

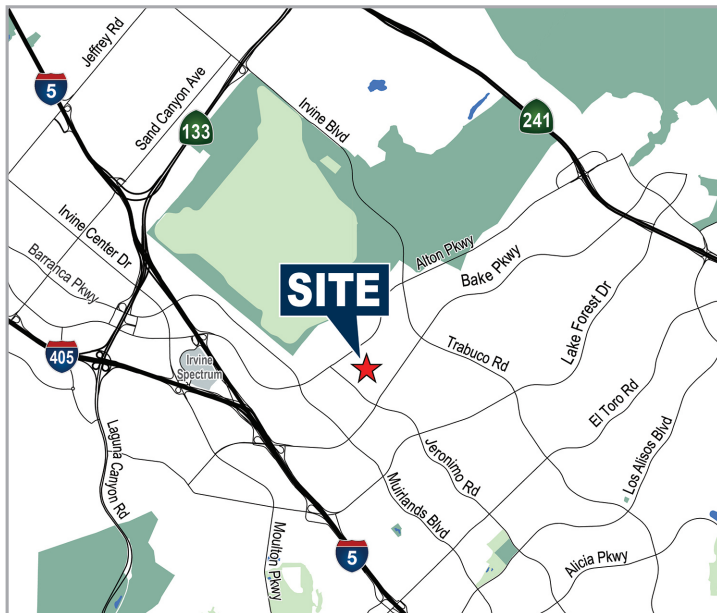
# FOR SALE OR LEASE

## ±25,665 SF Industrial/R&D Building

1 Vanderbilt, Irvine, CA 92618

# Voit

REAL ESTATE SERVICES



### FEATURES:

- Prominent Irvine Spectrum Location at the Corner of Vanderbilt & Morgan
- Excellent Freeway Access to the 5 and 405 Freeways
- Approximately 18,000 Square Feet of Deluxe Two-Story Office Space
- Men's and Women's Showers
- Power: 1,600 Amp Panel - 277/480 & 800 Amp Panel - 120/208
- MERV13-Hospital Surgery Center Quality Bacteria Removing HVAC Filtration System
- 24 Foot Clear Height in Warehouse
- Sprinklered (.33/3000 GPM)
- 100% HVAC
- 3:1 Parking
- Ground Level Loading

**Trent Walker**  
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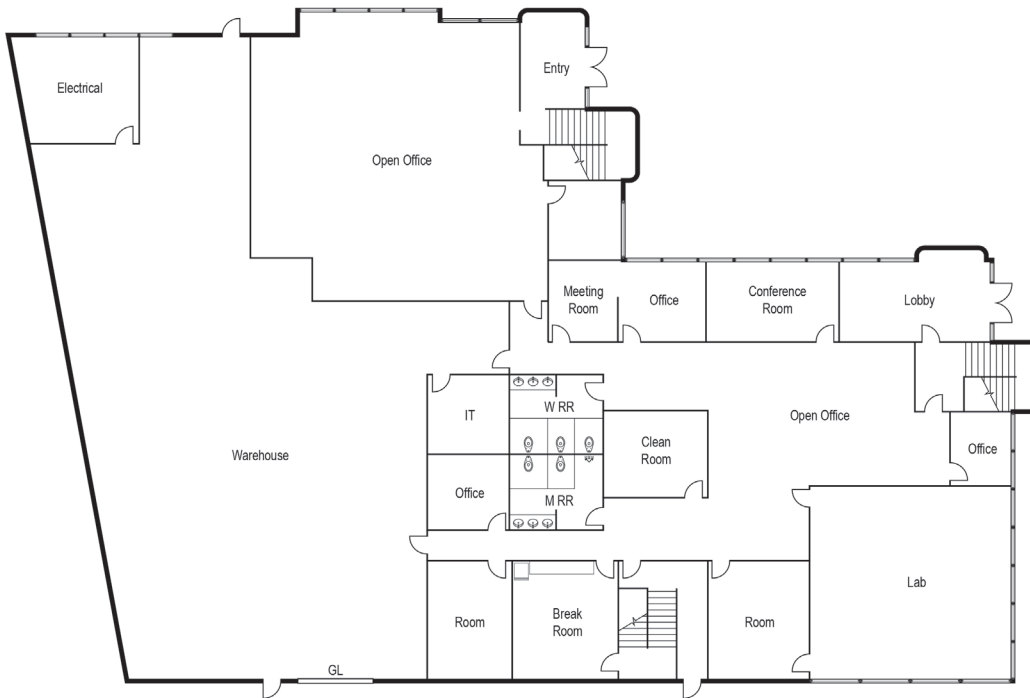
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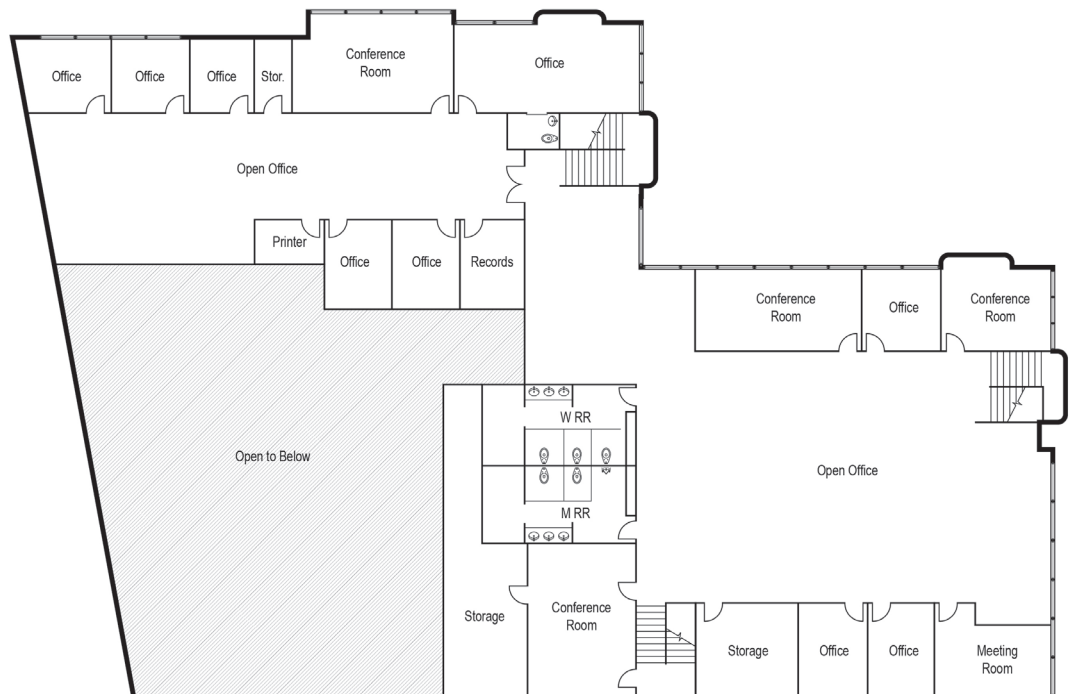
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## FLOOR 1

