

# CIISIP

## CENTERSTONE PLAZA

4000-4050 BARRANCA // IRVINE // CALIFORNIA 92604

# OFFICE / MEDICAL SPACE AVAILABLE



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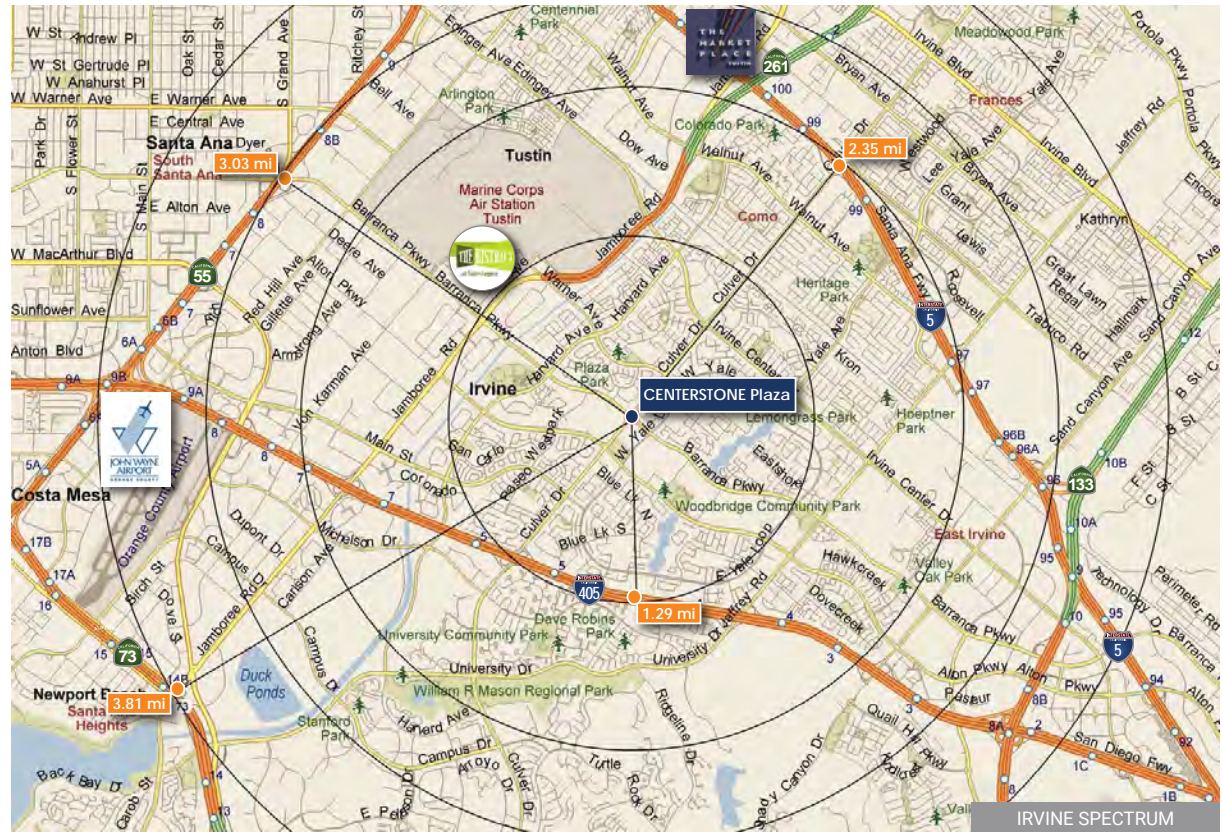
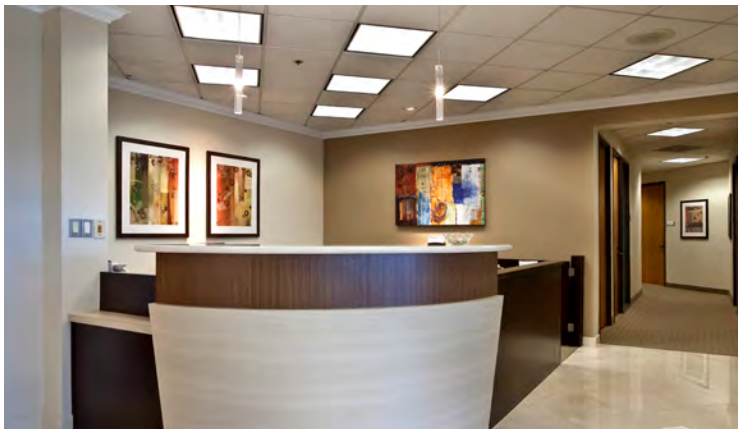
## HIGHLIGHTS

