

FOR LEASE

PROMO RATE

\$1.00 NNN

FOR 1ST 3 MONTHS, \$1.75 NNN THEREAFTER

AND

BROKER BONUS

\$1.00 PER SQUARE FOOT

WITH MINIMUM 5-YEAR LEASE

25 EDELMAN

IRVINE SPECTRUM, CA

±6,227 SF AVAILABLE

AVAILABLE FOR LEASE

- **Promo Rate: \$1.00 NNN for First 3 Months, \$1.75 NNN Thereafter (Nets=\$0.65)**
- **Building Top Signage and Eyebrow Signage Available**
- **Brand New Modern Glass Suite Entrances**
- **Prime Irvine Spectrum Location**
- **Double-Door Entry**
- **High-End Creative Office**
- **Exposed Ceiling with Hard-Lid Ducting**
- **High-End Stone Flooring**
- **Floor to Ceiling Glass**
- **Elevator Served**
- **Dedicated/Reserved Surface Free Parking**
- **Outdoor Patio / Lunch Area**
- **Immediate Access to 5, 405 & 133 Freeway**



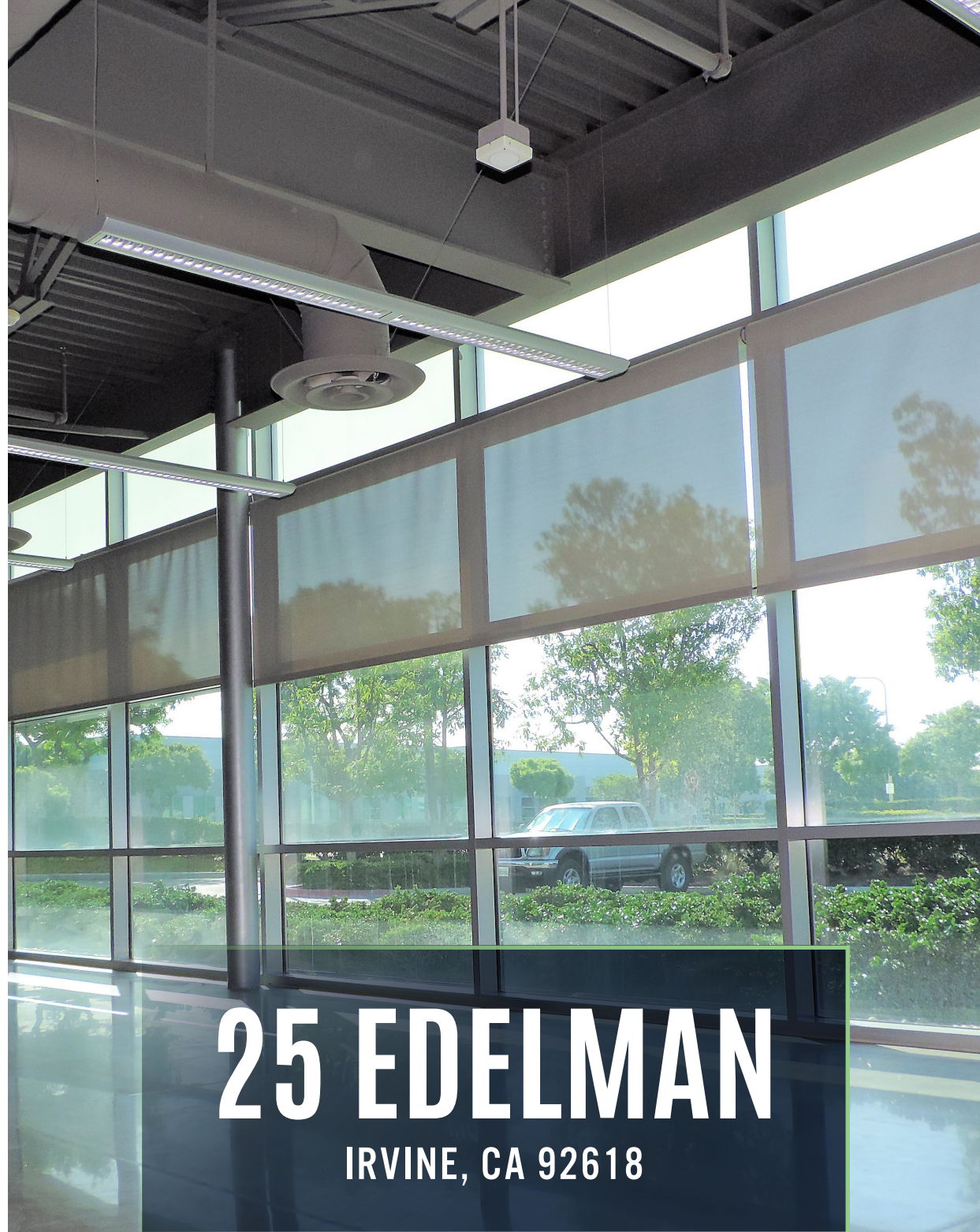
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IRVINE, CA 92618