## FLOOR 2



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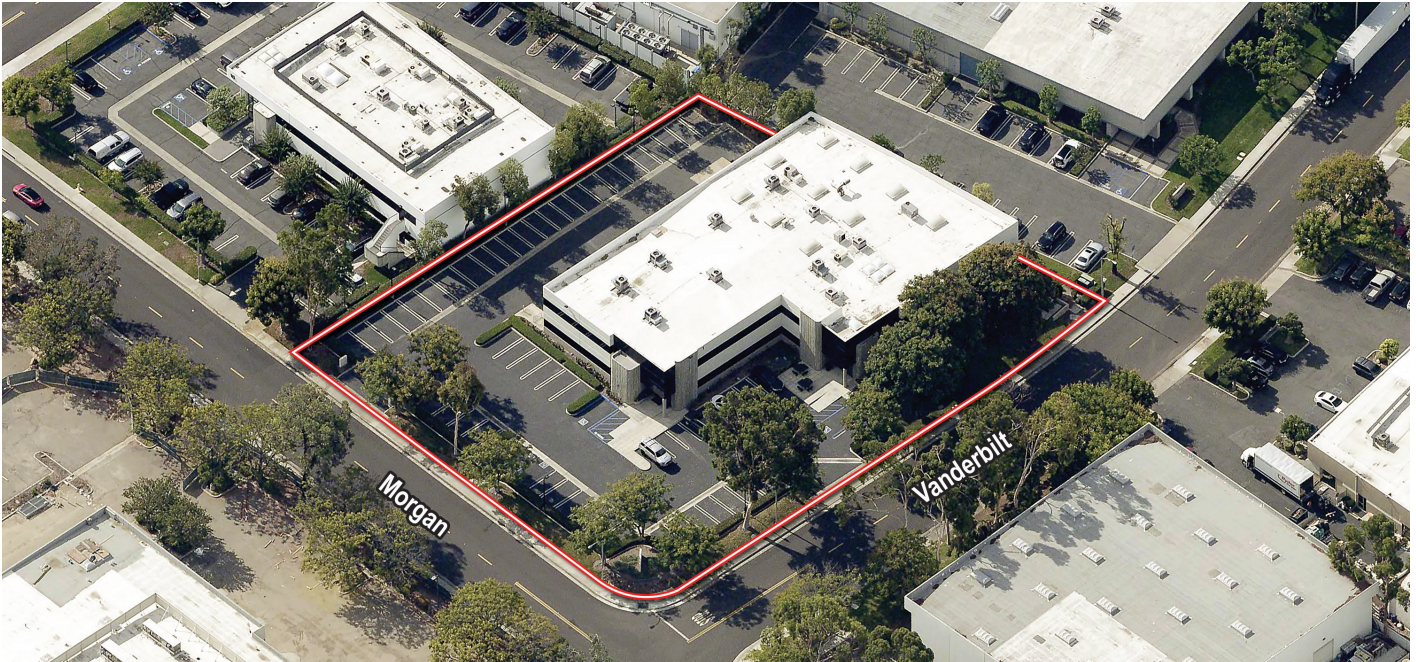
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