- Small suites to large blocks of space
- Parking ratio: 4-5.5/1,000 SF
- Free surface parking
- Professionally managed office campus
- Excellent corporate image
- Easy access to I-405 and I-5
- Walking distance to numerous nearby amenities
- Restaurants on site are Mimi's Cafe and Islands
- Owned by strong institutional ownership

## OVERVIEW

Centerstone Plaza, in Irvine is a four-building office campus comprised of approximately 158,000 square feet, featuring spacious abundantly landscaped common areas and a striking red brick facade, and includes an on-site management office. Located in a suburban setting in the heart of Irvine, Centerstone Plaza includes two full-service restaurants, and lies within easy walking distance to two major shopping centers. It also affords easy access to and from the San Diego and Santa Ana Freeways. It is a short five minute drive from the Orange County Airport, Irvine Spectrum, and Newport Beach business districts.





Centerstone Plaza is a close drive to The District, Irvine Spectrum, The Market Place, and John Wayne Airport.



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[www.centerstone-plaza.com](http://www.centerstone-plaza.com)

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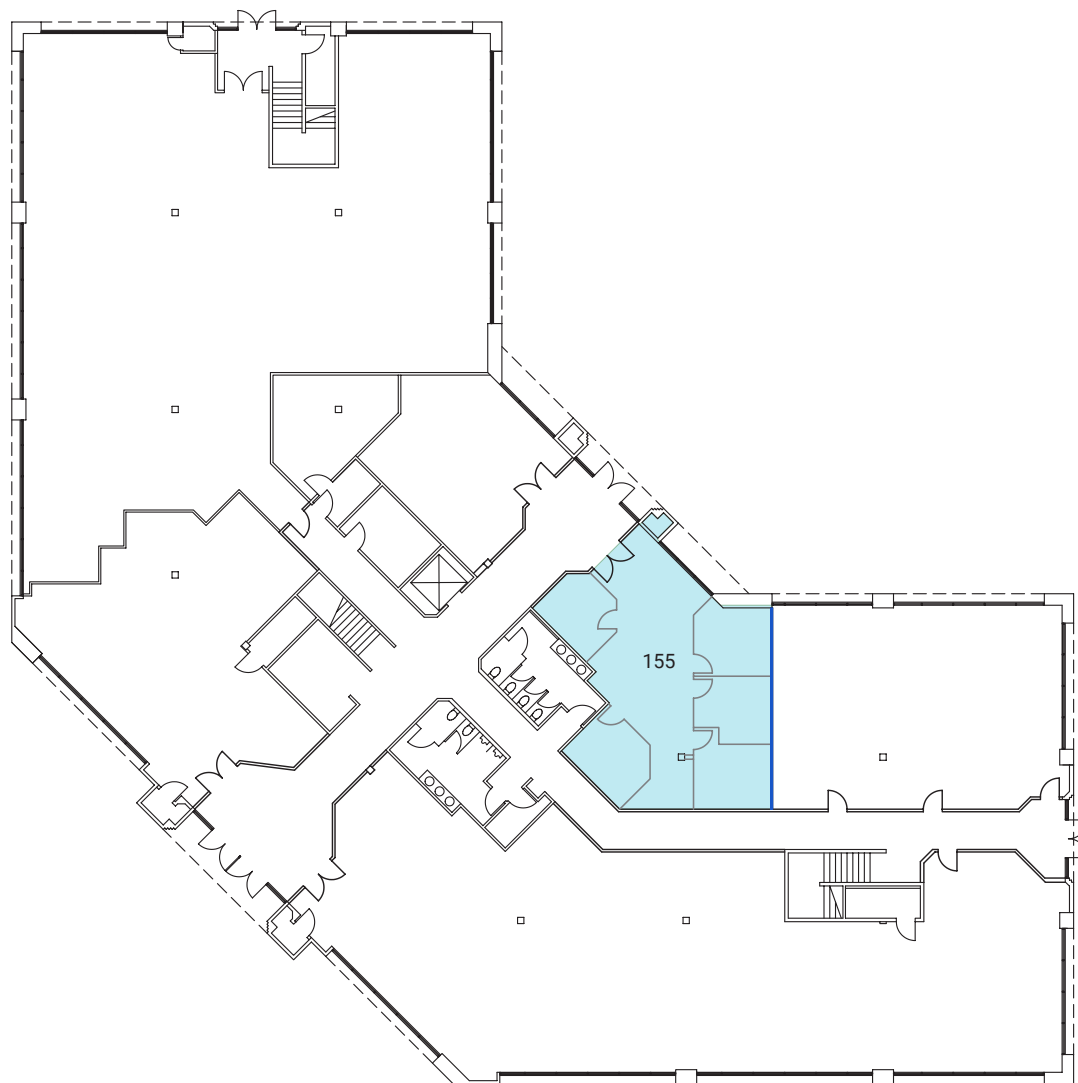


