



FOR LEASE

910 ROOSEVELT, SUITE 200
IRVINE, CA 92620

2,312 SF OFFICE SPACE

NEWMARK

LEASE SUMMARY

910 ROOSEVELT, SUITE 200, IRVINE, CA 92620

RENTABLE AREA	2,312 SF
ASKING RENT	\$3.50/SF/Mo. NNN *
SPACE USE	Office
CURRENT LEASE EXPIRATION	06/30/2026
NEW LEASE COMMENCEMENT	07/01/2026
FLOOR	2nd
YEAR BUILT	2007
PARKING	± 20 Spaces

* NNN Charge: \$1.24/SF/Mo. (Electricity Included)





PROPERTY HIGHLIGHTS

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BEST AFTER-SCHOOL
LOCATION



IMMEDIATE ACCESS TO MAJOR FREEWAYS -
5, 405, & 133/241/261 TOLL ROADS



HIGHLY IMPROVED
CREATIVE SPACE



FREE PARKING
DIRECTLY IN FRONT OF BUILDING



NUMEROUS RESTAURANTS
AND AMENITIES ARE VERY CLOSE



HIGH-END FINISHED
THROUGHOUT



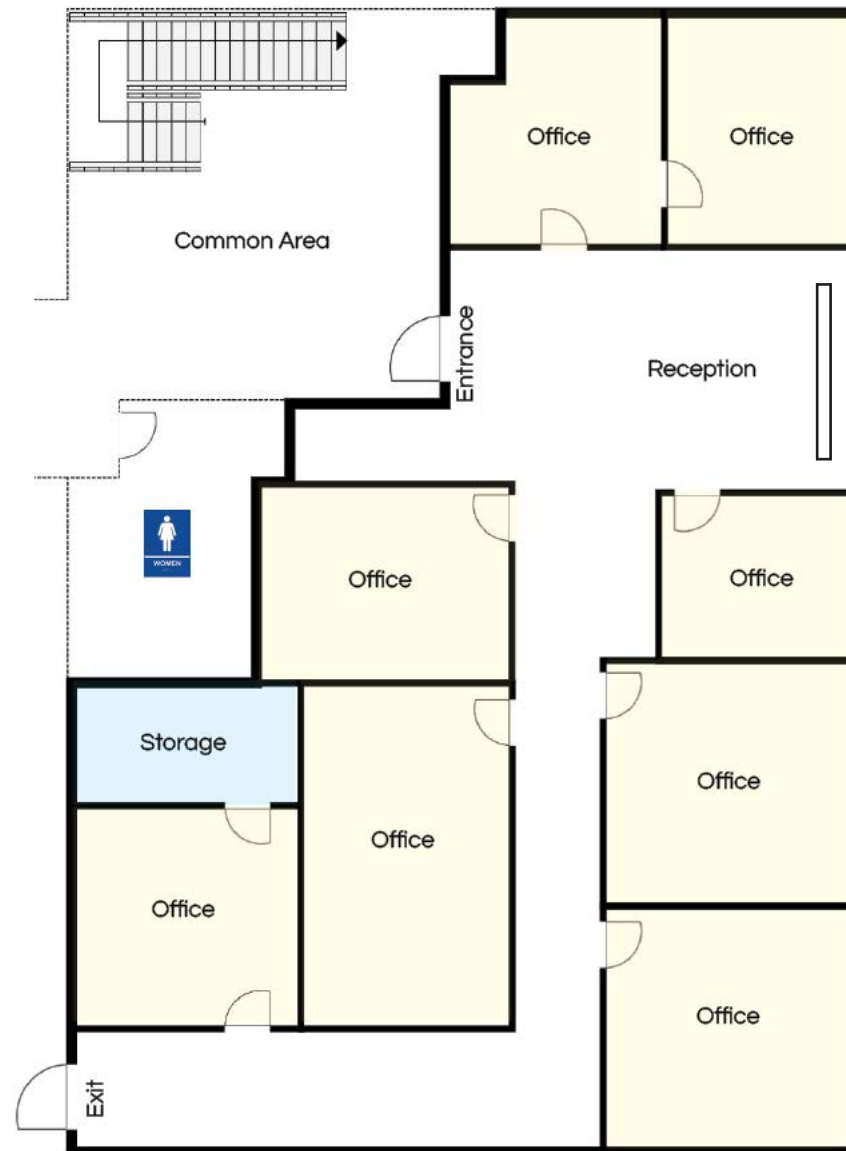
AERIAL MAP

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FLOOR PLAN

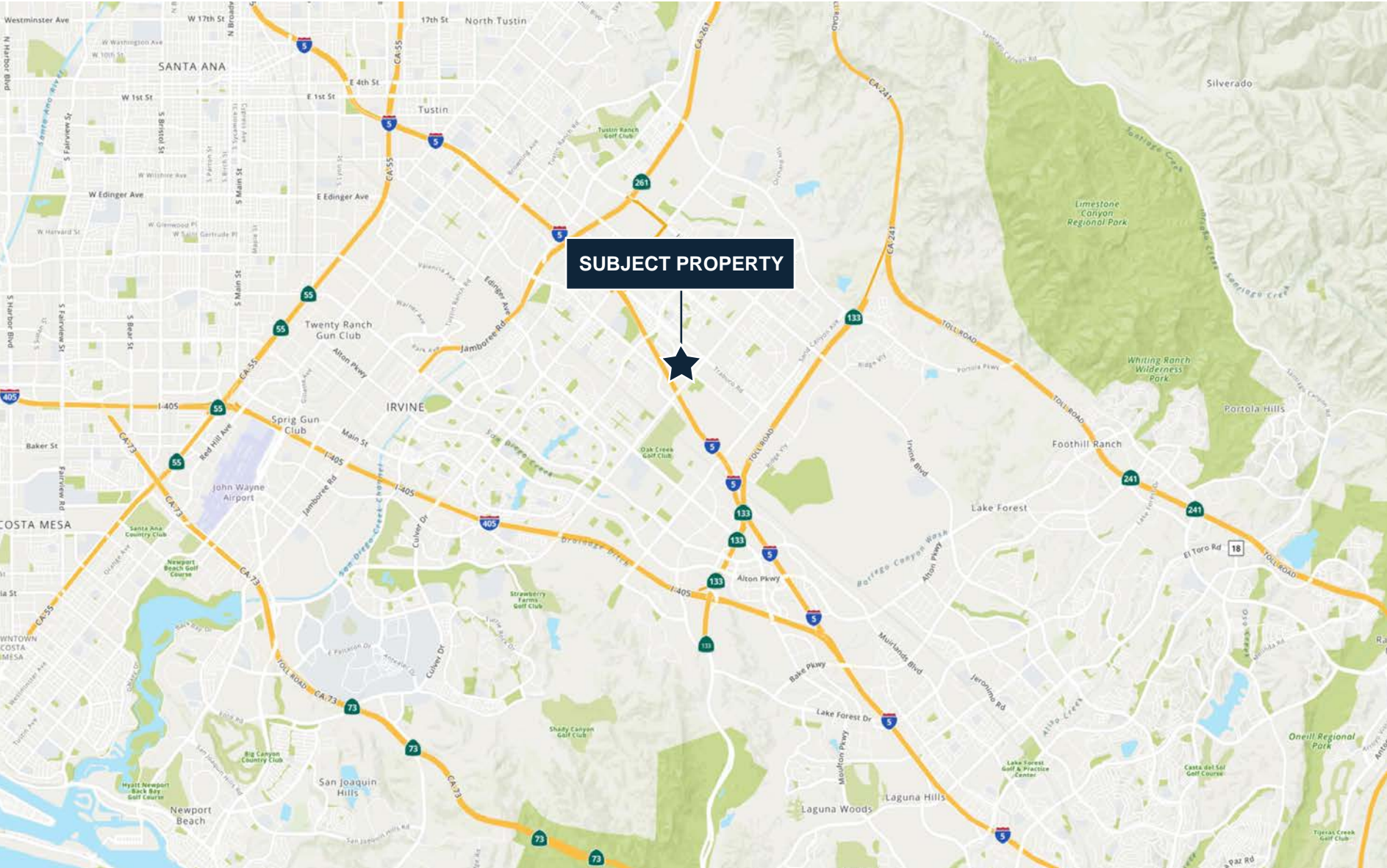
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Note: Floor plans are illustrative only. All dimensions and layouts are approximate and subject to field verification. No liability is accepted for any inaccuracies.