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AVAILABILITIES

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IRVINE, CA 92618

Suite	Size	Suite Description
250	±6,227	1 Conference Room, 2 Executive Offices, 8 Private Offices, Large Break Room and Open Area

Asking Rate: \$1.75 NNN (NETS=\$0.65) PROMO RATE \$1.00 NNN FOR FIRST 3 MONTHS, \$1.75 NNN THEREAFTER



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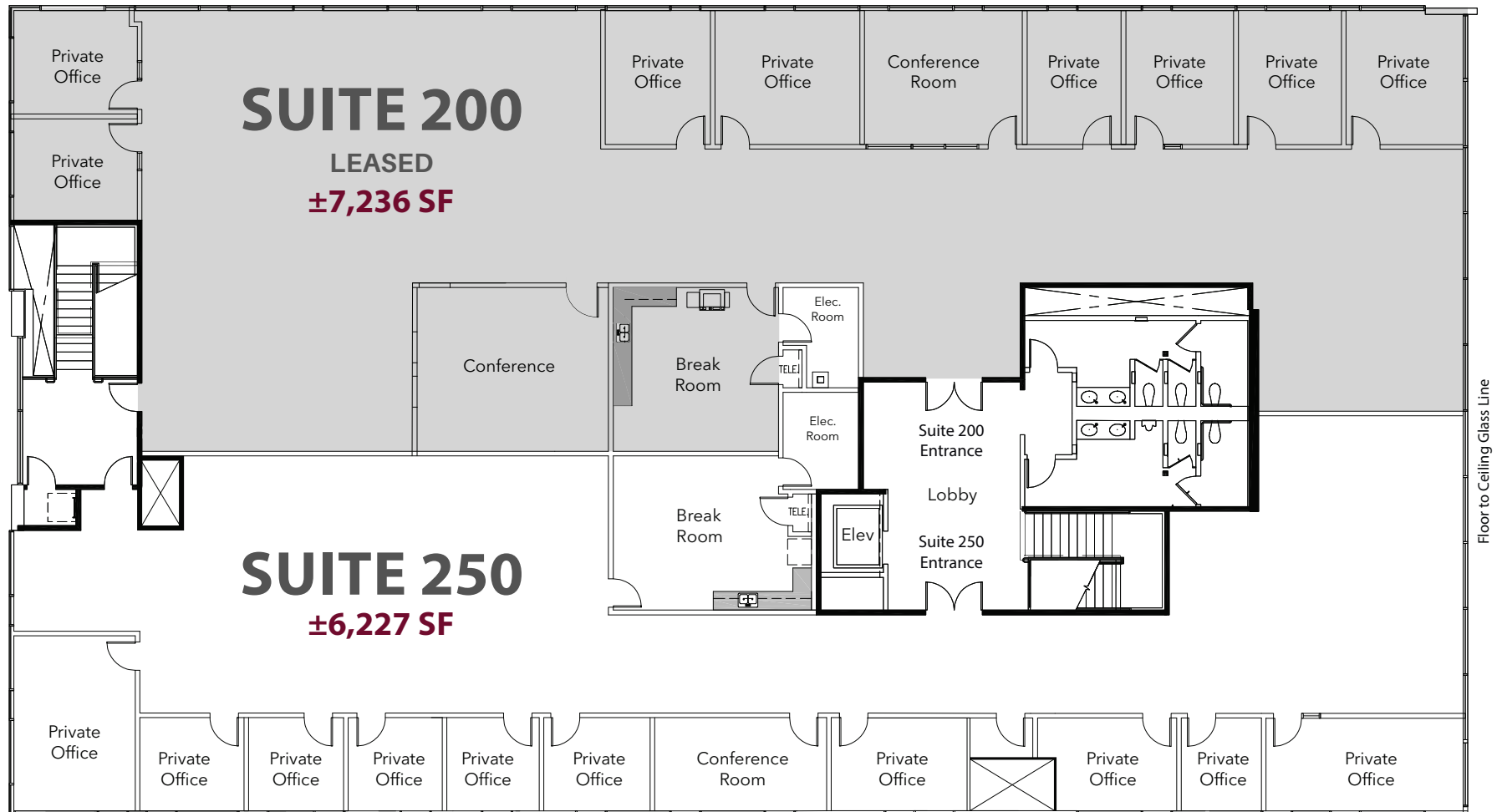
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FLOOR PLAN

SECOND FLOOR







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