

67 PETERS CANYON RD, IRVINE FOR LEASE

MSK
Real Estate Services
Exceeding Your Expectation



+6,873 SF FREE STANDING FLEX / OFFICE / LAB BUILDING



For more information, please contact: www.mskRE.com
office: 909.480.8660 | fax: 909.906.1422 | email: skuei@mskre.com

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PROPERTY HIGHLIGHTS

- ±6,873 SF free-standing flex / office / lab building
- ±4,150 SF of office space
- Built in 2005 with modern architectural design
- Newly installed flooring and fresh interior paint
- Fully upgraded interior with 100% HVAC coverage
- Zoned 5.5B permitting flex, medical, and science uses
- Parking ratio: 3.4/1,000 SF (±23 spaces)
- Located in Peters Canyon Center with high-image buildings
- Excellent access to Jamboree Road, major freeways, and toll roads
- Close proximity to The District and Tustin Marketplace

KEY FEATURES

- 600 amps of power with five HVAC units
- Extensive plumbing, sinks, and compressed air lines throughout
- Fume hood ventilation system with three roof fans
- Built-in counters, workstations, and utility rooms on both floors
- Secure access with magnetic locks, key fobs, and intercom stations
- Abundant natural light via windows and solar light shafts
- On-demand hot water system
- One ground-level door (currently glass double doors)

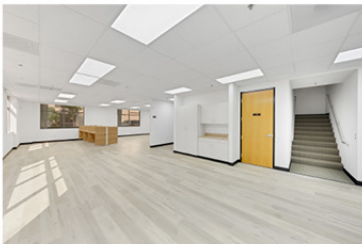
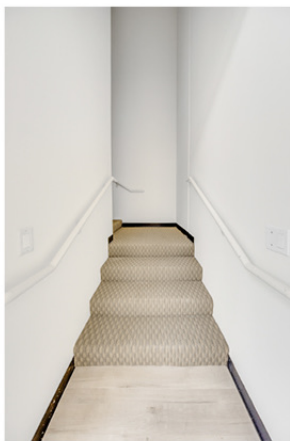


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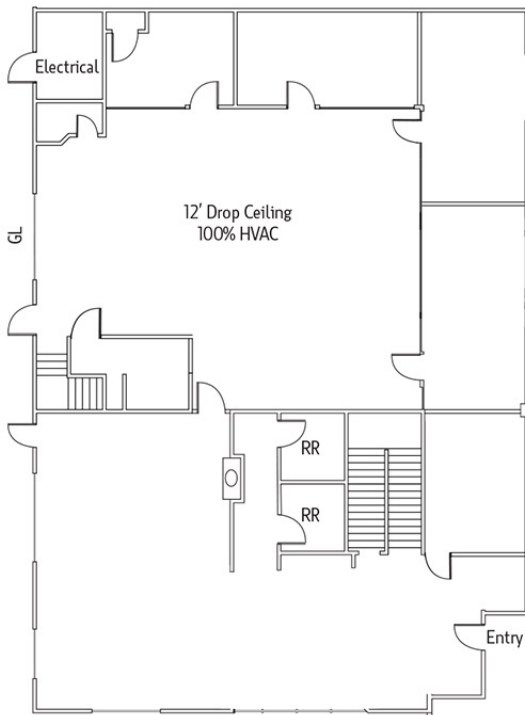
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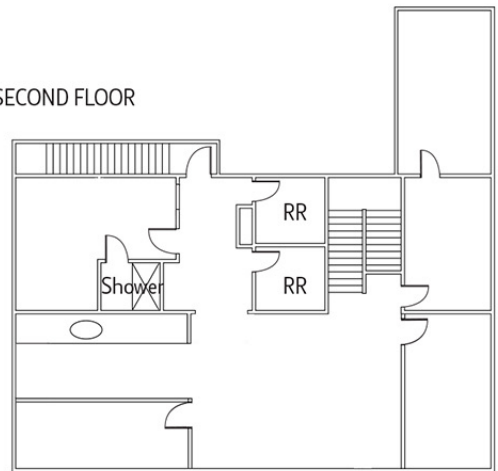


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



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AREA AMENITIES



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