

FOR SALE OR LEASE

15

CORPORATE PARK, IRVINE

±14,920 SF FREESTANDING OFFICE BUILDING

100% Available for Owner/User within 2 Years





PROPERTY FEATURES

- ±14,920 SF Two-Story Freestanding Office Building
 - ±4,004 SF Immediately Available For Owner/User with Private Entry
 - ±10,916 SF Will be Leased by Pacific Medical Laboratory at the Close of Escrow (Income Year 1 \$27,290 Per Month NNN) for up to 10 Years
- Possible for Owner/User to Get 100% of Building within Two (2) Years
- Walking Distance to Coffee Dose
- Immediate Access to 405,55, 261 Freeways
- Minutes From John Wayne Airport, The District, Park Place Shopping Center, and Diamond Jamboree Shopping Center
- In-Place Income from First Floor Tenant
- Turnkey Asset for Investor or Owner/User
- Excellent Window Line
- Abundant Surface Free Parking
- Located in Prestigious Corporate Park Development in Irvine

ASKING SALE PRICE: \$7,500,000 (\$502/SF)

ASKING LEASE RATE: \$2.50/SF FSG



ALLEN BASSO
Lic. #01298152
949.790.3130
abasso@leeirvine.com



ERIC DARNELL
Lic. #01888743
949.460.3681
edarnell@leeirvine.com



KYLEE KING
Lic. #02101275
949.790.3108
kking@leeirvine.com



TENANT PROFILE

ABOUT PACIFIC MEDLAB

Pacific Medical Laboratory is a full-service clinical laboratory providing the medical practitioner with the highest quality results and a wide range of clinical laboratory tests performed by experts in their various fields. Our high quality, personalized service, and attention, together with our competitive fees have us a leader in our field.

Our staff is comprised of board certified pathologists and scientists supervising a staff of technologists, phlebotomists, and technicians, all licensed and accredited by the State of California.

Pacific Medical Laboratory is fully approved by State and Federal Health agencies. In addition, Pacific Medical Laboratory participates in the various proficiency testing programs offered by the American Association of Bioanalysts and The State of California.

<https://www.pacificmedlab.com>



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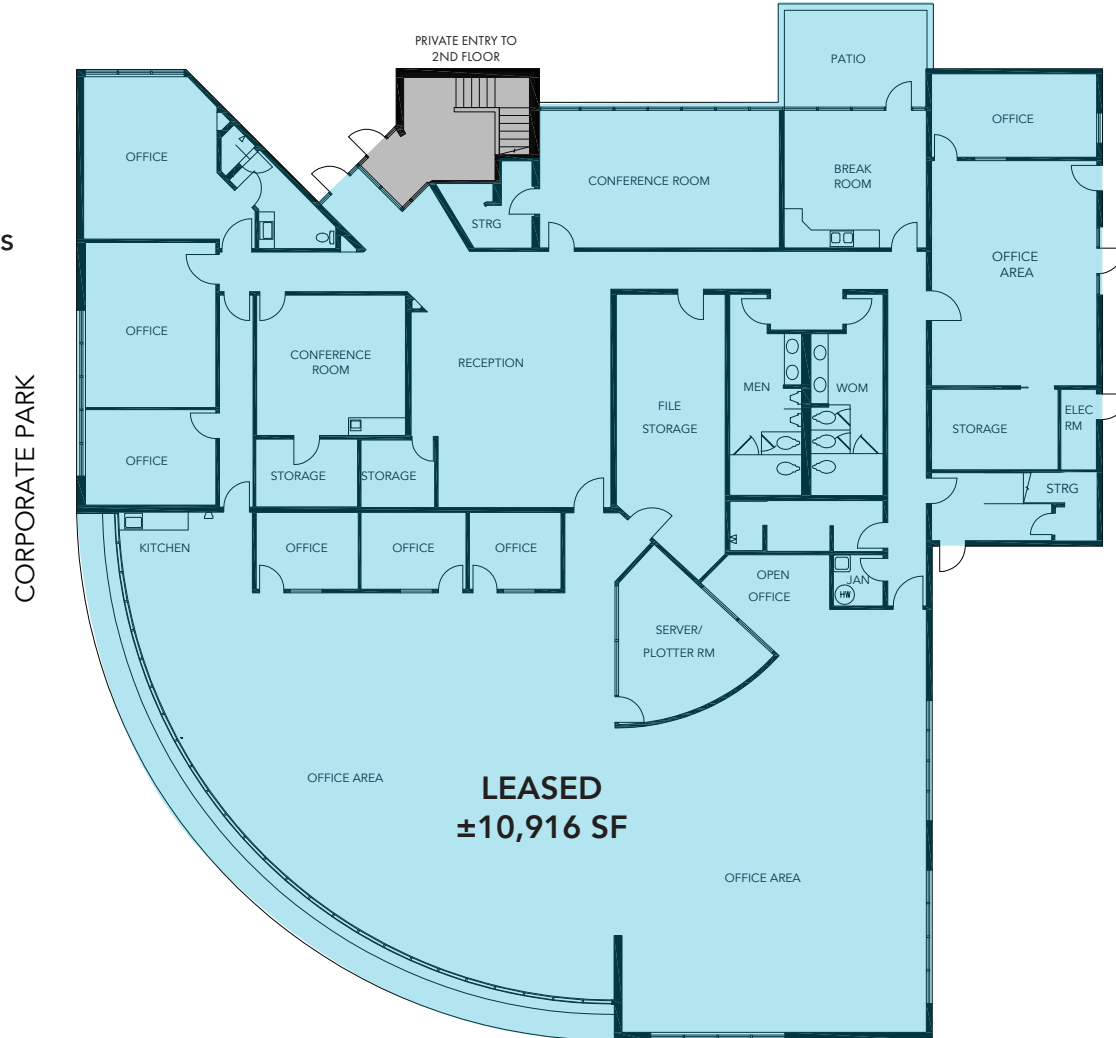
15 CORPORATE PARK - 1ST FLOOR FLOORPLAN

