

# FOR LEASE

Located in the heart of the Irvine Business Complex, this versatile flex building offers a rare combination of Office, Warehouse, & Laboratory space

---

TWO UNITS

---

STE A: OFFICE & WAREHOUSE

---

STE B: LABORATORY & OFFICE

---

10 OFFICES IN EACH SUITE

---

22' CLEARANCE

---

33 PARKING SPACES

---

OFFERED AT

**\$2.20/SF/YR**

**16812 Red Hill Ave.  
Irvine, CA**



## **SPACE AVAILABILITY**

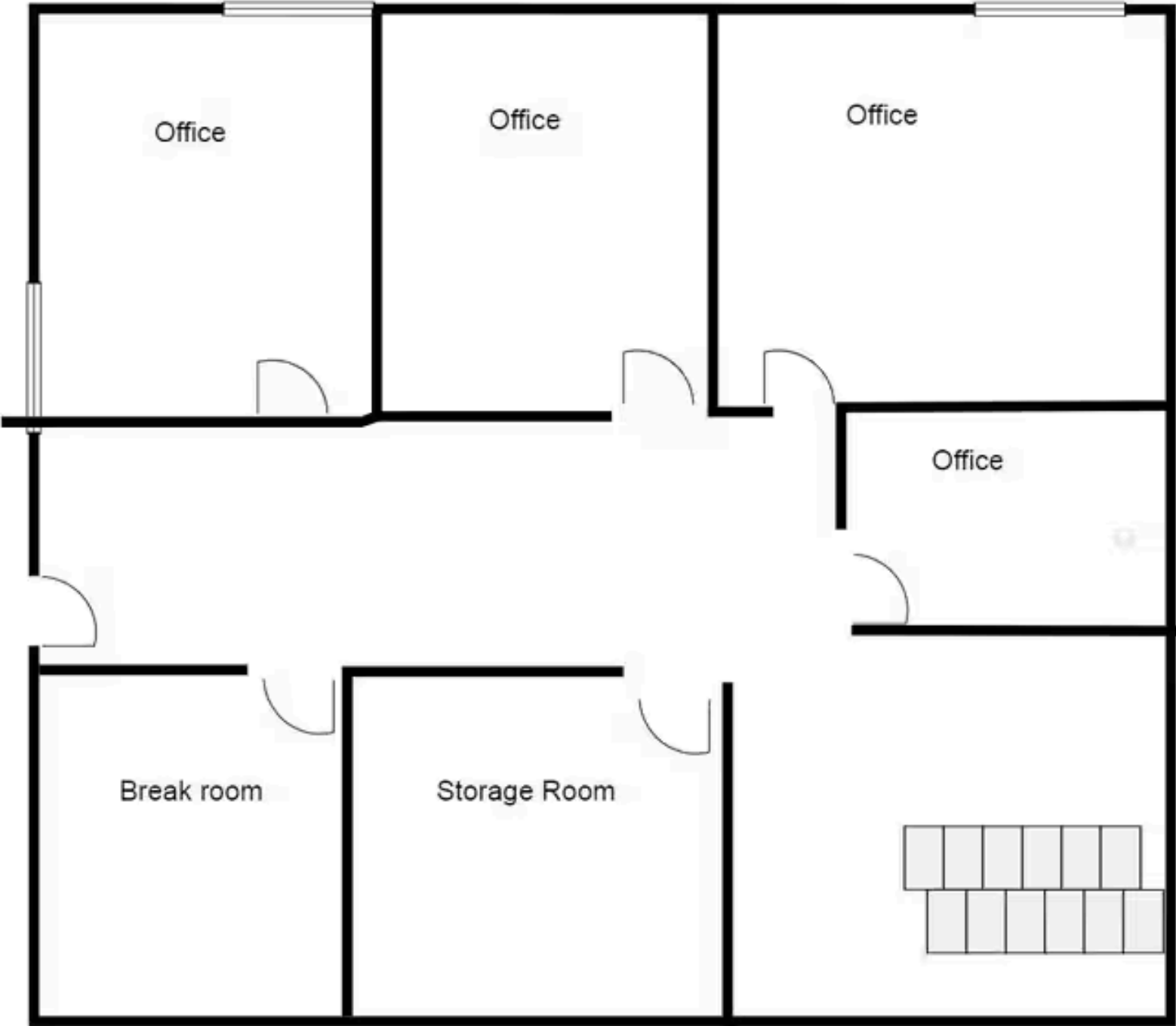
- **TOTAL BUILDING SIZE:** 12,050 SF (TWO STORIES)
- **DIVISIBILITY:** CAN BE DIVIDED INTO TWO SUITES OF APPROX. 6,025 SF EACH.
- **WAREHOUSE COMPONENT:** APPROX. 2,900 SF OF WAREHOUSE AREA.
- **PARKING:** 33 SPACES (2.74/1,000 SF RATIO).

