

±1,650 TO ±5,100 SF FOR LEASE
TWO 405 FREEWAY SIGNS

**211 BUSINESS
CENTER
DRIVE**

IRVINE, CA 92612



PROPERTY FEATURES



Freestanding, Surface-Parked
Office Building in the Heart of
the IBC



Walking Distance to the Award
Winning TRADE Food Hall



Multiple Points of Ingress &
Egress



Responsive, Long-Term Family
Ownership & Management

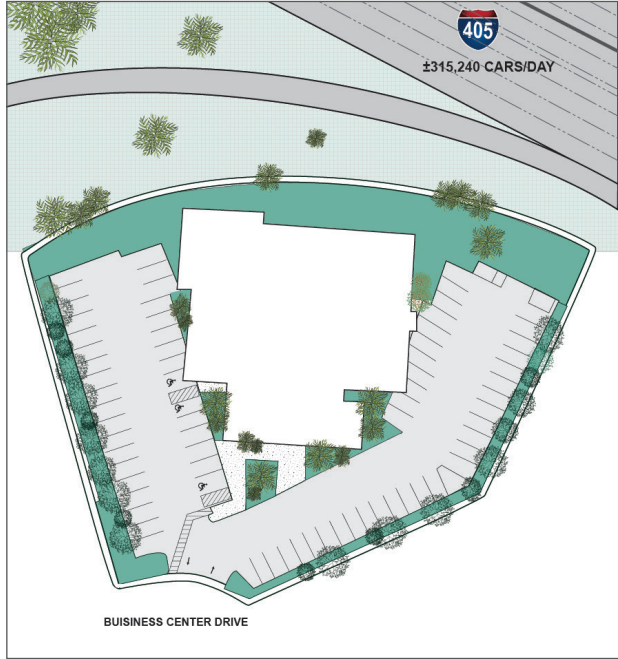
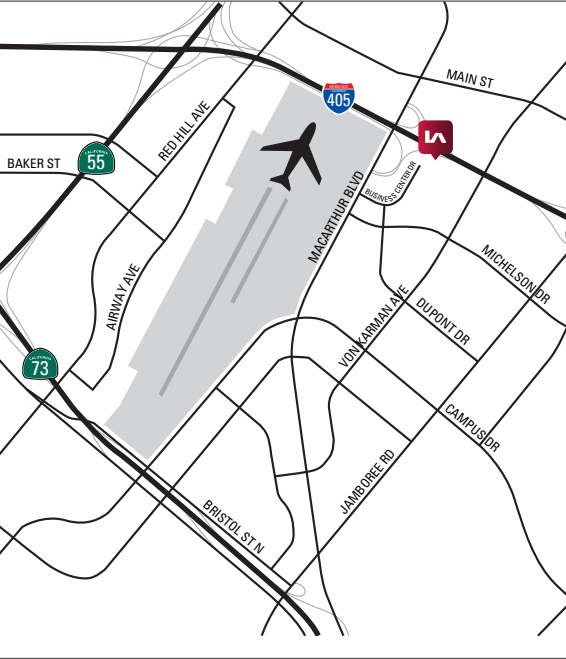


Immediate Access to the 405
Fwy & SNA

AVAILABILITIES

RSF	SUITE	DESCRIPTION	RATE/SF
±1,650	204	(5) Five window offices, conference room	\$2.45 FSG
±2,500 / ±5,100	210	(10) Ten window offices, conference room, 15 by 50 foot presentation room (can be removed)	\$1.95* FSG