LEASED: ±10,916 SF

Up to 10 Year Lease Upon Close of Escrow

\$2.50 NNN AT 10,916 SF:

\$27,290 Per Month with 3% Annual Increases



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

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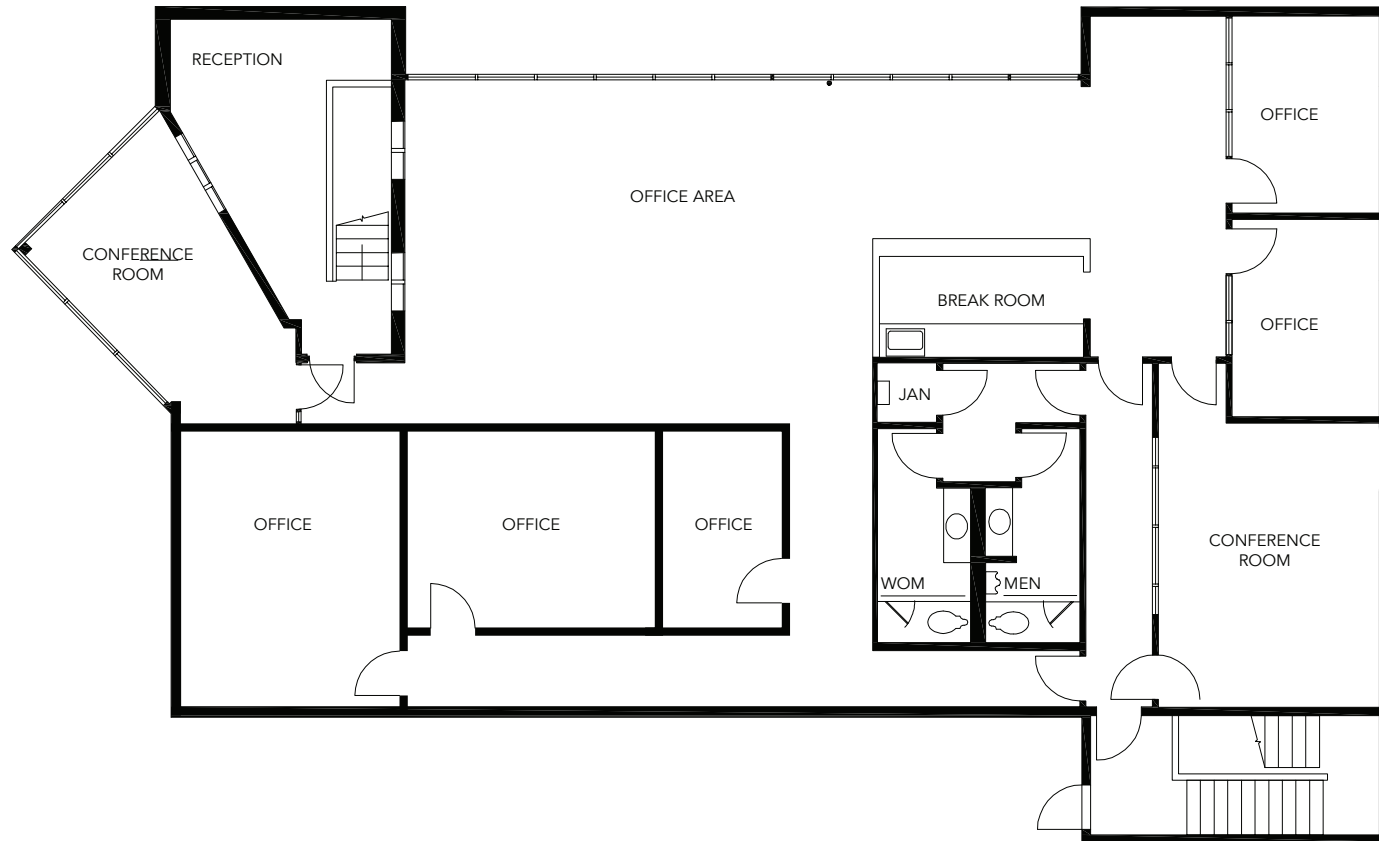
KYLEE KING
Lic. #02101275
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15 CORPORATE PARK - 2ND FLOOR FLOORPLAN

AVAILABLE FOR LEASE

±4,004 SF: \$2.50 PSF Full Service Gross



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1ST FLOOR PHOTOS



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2ND FLOOR PHOTOS



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SOUTH
COAST
PLAZA

THE DISTRICT AT TUSTIN LEGACY



PARK PLACE SHOPPING CENTER



DIAMOND JAMBOREE SHOPPING CENTER



HOUSTON'S





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