

# 17991 Mitchell S

17991 Mitchell S, Irvine, CA 92614



Presented by  
Epitome Commercial Real Estate



## Price: \$22.20 /SF/YR

Former the famous Meguiar's (auto wax) company's HQ since 1989, current Ownership will owner-use first floor, second floor will be delivered in vanilla shell condition with no partition walls. This site is the Headwin Global's North America Headquarter, over \$3 Million is being invested into the complete renovation.

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Modern, high image and prestigious building. Over 3 Million of renovation done, private elevator for 2nd floor Tenants.



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**Epitome Commercial Real Estate**

1370 Valley Vista Dr., Suite 241

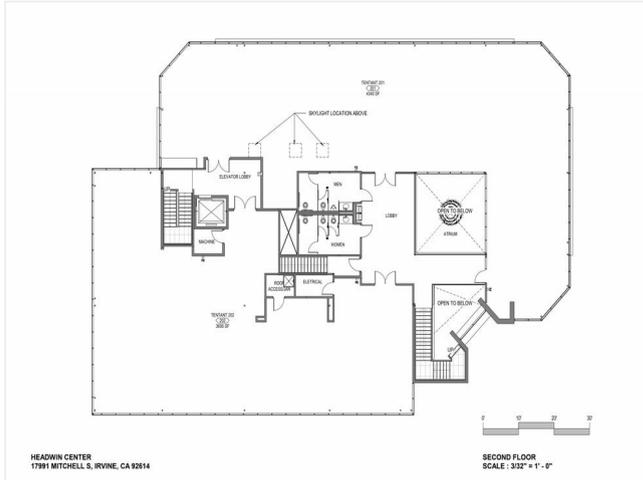
Diamond Bar, CA 91765



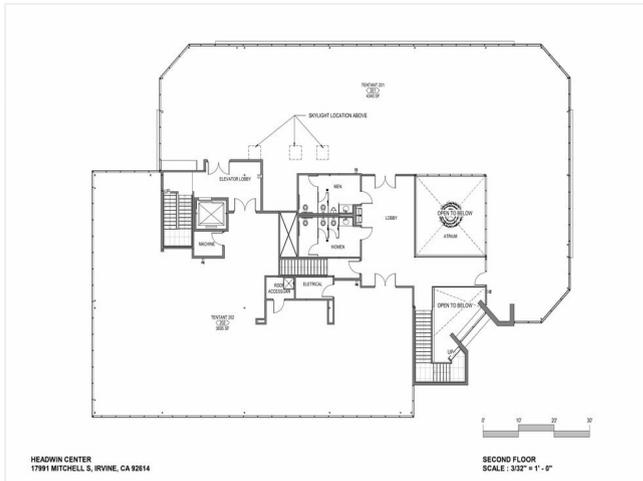
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Second Floor



Corner

## Listing spaces

### 2nd Floor Ste 201

Space Available	4,340 - 8,035 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

\$1.85 for the first 6 months. Brand new elevator exclusively for Tenant to use. Delivery in Vanilla Shell condition, no partition walls. TI is negotiable. Broker Bonus available.

### 2nd Floor Ste 202

Space Available	3,695 - 8,035 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

\$1.85 for the first 6 months. Brand new elevator exclusively for Tenant to use. Delivery in Vanilla Shell condition, no partition walls. TI is negotiable. Broker Bonus available.