# BUILDING 4000

## FIRST FLOOR

### SUITE 155 - 1,363 SF

- Reception, 4 private offices, a conference room, and open space.
- Available April 1, 2025 or sooner



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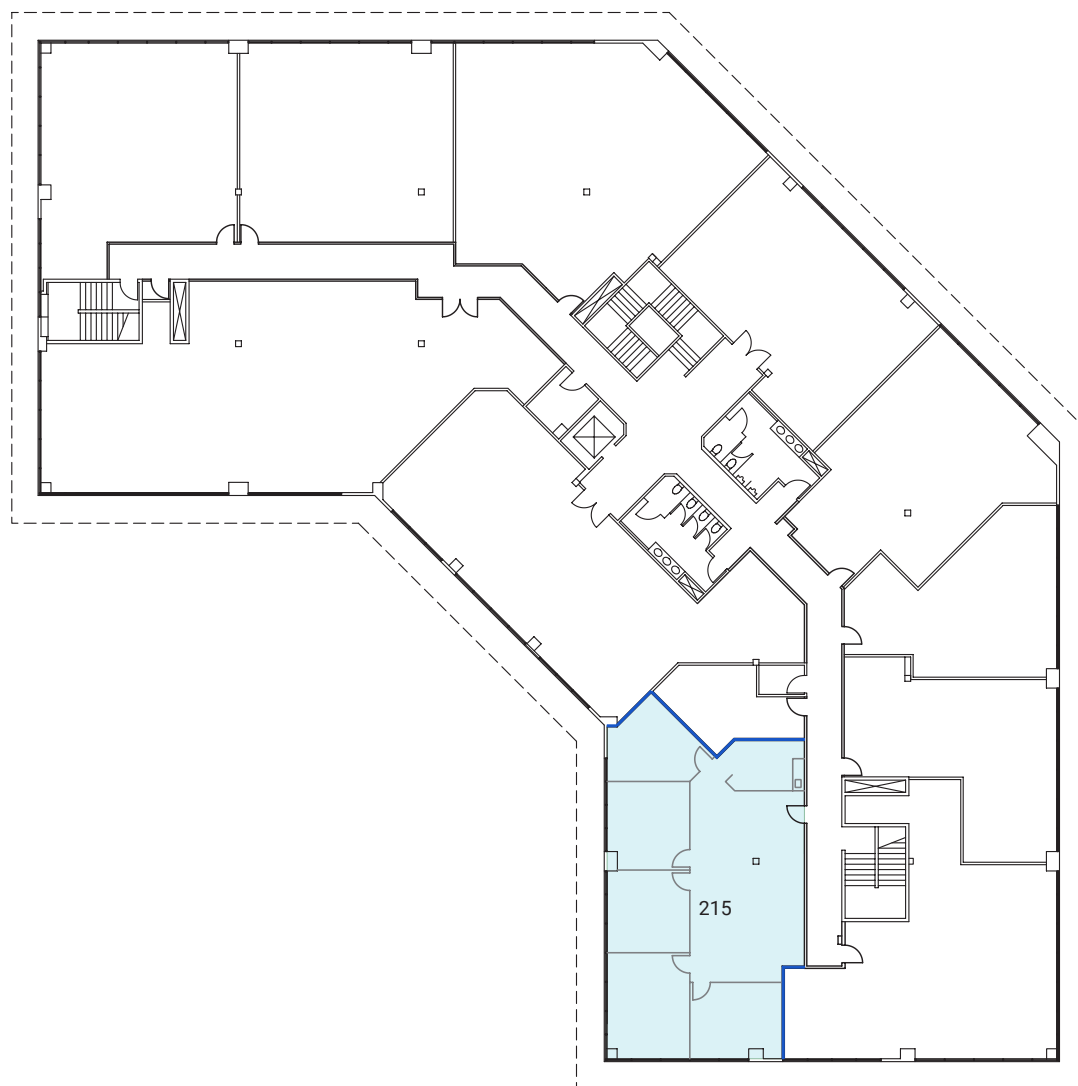
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# BUILDING 4040

