



**Carrasco Law**  
Injury Attorneys

18301

**18301**  
**IRVINE BLVD**

TUSTIN . CA

**±6,706 SQ. FT.**

Exclusively Listed by:

**MATT DURKIN**

Senior Vice President/Principal

949.724.4762

mdurkin@lee-associates.com

DRE #: 018099633

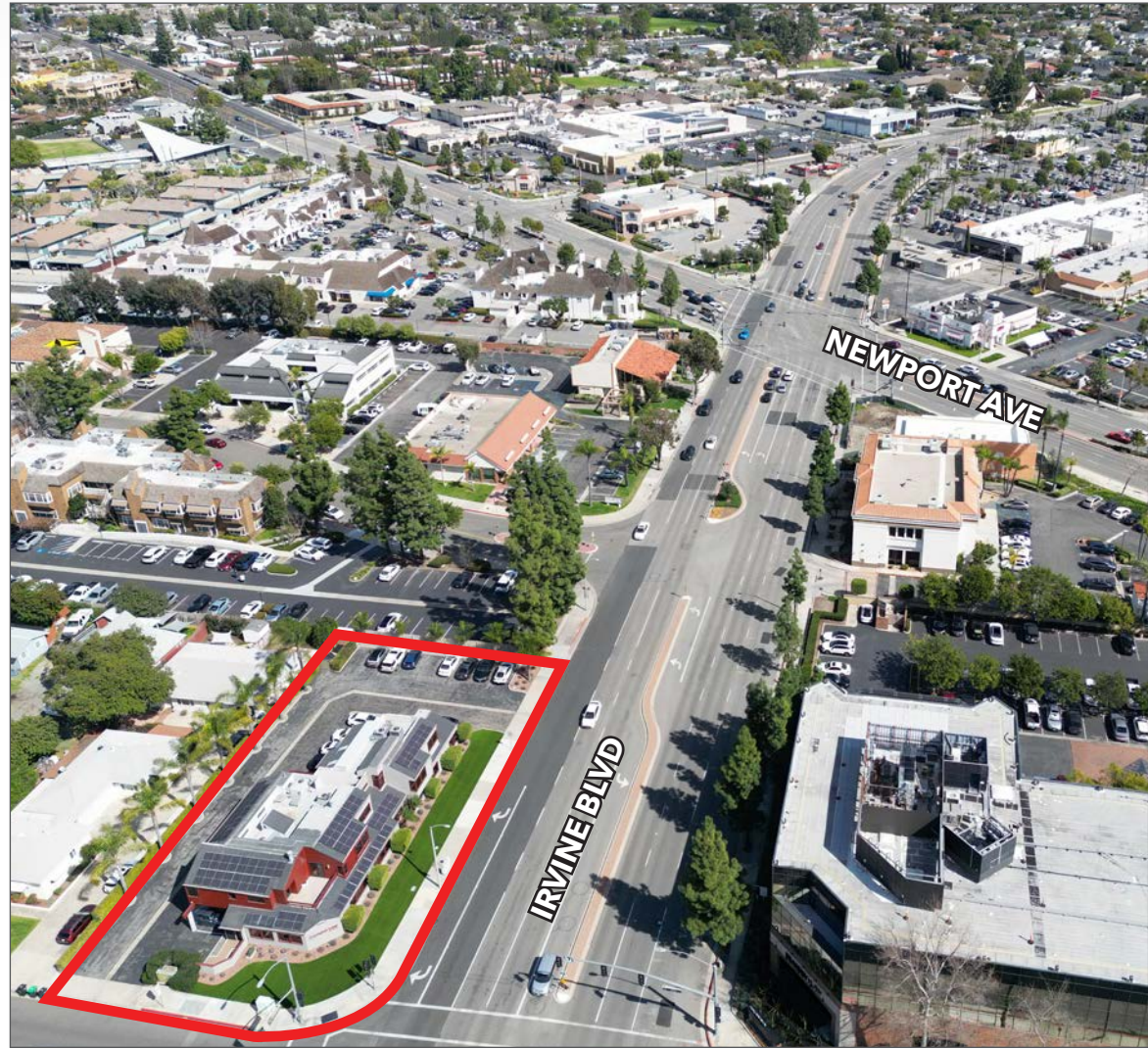
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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## PROPERTY FEATURES