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## Property Photos



Curb- Corner Location



Back Door 2

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## Property Photos



Back Door



Side Ext

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## Property Photos



Parking

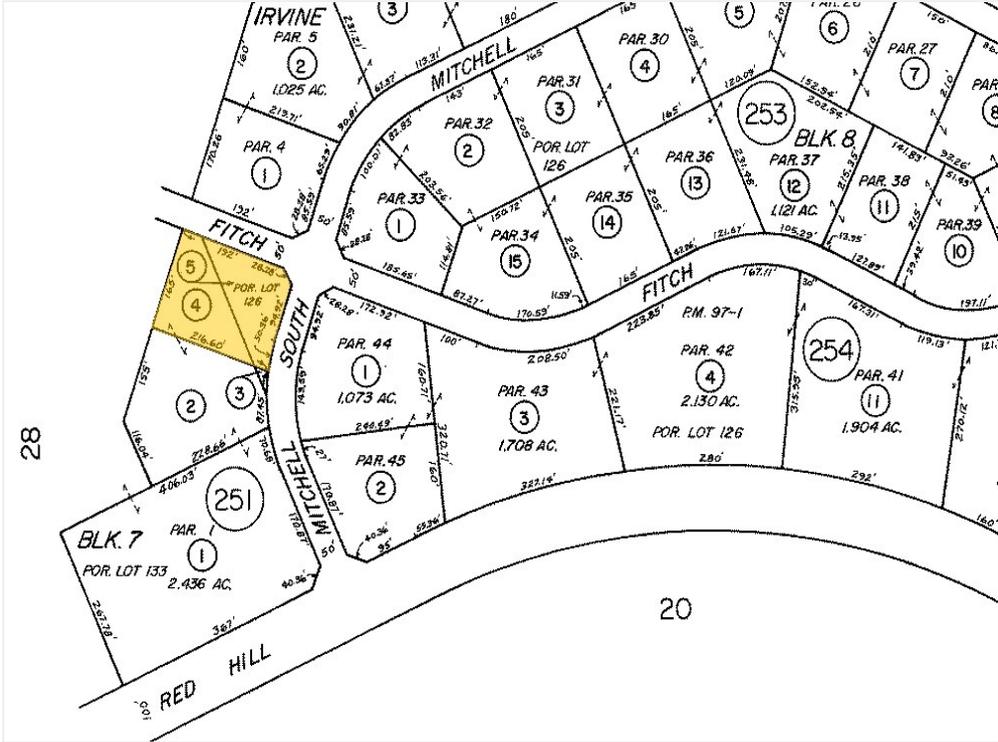


Primary Photo

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## Property Photos



Plat Map



Building Photo

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Building Photo



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Building Photo



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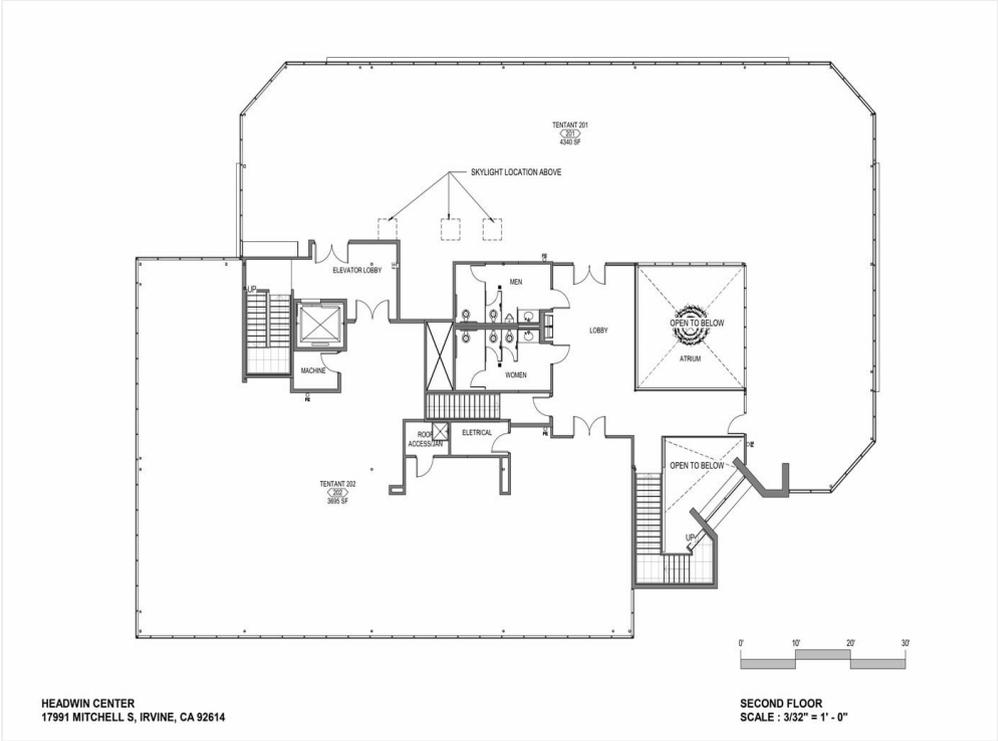
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Building Photo

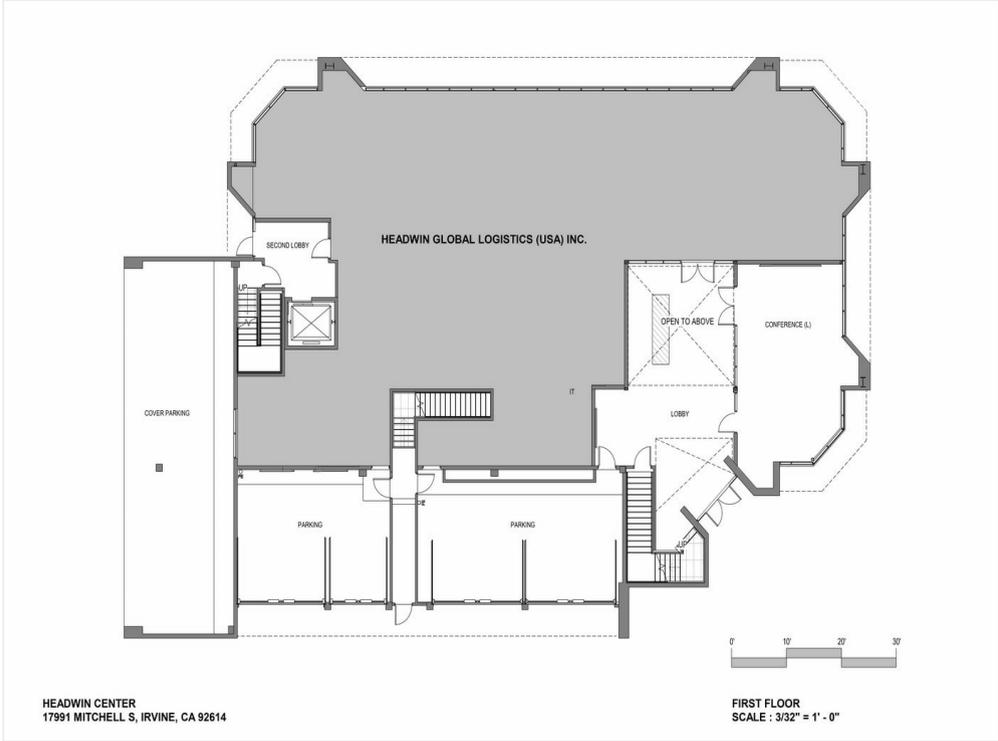


Second Floor

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First Floor

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## Location