LOCATION MAP

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AMENITY MAP

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- OFFICES NEAR SUBJECT PROPERTY**
- | | |
|------------------------------------|-------------------------------------|
| ① MortgageDuck | ⑬ Irvine Spine and Sport |
| ② Park Academy | ⑭ Nguyen&Luu,LLP |
| ③ Han&Associates CPAs, Inc. | ⑮ Vienna Music Institute |
| ④ Ardent Virtual Academy | ⑯ Church in Irvine |
| ⑤ icon art&design | ⑰ Salus Homecare |
| ⑥ HS2 Academy | ⑱ Cornerstone Acupuncture |
| ⑦ Marshack Hays LLP | ⑲ Southland Ballet Academy |
| ⑧ Admission AG | ⑳ ShuChih Art Studio |
| ⑨ Intelecis Cyber Security Company | ㉑ Alpha Science Education Institute |
| ⑩ OrchePia School of Music | ㉒ Aikyum Solar |
| ⑪ Maru Academy | ㉓ Advantec Consulting Engineers |
| ⑫ Benson Liao Insurance | ㉔ Elite Prep |



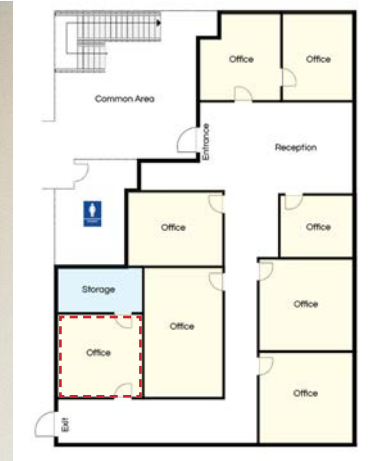
PHOTOS

