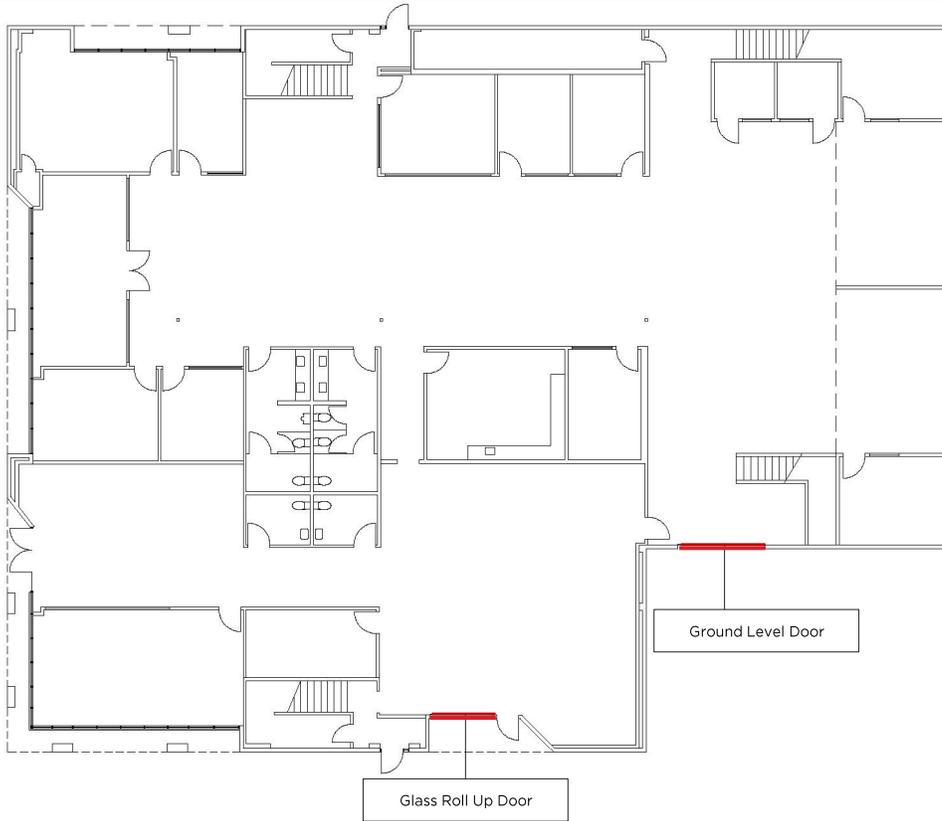
1 - DRIVE-IN DOOR



FULLY FURNISHED

1ST FLOOR

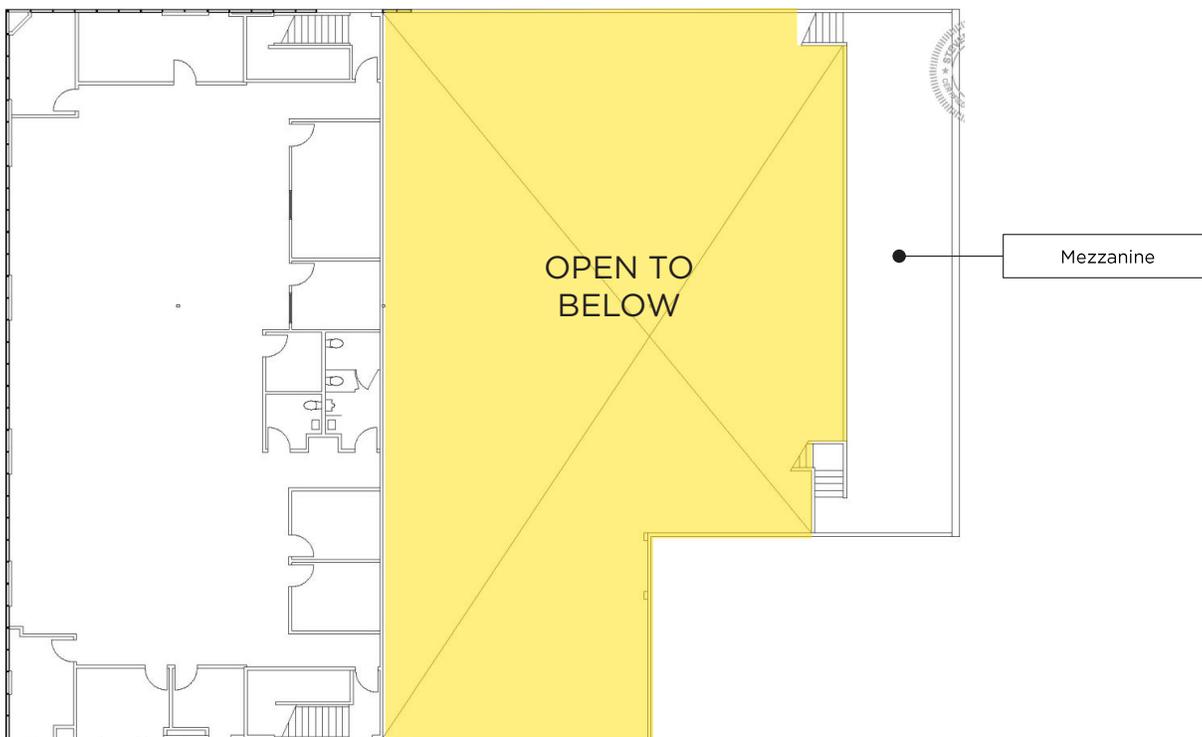
18,131 SF AVAILABLE FOR LEASE OR SALE