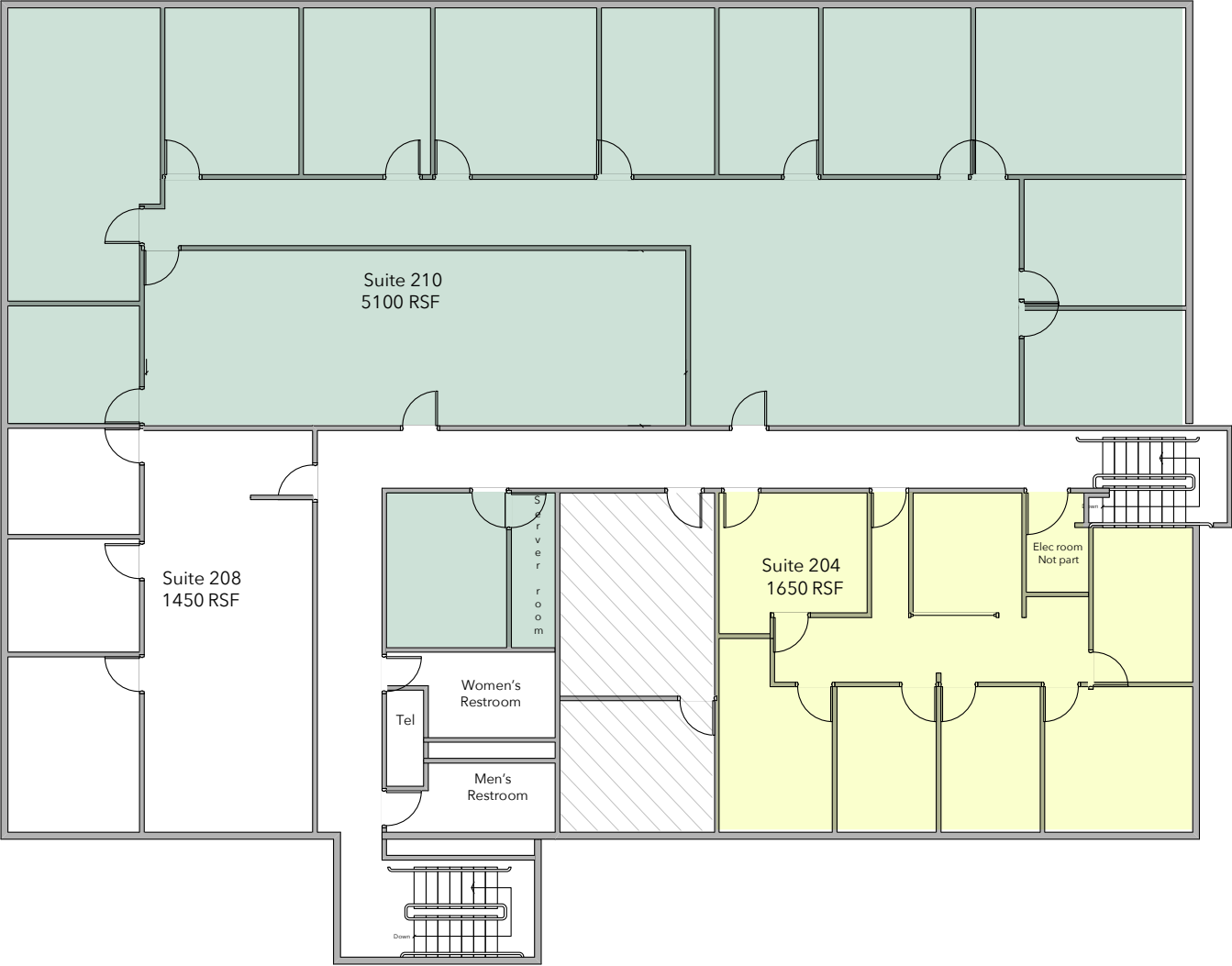
*Year One rate \$1.95 FSG, Year Two rate \$2.45 FSG

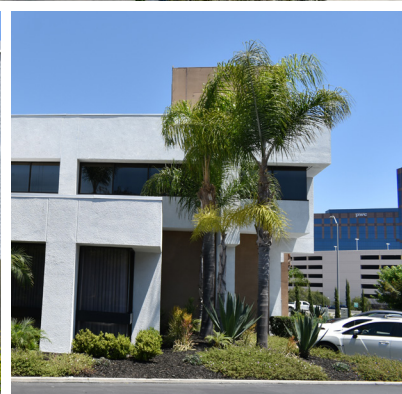




SECOND FLOOR

1,650 RSF - 5,100 RSF







2111 BUSINESS CENTER DRIVE
IRVINE, CA 92612

MacArthur Blvd

405

Von Karman Ave

For more information,
please contact:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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