

**LIMITED  
TIME  
OFFER**

**5 YEAR TERM = 5 MONTHS FREE RENT\***  
**10 YEAR TERM = 12 MONTHS FREE RENT\***

*\*Subject to Landlords Credit Check Approval*

# FOR LEASE OR SALE

## ±21,798 SF INDUSTRIAL/R&D FACILITY



### CAPITAL IMPROVEMENTS COMPLETED

5 STUDEBAKER, IRVINE SPECTRUM, CA 92618

**Voit**  
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# PROPERTY FEATURES

- ±10,000 SF OF TWO-STORY OFFICE SPACE
  - ±5,000 SF GROUND FLOOR CURRENTLY USED AS LAB/TESTING (VCT FLOORING, 100% HVAC)
- **HEAVY POWER: 2,000 AMPS**
- ONE (1) GROUND LEVEL LOADING DOOR
- 22' WAREHOUSE CLEAR HEIGHT
- SPRINKLERED
- **100% HVAC**
- PARKING RATIO: 2.20/1,000 SF

## CAPITAL IMPROVEMENTS:

- COMPLETE EXTERIOR BUILDING RENOVATION
- ALL NEW LANDSCAPING
- NEW ASPHALT AND EFFICIENT PARKING LAYOUT
- INTERIOR SPACE WILL BE DELIVERED IN 'WHITEBOX' CONDITION ALLOWING FOR TENANT CUSTOMIZATION



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## PROFESSIONAL OWNERSHIP:

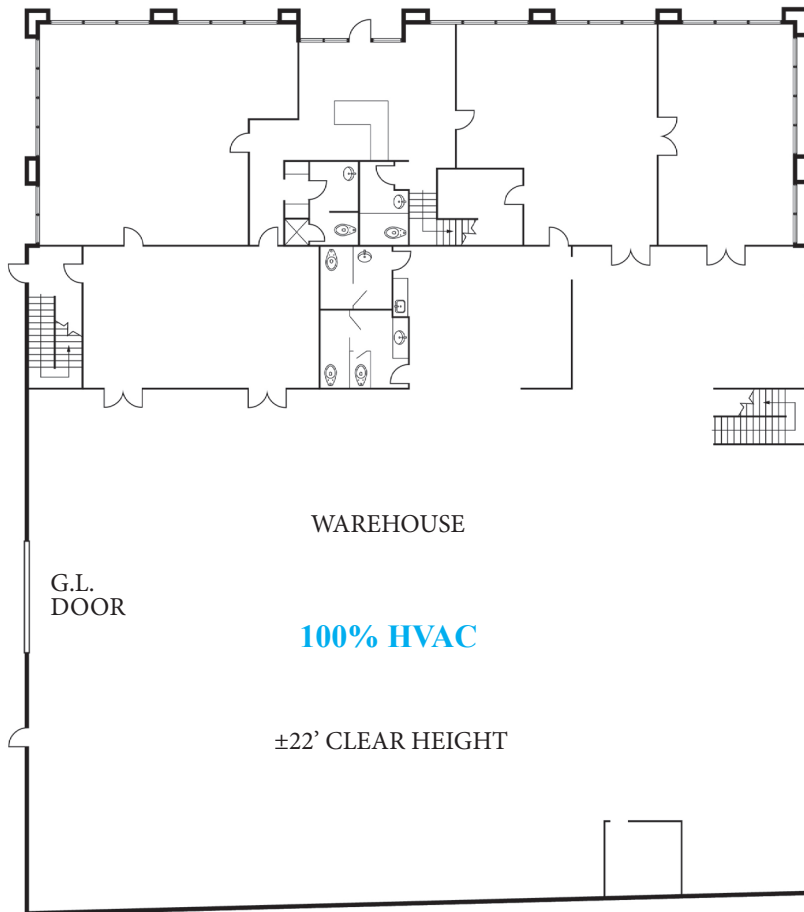
- IN ADDITION TO THE NEW CAPITAL IMPROVEMENTS, OWNERSHIP WILL CUSTOMIZE TENANT SPECIFIC IMPROVEMENTS INCLUDING SPACE PLANNING
- NET EXPENSES INCLUDE BUILDING & PROPERTY SERVICE CONTRACTS THAT OWNERSHIP WILL MANAGE:
  - QUARTERLY HVAC MAINTENANCE AND REPAIR
  - BI-ANNUAL ROOF MAINTENANCE AND REPAIR
  - LANDSCAPING
  - STORM DRAIN
  - PARKING LOT