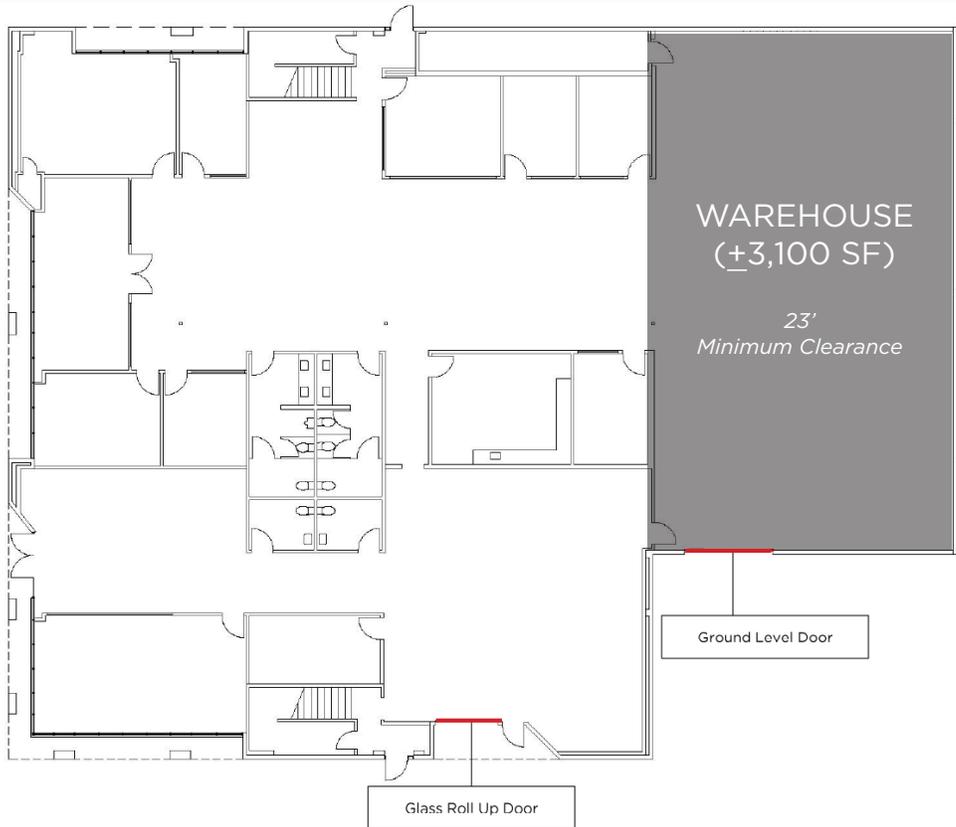


## Square Footage Breakdown

- Total Building SF: 18,131 SF
- Office/Warehouse*
- **First Floor:**
    - Office: ±12,031 SF
  - **Second Floor:**
    - Office: ±6,100