- Bldg Size: 6,706 SF
- Lot Size: 18,845 SF (0.43 Acres)
- 21 Total Surface Parking Spaces (5 Covered Spaces)
- Prominent Signalized Corner Location/Identity
- High Image Creative Improvements Throughout
- Unique Architecture and Design Features with Ample Interior Glass, Wood Trim, etc.
- Spacious Private Offices (with Vaulted Wood Ceilings in Upstairs Offices)
- Large Executive Office with Private Balcony, Fireplace, & Executive Bar
- Large Executive Conference Room (1st Floor)
- Large Full Kitchen Upstairs with Spacious Balcony/patio
- Upgraded Restrooms on Both 1st & 2nd Floors
- Walk in Sauna/Shower in First Floor Women's Restroom
- Solar Power System Installed on Roof
- Walking Distance to Numerous Amenities Nearby in Downtown Tustin
- Excellent Access to 5, 55, & 22 Freeways



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PROPERTY SITE PLAN



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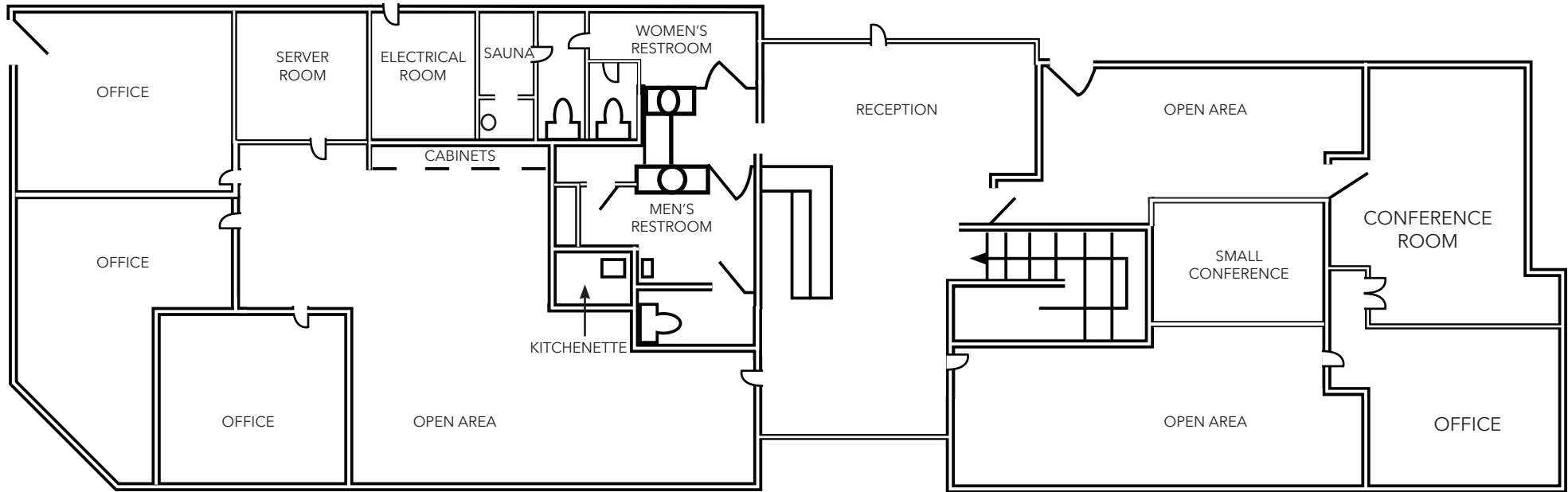
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## 18301 - 1ST FLOOR PLAN