## **KEY FEATURES & AMENITIES**

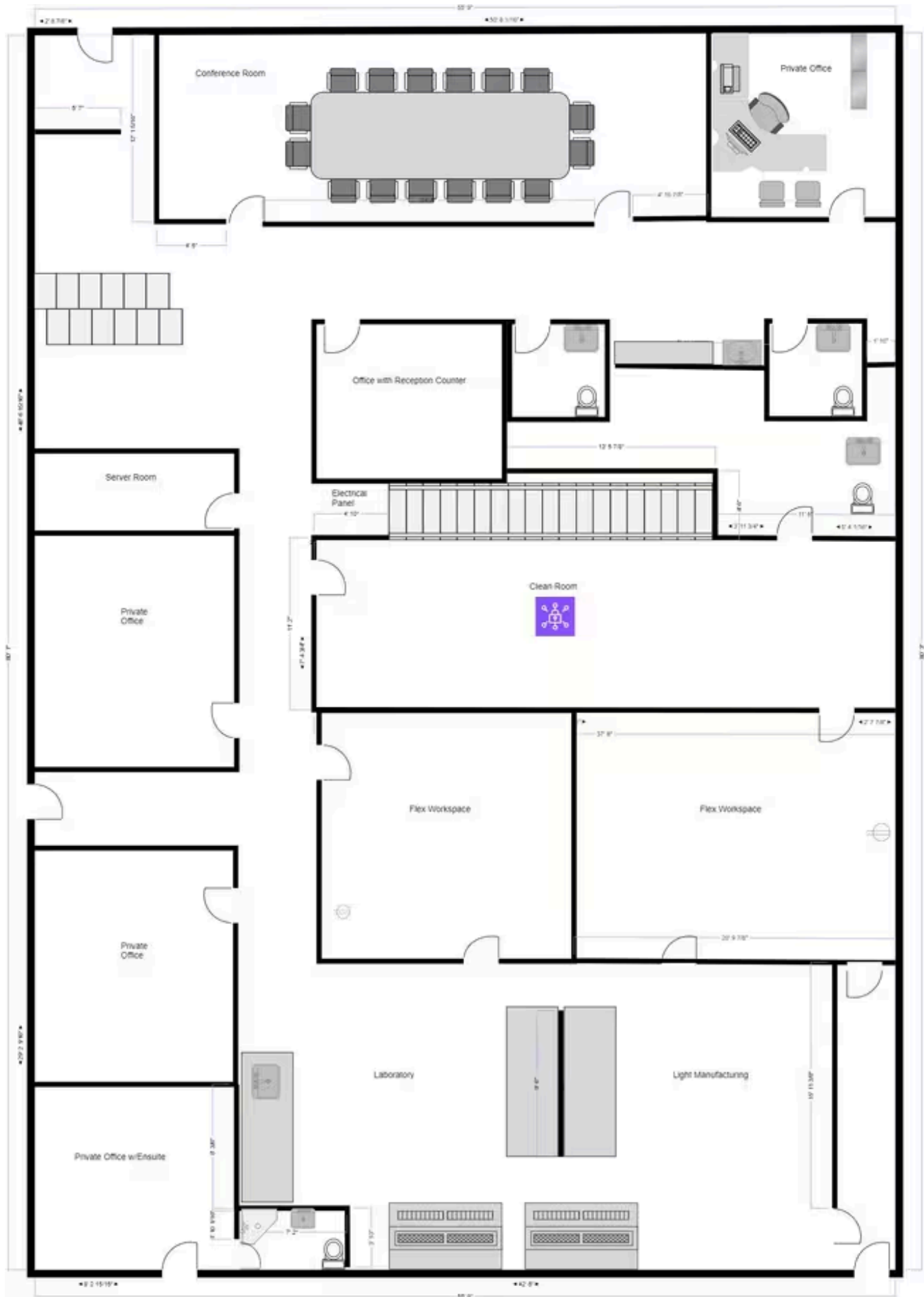
- **SPECIALIZED LAB READY:** PREVIOUSLY UTILIZED AS A CLINICAL LAB; INCLUDES DWYER MARK II HOODS, DARK ROOMS, SCREENING ROOMS, AND MULTIPLE 200V OUTLETS.
- **HIGH CLEARANCE:** 22' CLEAR CEILING HEIGHT IN WAREHOUSE AREA.
- **LOADING:** GRADE-LEVEL DRIVE-IN DOOR.
- **POWER:** 800 AMPS (HEAVY POWER CAPABILITY).
- **SIGNAGE:** MONUMENT SIGNAGE AND BUILDING FRONTAGE DIRECTLY ON RED HILL AVE.
- **LAYOUT:** PROFESSIONAL RECEPTION AREA, CONFERENCE ROOMS ON BOTH FLOORS, AND BEAUTIFULLY MAINTAINED OFFICE SUITES.



# Suite A - 2ND Floor



# Suite B - 1ST Floor



# Suite B - 2ND Floor

