

FOR SALE OR LEASE

±8,097 SF MANUFACTURING CONDO

32

MAUCHLY

IRVINE, CA




STREAM®

For more information, contact:

MIKE ADAMS, Managing Director
949.203.3033 | madams@streamrealty.com | Lic. 01875266

MICHAEL JOHNSON, Associate
949.375.1812 | michael.johnson@streamrealty.com | Lic. 02230105

EXECUTIVE SUMMARY

Stream Realty Partners is pleased to present 32 Mauchly, Suite A—an exceptional opportunity to purchase in the heart of the Irvine Spectrum. Located in the ADA Business Park between Mauchly and Barranca, 32 Mauchly offers a high-identity location directly across the street from the Irvine Train Station.

The Class B Manufacturing Condo building is approximately 8,097 RSF. Building features include two grade-level loading doors, a two-story high-image office, 25% lab space buildout, glass offices, shared parking, and prominent building-top signage. The building recently underwent an electrical service upgrade to 1,000 amps. With close proximity to Interstate 5, the 405 San Diego Freeway, and the 133 Eastern Transportation Corridor, the location is both convenient and easily accessible.

This offering provides an excellent opportunity for an owner/user who wants to establish themselves in this micro market. Property can be made available in Q2 of 2027.

The premises is currently occupied by Eurofins, a \$13.2 billion credit tenant offering investors with a cash-flowing asset in a prime location, or an opportunity for a user to reduce their basis while the tenant finishes out their lease term. Eurofins does not have any options left on their lease making way for a user to acquire the property.

T-12 in place: NOI; normalized; excludes one-time/non-recurring items; subject to buyer verification.

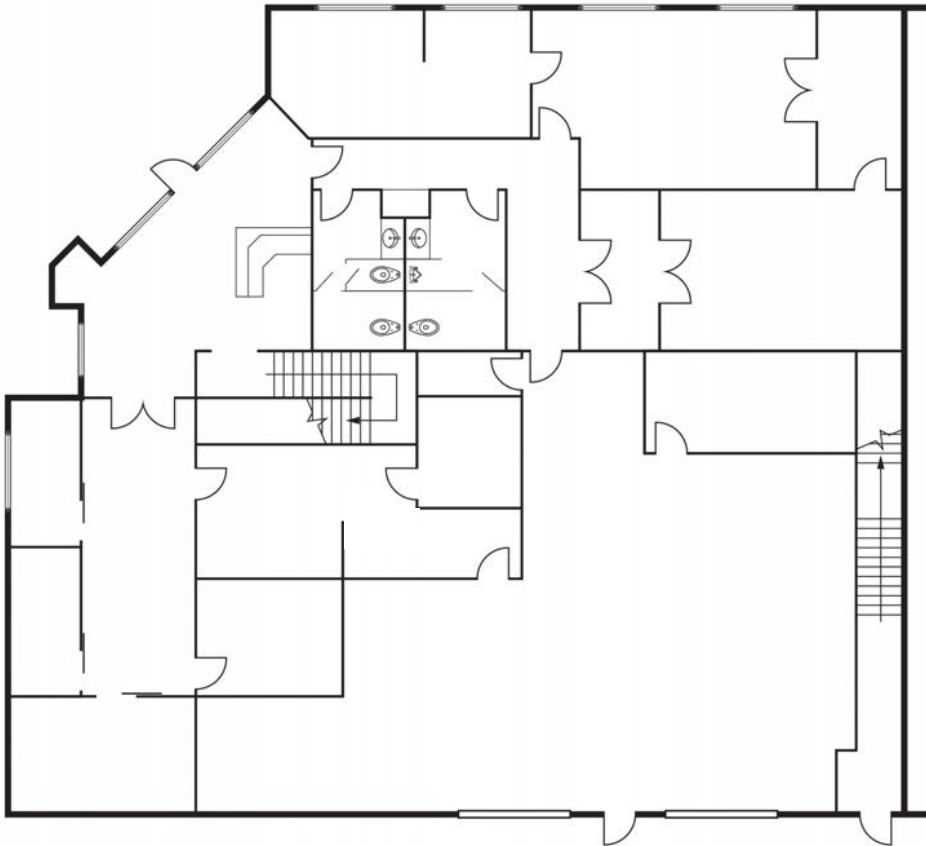


PROPERTY OVERVIEW

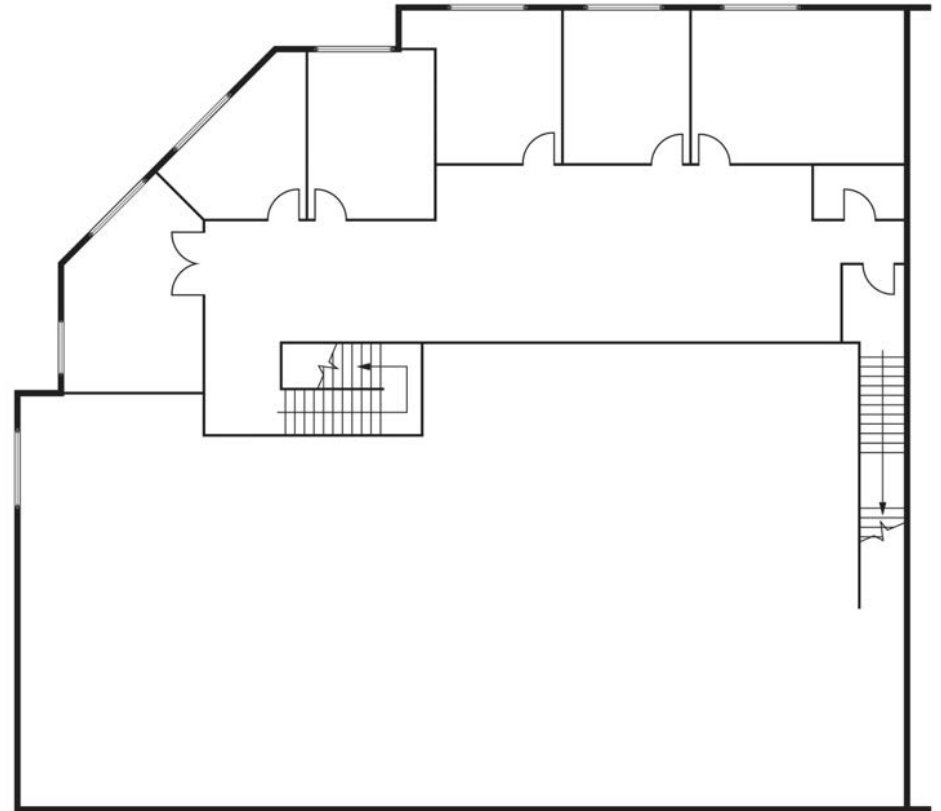
ADDRESS	32 Mauchly Irvine, CA
SQUARE FEET	8,097 RSF
LAND AREA	0.65 acres
LEASED	100%, with owner/user opportunity in Q2 2027
TENANCY	Single
# OF STORIES	2
APN	938-370-38

FLOOR PLANS

FLOOR 1



FLOOR 2





AREA AMENITIES

hoag.

KAISER
PERMANENTE.



WHOLE
FOODS
MARKET



32
MAUCHLY



IRVINE SPECTRUM CENTER

ANTHROPOLOGIE



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