

FLEX / R&D FOR SUBLICENSE

1 Peters Canyon Road, Suite 100

Irvine, California 92606

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION - CONSULTING



- * PETERS CANYON BUSINESS PARK * HIGH IMAGE FLEX/R&D FACILITY *
- * END UNIT WITH EXTENSIVE USE OF GLASS * CORPORATE IMAGE *
- * SKYLIGHTS * KITCHEN * SECURITY CAMERA / ALARM SYSTEM *

- ❖ Available Space: 6,841 Square Feet
- ❖ Office Area: 5,300 Square Feet (2,650 SF on Mezz)
- ❖ Clear Height: 22'
- ❖ Ground Level Doors: 1 (10' x 12')
- ❖ Bathrooms: 4
- ❖ Sprinklers: Yes
- ❖ Parking: 21 spaces (3:1,000)
- ❖ Zoning: 5.5B
- ❖ Roof Type: Laminated/GLU Wood Beam
- ❖ Year Built: 2003
- ❖ Construction Type: CTU
- ❖ Power: 400 Amps, 120/208 Volts 3 Phase, 4 Wire
- ❖ APN#: 932-080-83
- ❖ Base Rent: \$0.99 PSF Net (\$6,772.59)
- ❖ OPEX: \$0.42 PSF (\$2,875.00)
- ❖ Sublease Term: Thru April 30, 2023
- ❖ Longer Term Available



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JEFFERY A. TUREK

Vice President
BRE# 01260097

☎ (310) 802-2545

✉ jturek@remaxcir.com

🌐 www.jeffturek.com

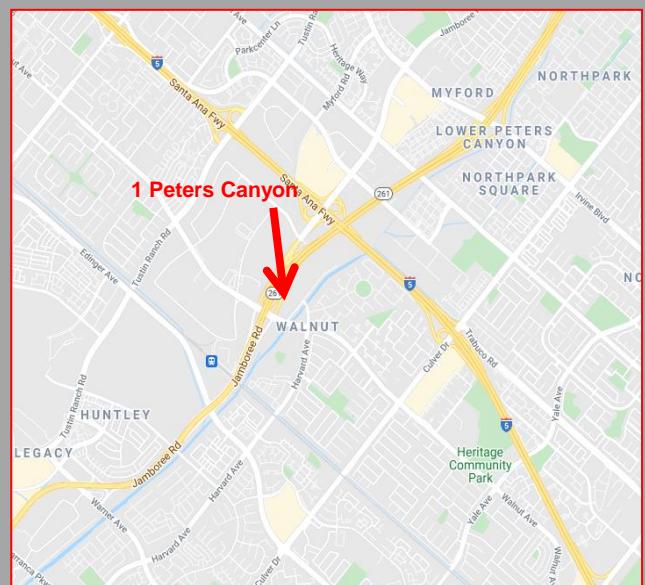
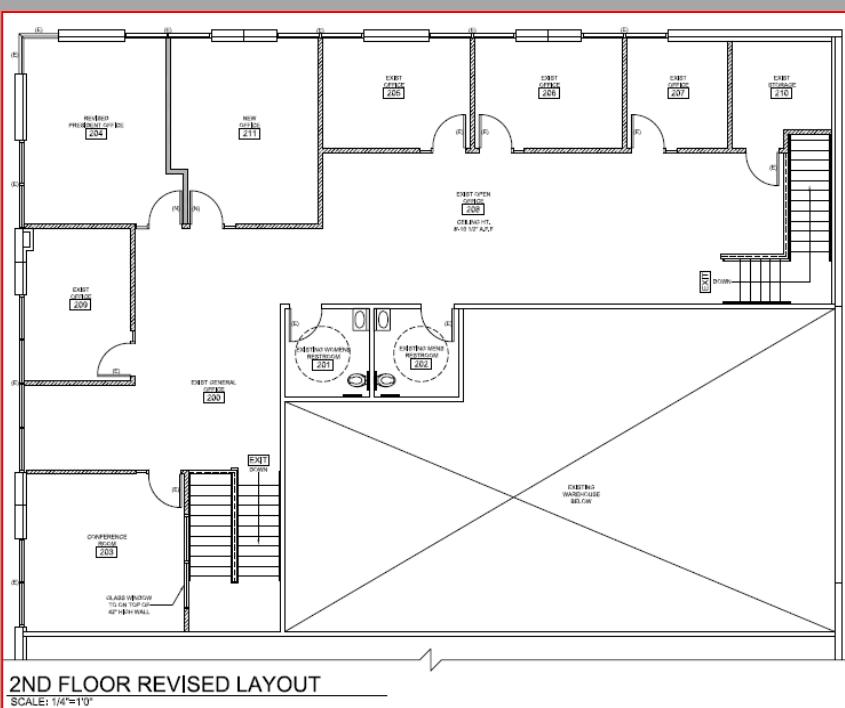
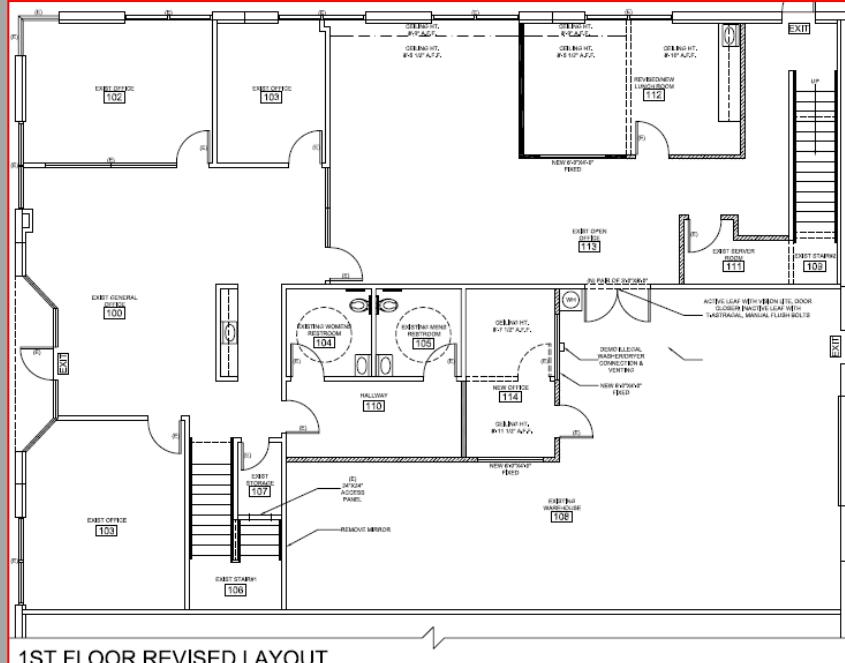
RE/MAX
COMMERCIAL & INVESTMENT REALTY

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The logo for RE/MAX, featuring the word "RE/MAX" in a bold, red, sans-serif font. A thick blue diagonal line runs through the letters, with the "R" and "M" partially cut off by the line. Below the main logo, the words "COMMERCIAL & INVESTMENT REALTY" are written in a smaller, black, sans-serif font. A registered trademark symbol (®) is located at the top right of the "REALTY" word.