## SECOND FLOOR

SUITE 215 - 2,153 SF

- 4 large private offices, conference room, break room and open collaborative area



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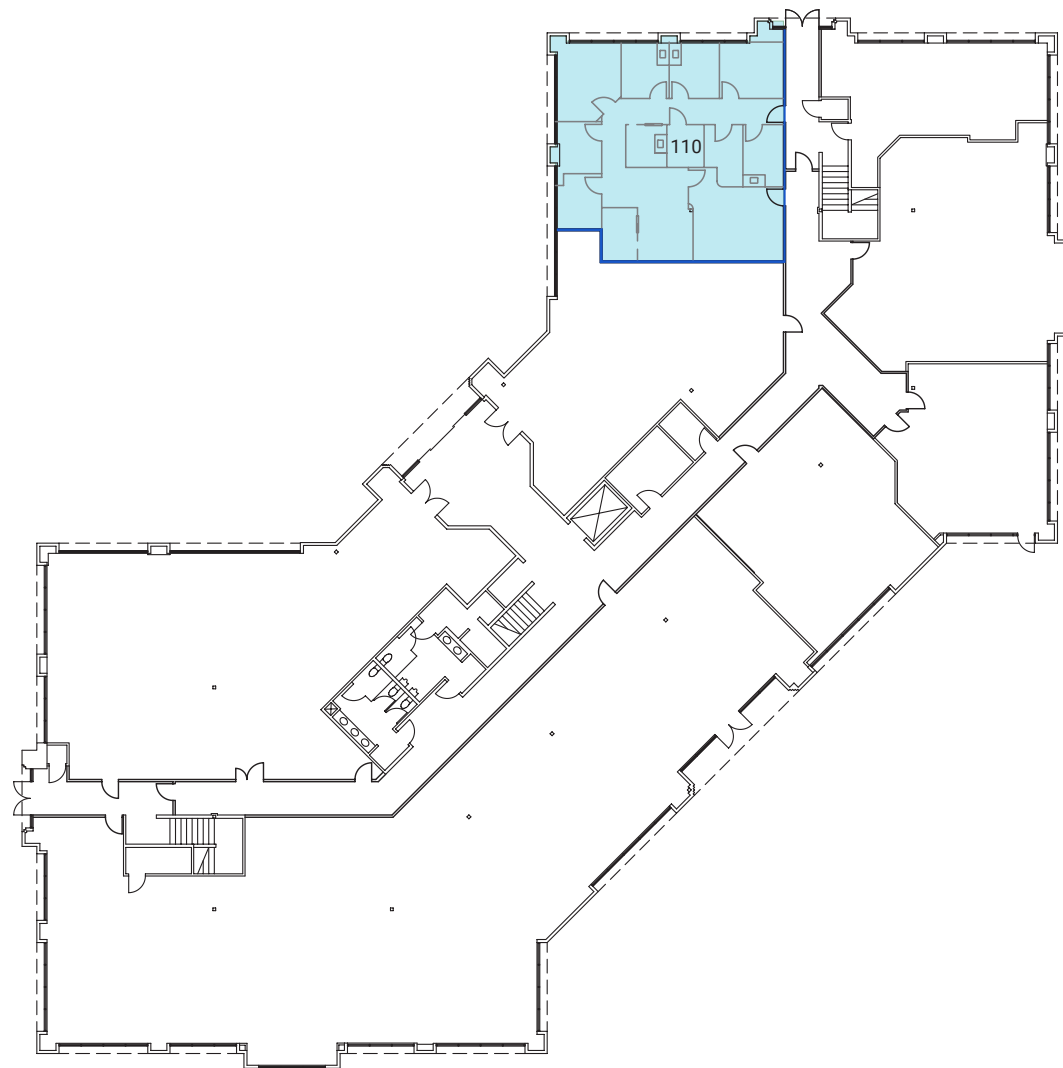
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# BUILDING 4050

## FIRST FLOOR

SUITE 110 - 1,857 RSF

- Fully improved ground-floor clinical office suite
- Plumbed exam rooms
- Multiple access points



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