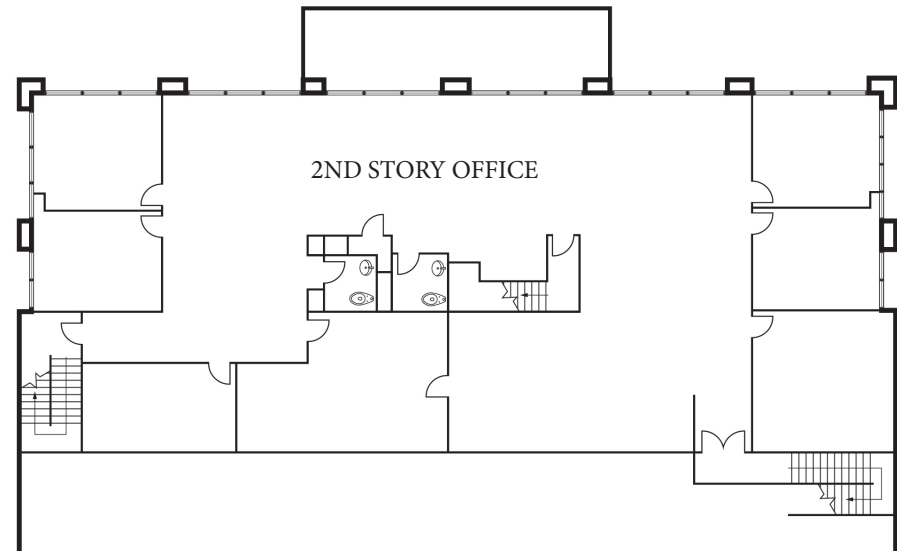
**PROMINENT  
IRVINE  
SPECTRUM  
LOCATION**