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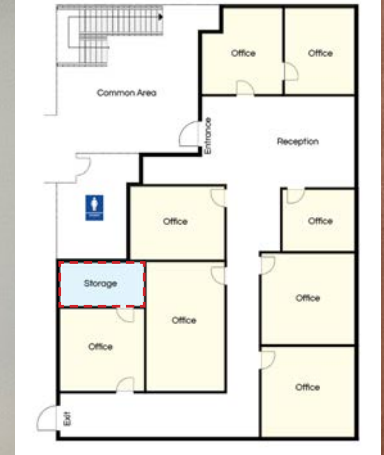
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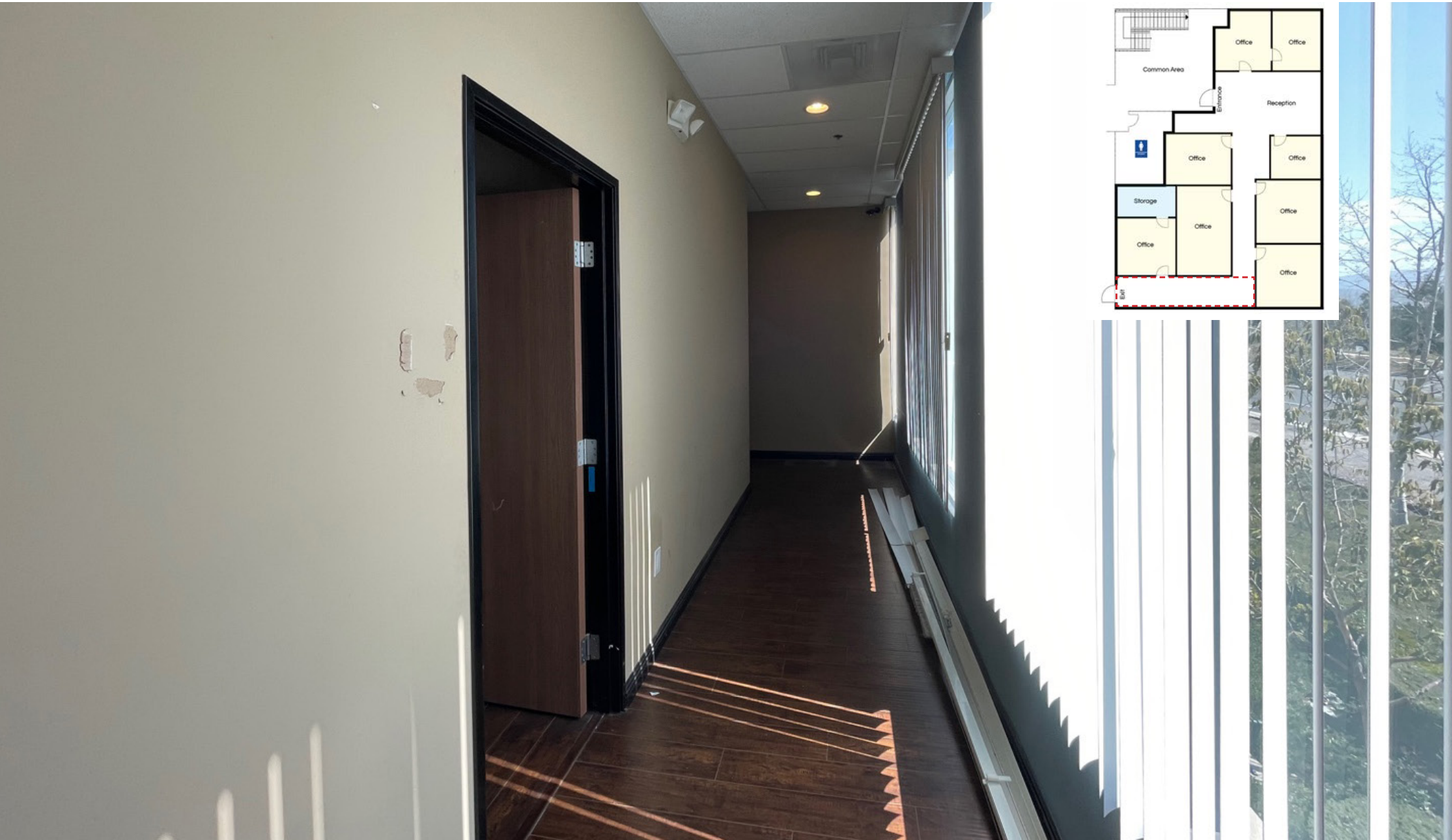
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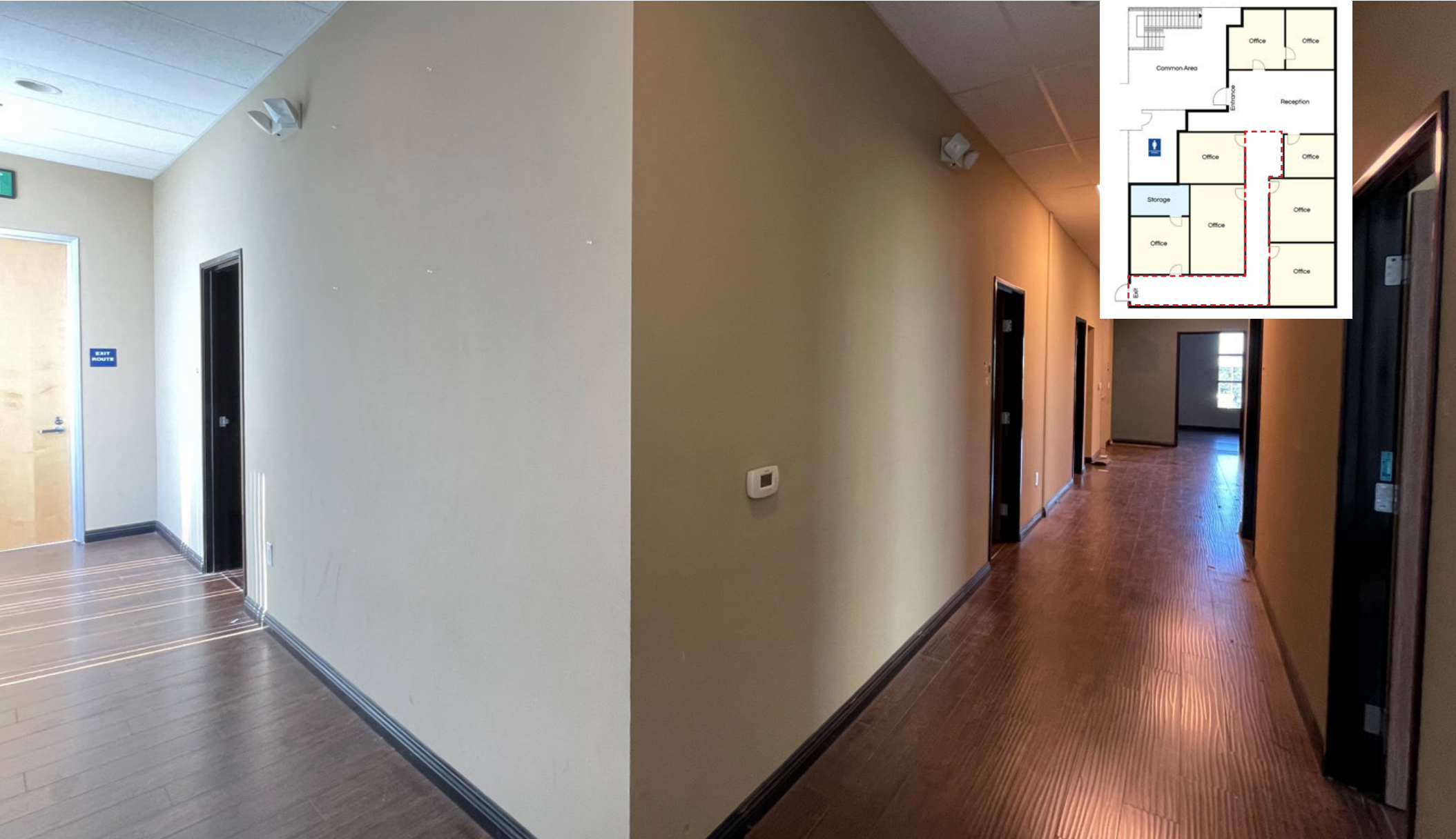
