



ARES  
INDUSTRIAL  
MANAGEMENT

# IRVINE COMMERCE CENTER

18582 TELLER AVENUE, IRVINE, CALIFORNIA 92612

FOR LEASE | ±136,612 SQ FT FREESTANDING BUILDING



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**DEVELOPED BY**



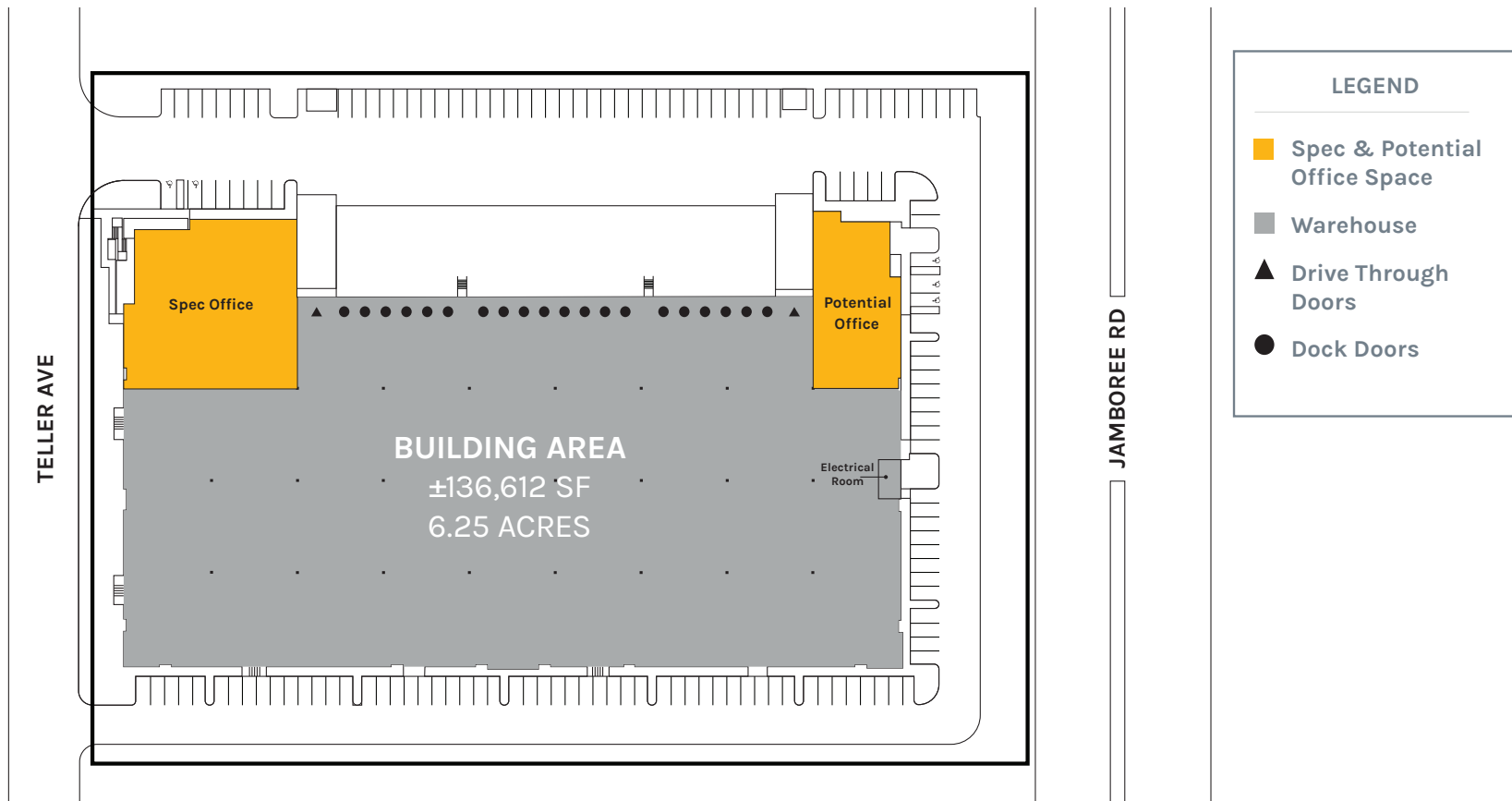
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**CONSTRUCTED BY**