# FLOOR PLAN

## 1ST FLOOR

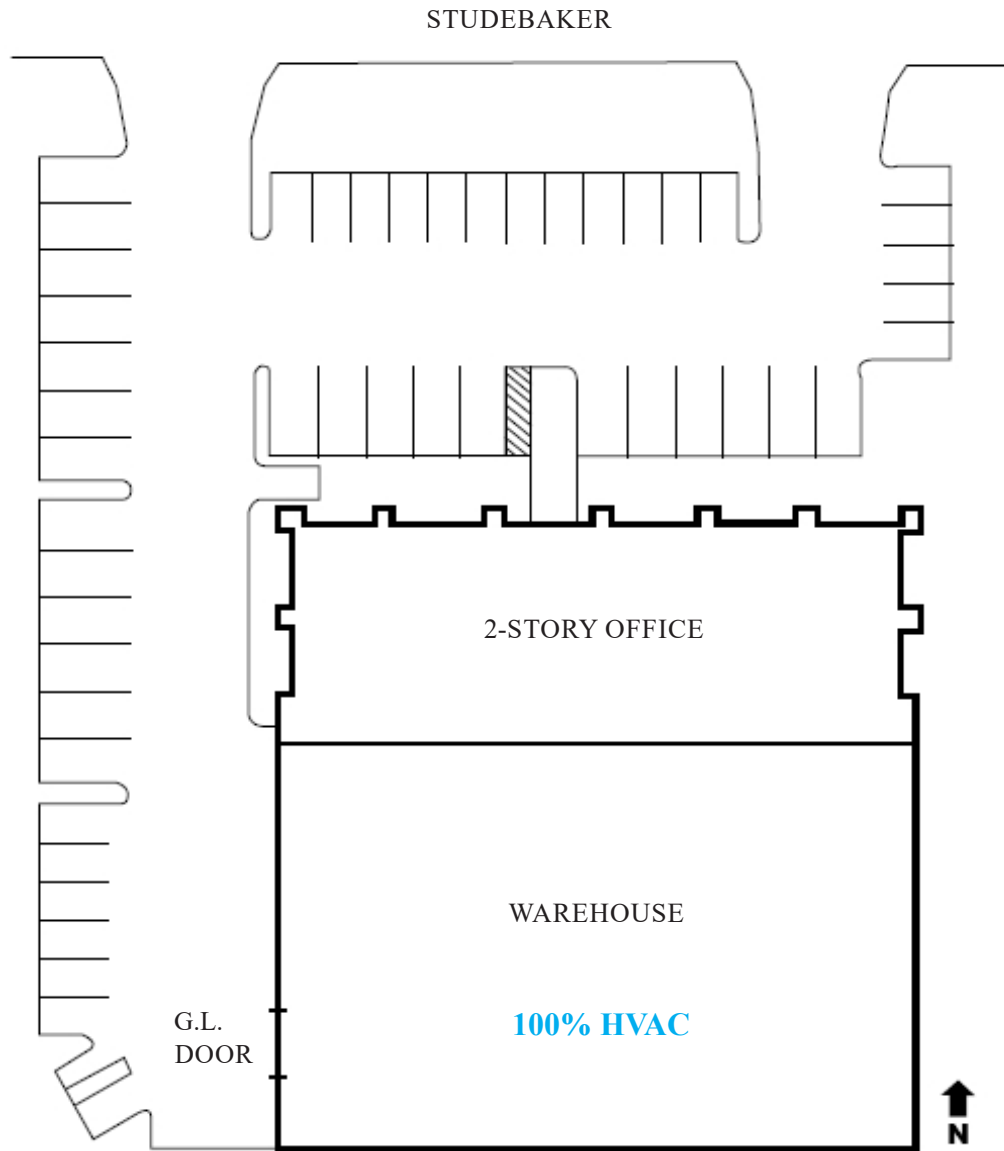


## 2ND FLOOR



**OWNERSHIP WILL CUSTOMIZE TENANT  
SPECIFIC IMPROVEMENTS**

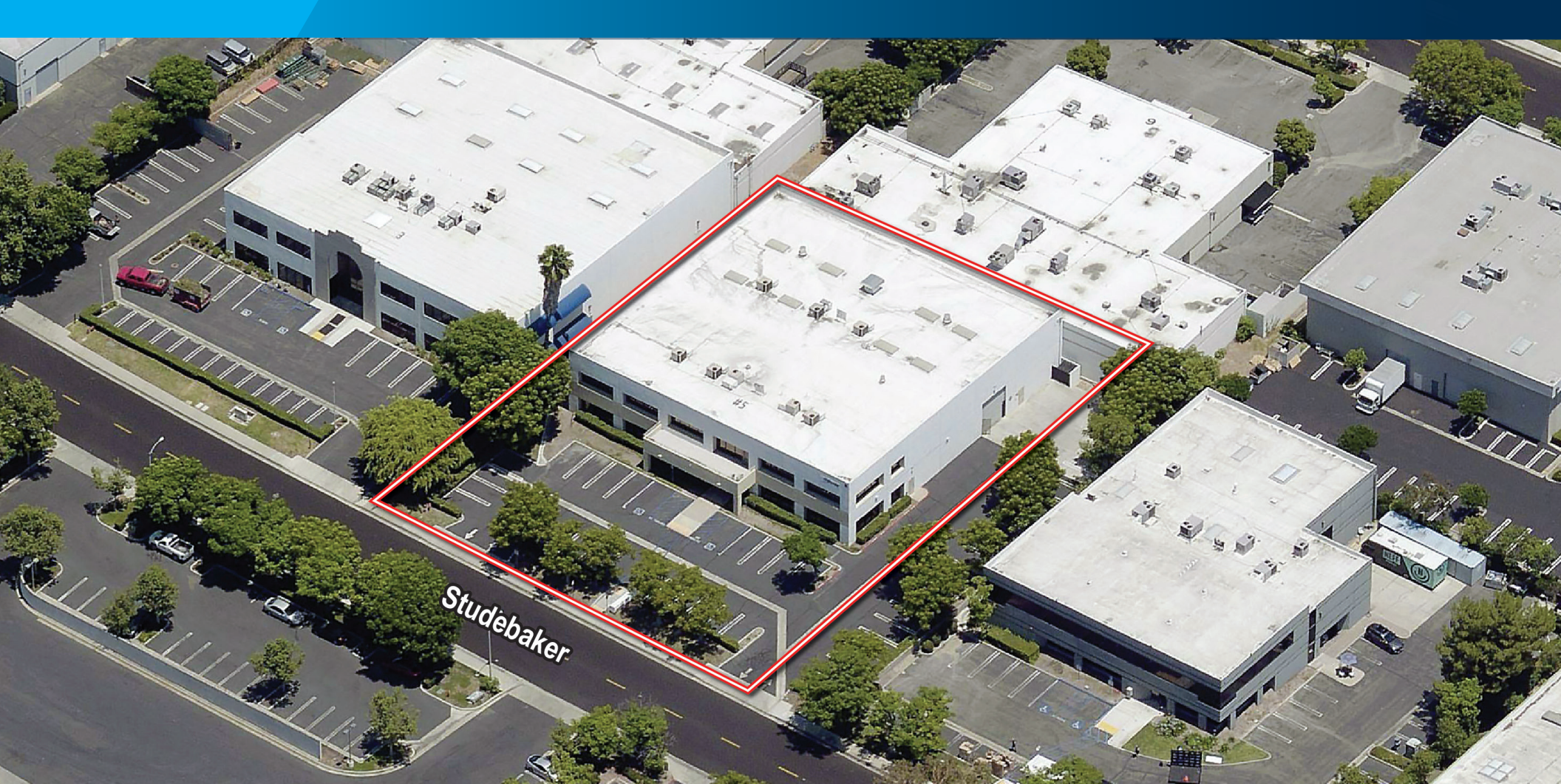
# SITE PLAN





# AMENITIES MAP





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