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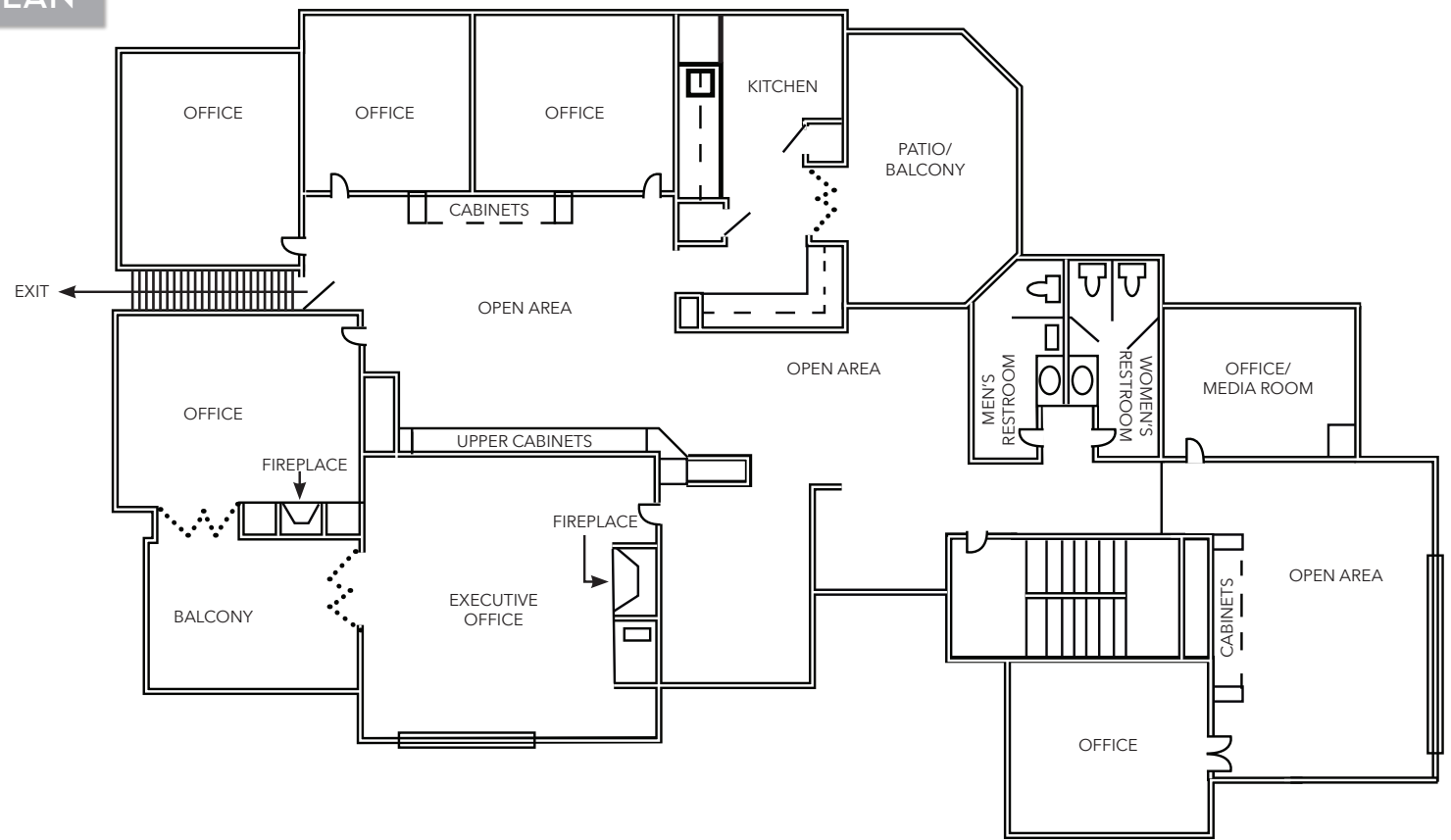
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**18301 - 2ND FLOOR PLAN**



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