# Property FEATURES

- ±136,612 SF Freestanding Building
- Situated on 6.25 Acres
- ±13,275 SF of Spec Office
- Twenty (20) Dock High Doors (9' x 10')
- Two (2) Ground Level Doors (12' x 16')
- 4,000 Amps
- 36' Minimum Clearance Height
- ESFR Sprinklers
- 60' x 56' Bay Spacing
- 133 Auto Parking Stalls
- Thirteen (13) EV Charging Stations
- Zoning - IBC Multi-Use

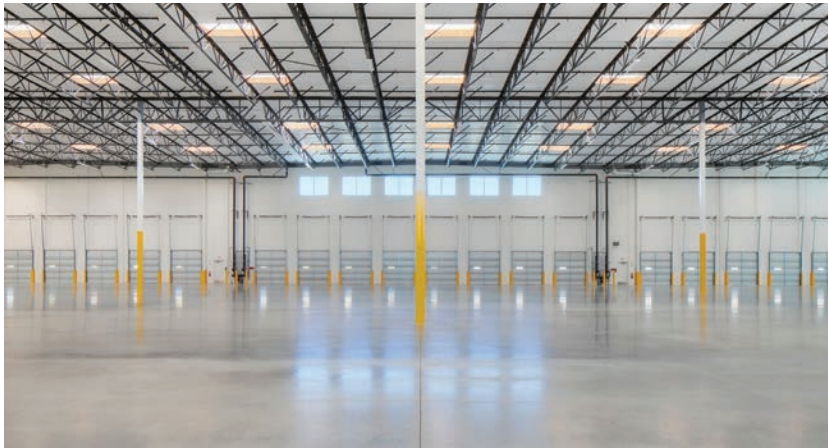


# Property PHOTOS



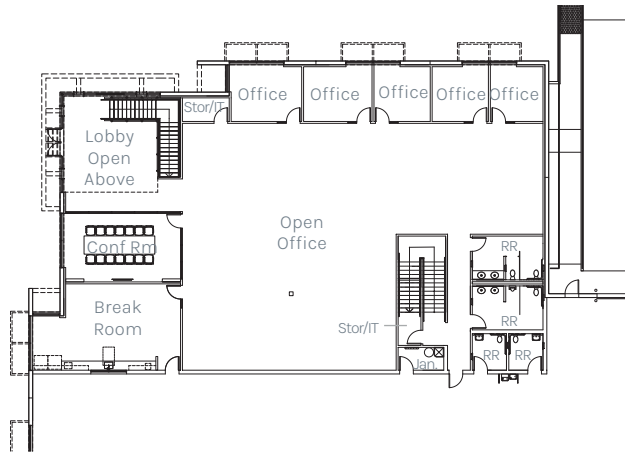
# Warehouse

PHOTOS

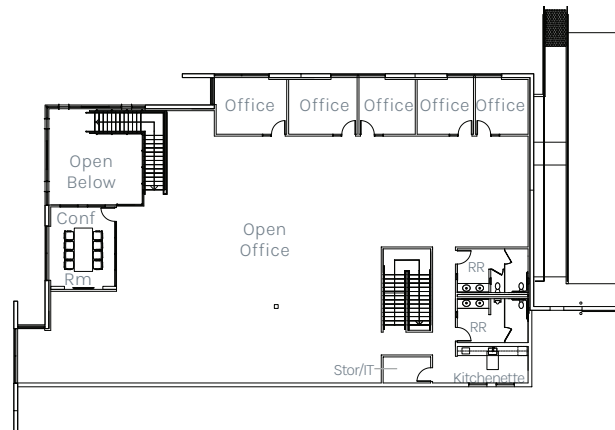


# Office FEATURES

- ±13,275 SF of Spec Office Space
- ±6,988 SF of Ground Floor Office
- ±6,287 SF of 2nd Floor Office