2ND FLOOR





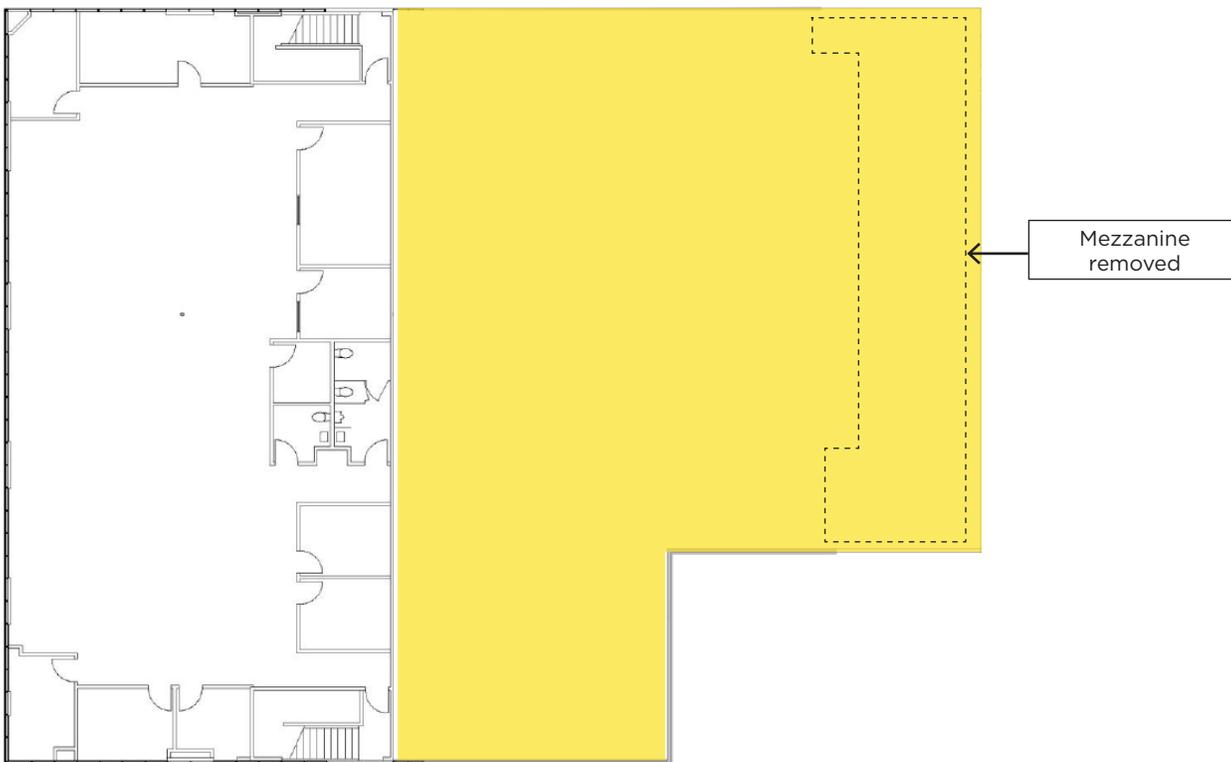
## Office Breakdown

Total Building SF: 18,131 SF

**Office/Warehouse**

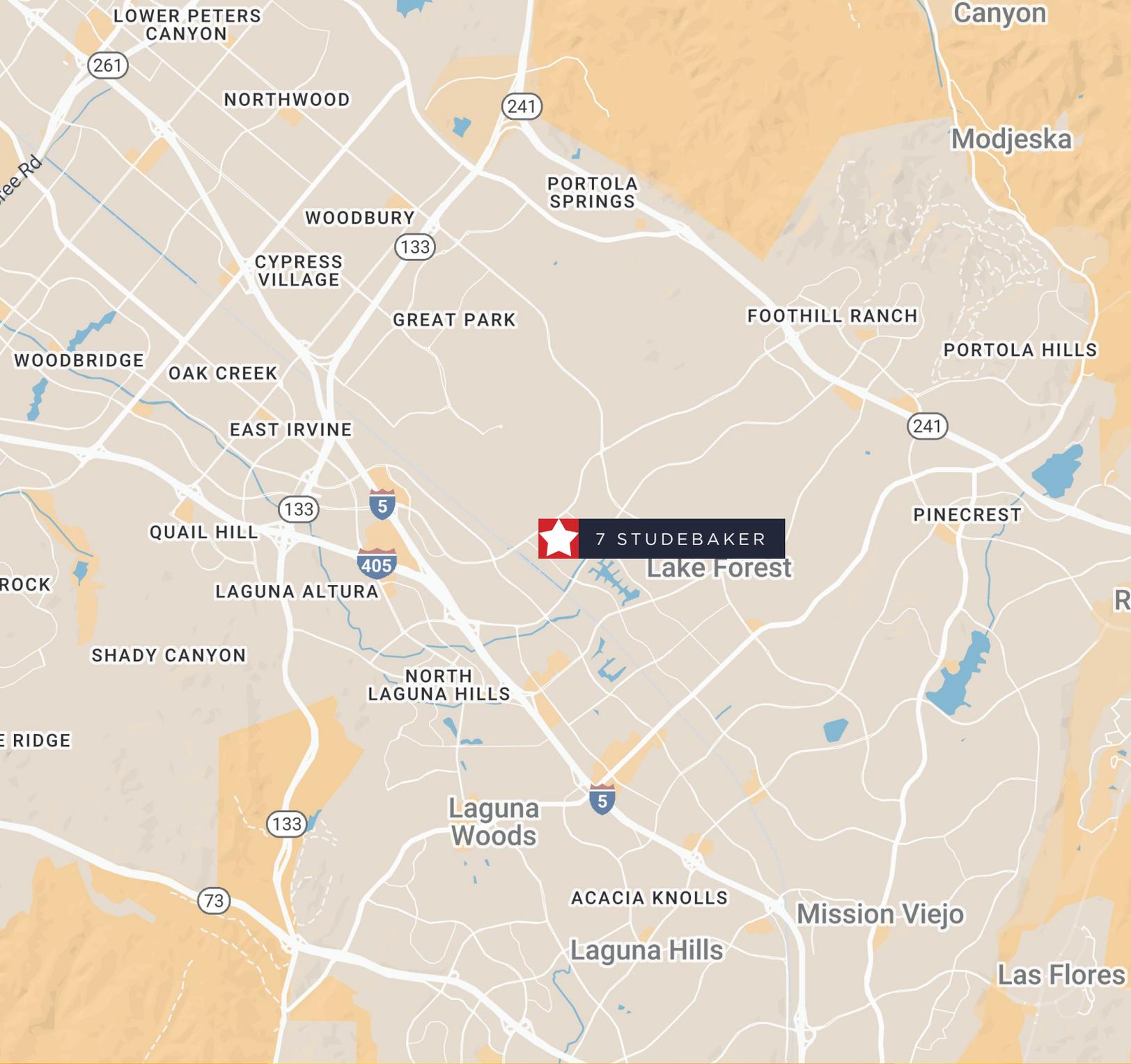
- **First Floor:**
  - Office: ±8,931 SF
  - Warehouse: ±3,100 SF
- **Second Floor:**
  - Office: ±6,100

2ND FLOOR - HYPOTHETICAL FLOOR PLAN









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