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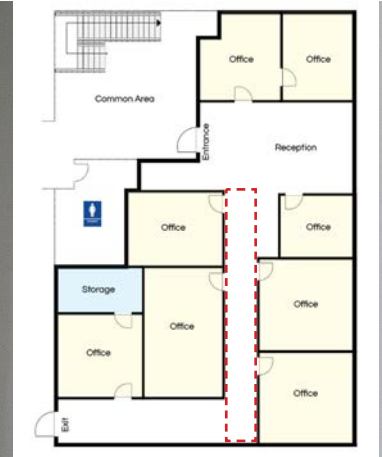
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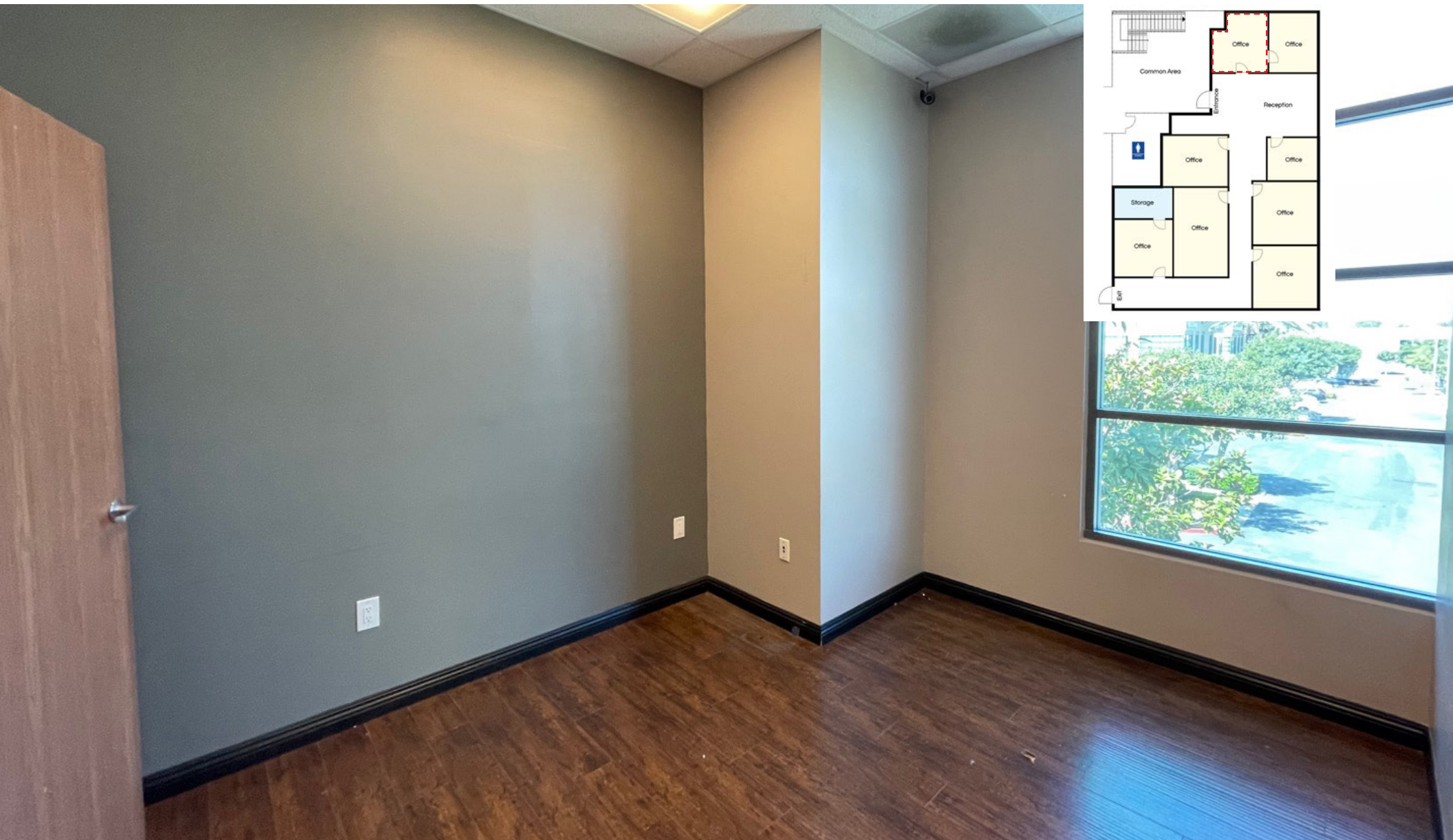
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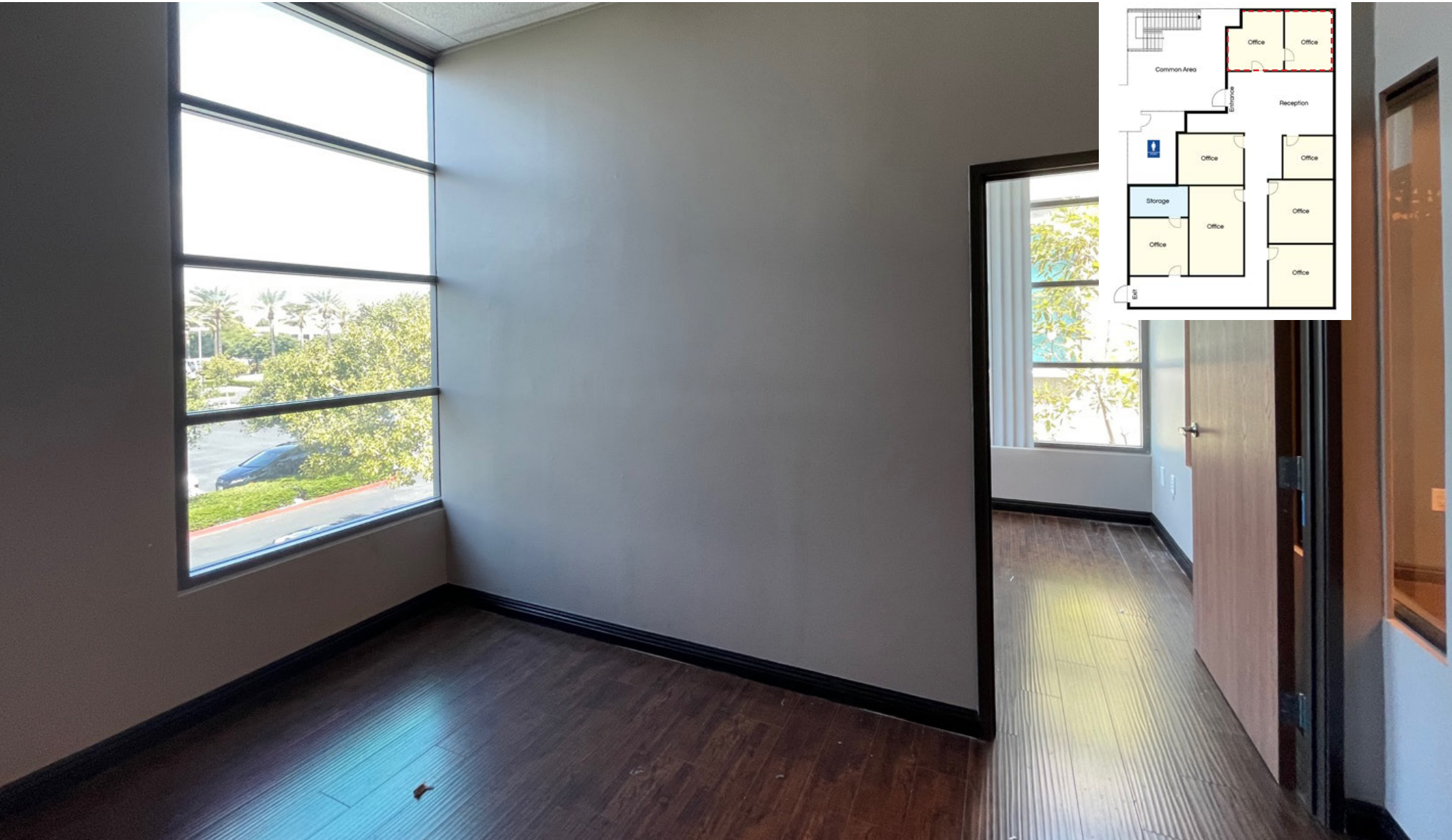
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