**Spec Ground Floor**  
±6,988 SF



**Spec Second Floor**  
±6,287 SF

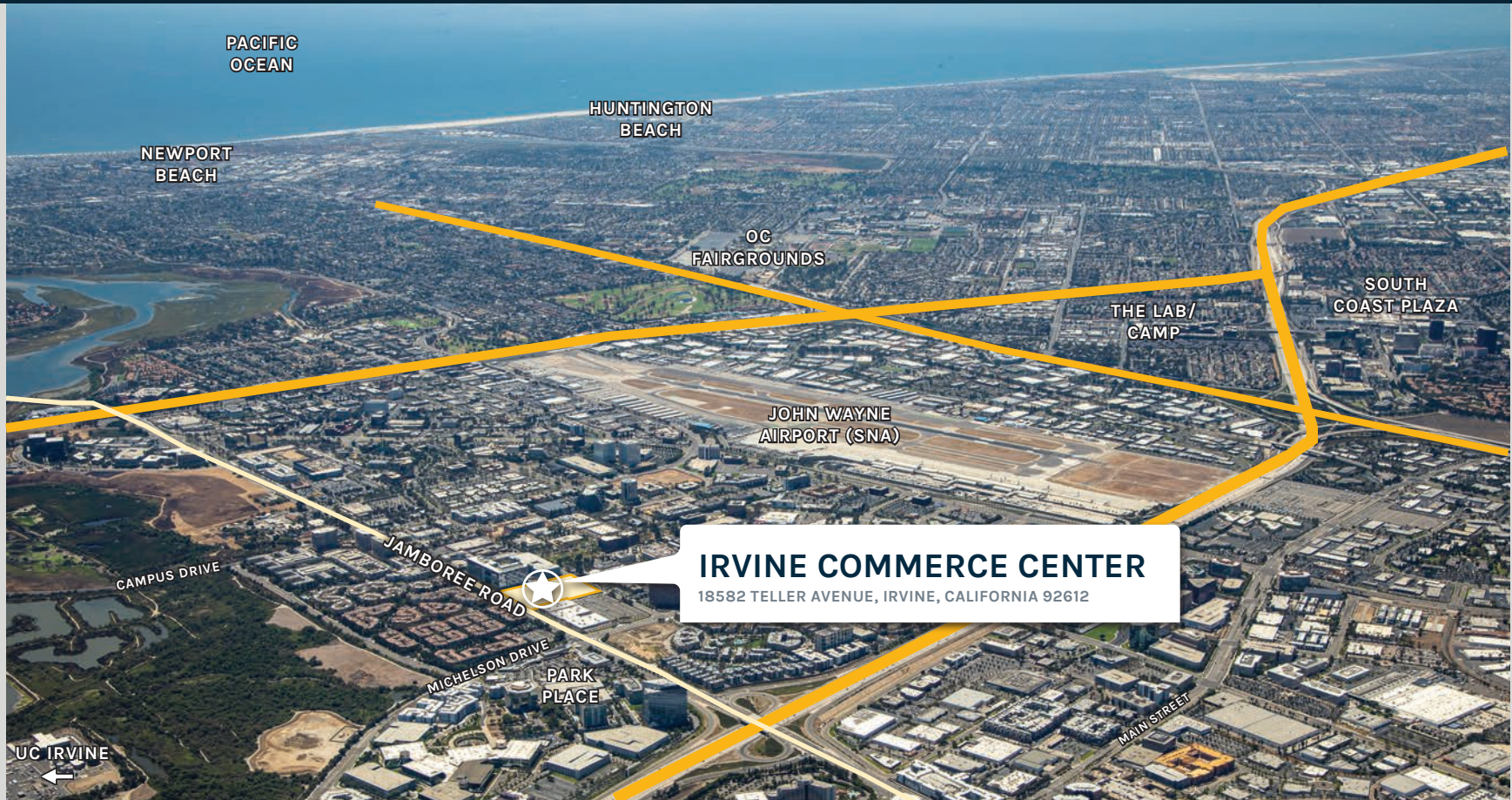


# Office PHOTOS



# Location HIGHLIGHTS

- Prime Irvine Business Complex Location
- Walking Distance to Outstanding Retail & Restaurant Amenities at Park Place
- Adjacent to Irvine Company Apartments
- Within 10 Miles of the Beach
- Twelve Minutes to Fashion Island-OC's Finest Shopping Mall
- Easily Accessible to the 55 & 405 Freeways + 73 Toll Road
- Close Proximity to UC Irvine





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### **ABOUT ARES MANAGEMENT CORPORATION**

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager providing clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit [www.aresmgmt.com](http://www.aresmgmt.com).



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