

OFFICE SPACE FOR SALE/LEASE

2569 McCabe Way | Irvine, CA 92614

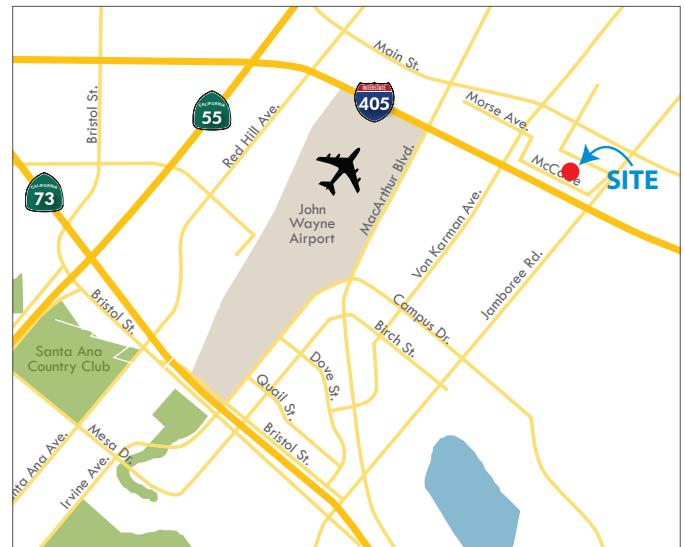


PROPERTY FEATURES

- ±23,073 SF freestanding 2-story, elevator served office building available for sale
- Highly upgraded office improvements
- Upgraded with all LEED silver compliant finishes
- 4:1,000 free surface parking
- Excellent access to the 405 Freeway
- Call to show
- Sale Price - TBD

LEASE AVAILABILITIES:

Suite 150:	±2,237 SF	\$2.35 FSG
Suite 210:	±2,947 SF	\$2.35 FSG
Suite 220:	±4,797 SF	\$2.35 FSG



For more information, contact:

MARK JERUE
Senior Vice President
CalDRE 01073399
949.790.3121
mjerue@leeirvine.com

CRAIG FITTERER
Senior Vice President
CalDRE 01246929
949.790.3123
cfitterer@leeirvine.com

BJ FELL
Senior Vice President
CalDRE 01929179
949.790.3144
bfell@leeirvine.com

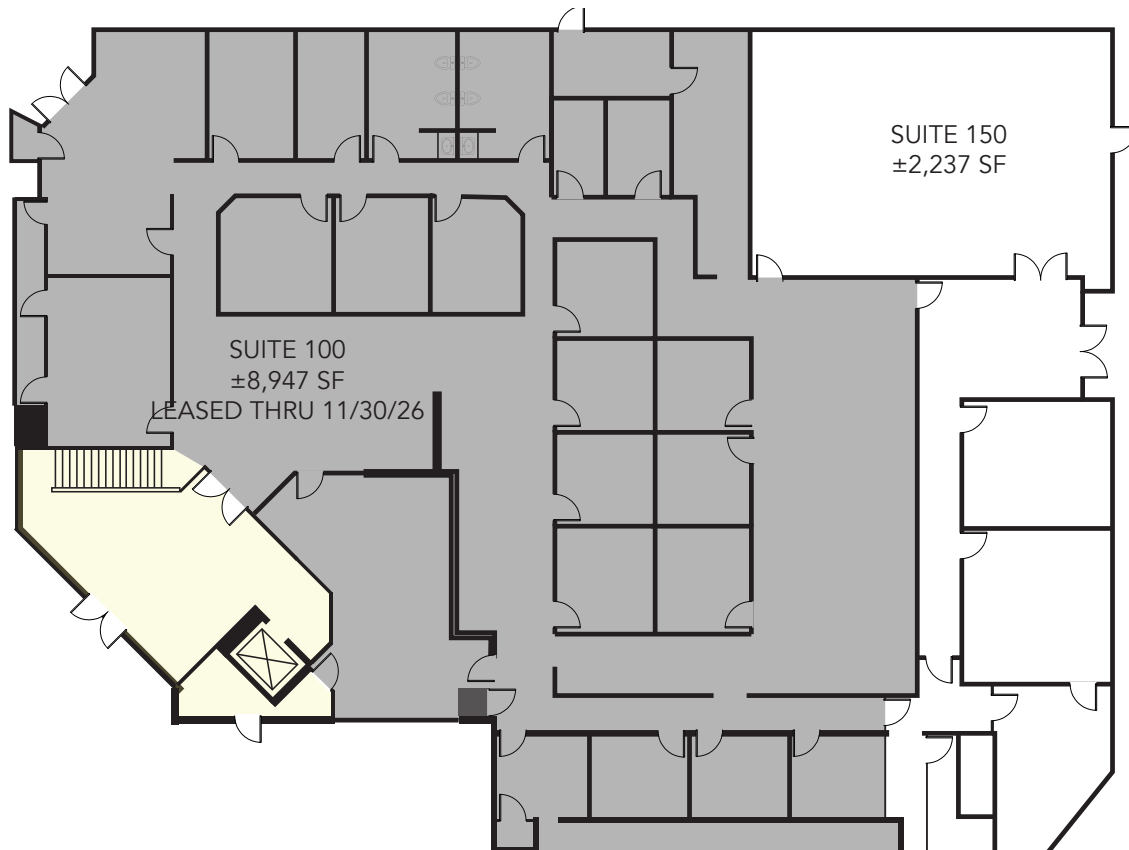
GIANCARLO SPINOSI
Associate
CalDRE 02065254
949.790.3109
gspinosi@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE SPACE FOR SALE/LEASE

2569 McCabe Way | Irvine, CA 92614

1ST FLOOR PLAN



For more information, contact:

MARK JERUE
Senior Vice President
CalDRE 01073399
949.790.3121
mjerue@leeirvine.com

CRAIG FITTERER
Senior Vice President
CalDRE 01246929
949.790.3123
cfitterer@leeirvine.com

BJ FELL
Senior Vice President
CalDRE 01929179
949.790.3144
bfell@leeirvine.com

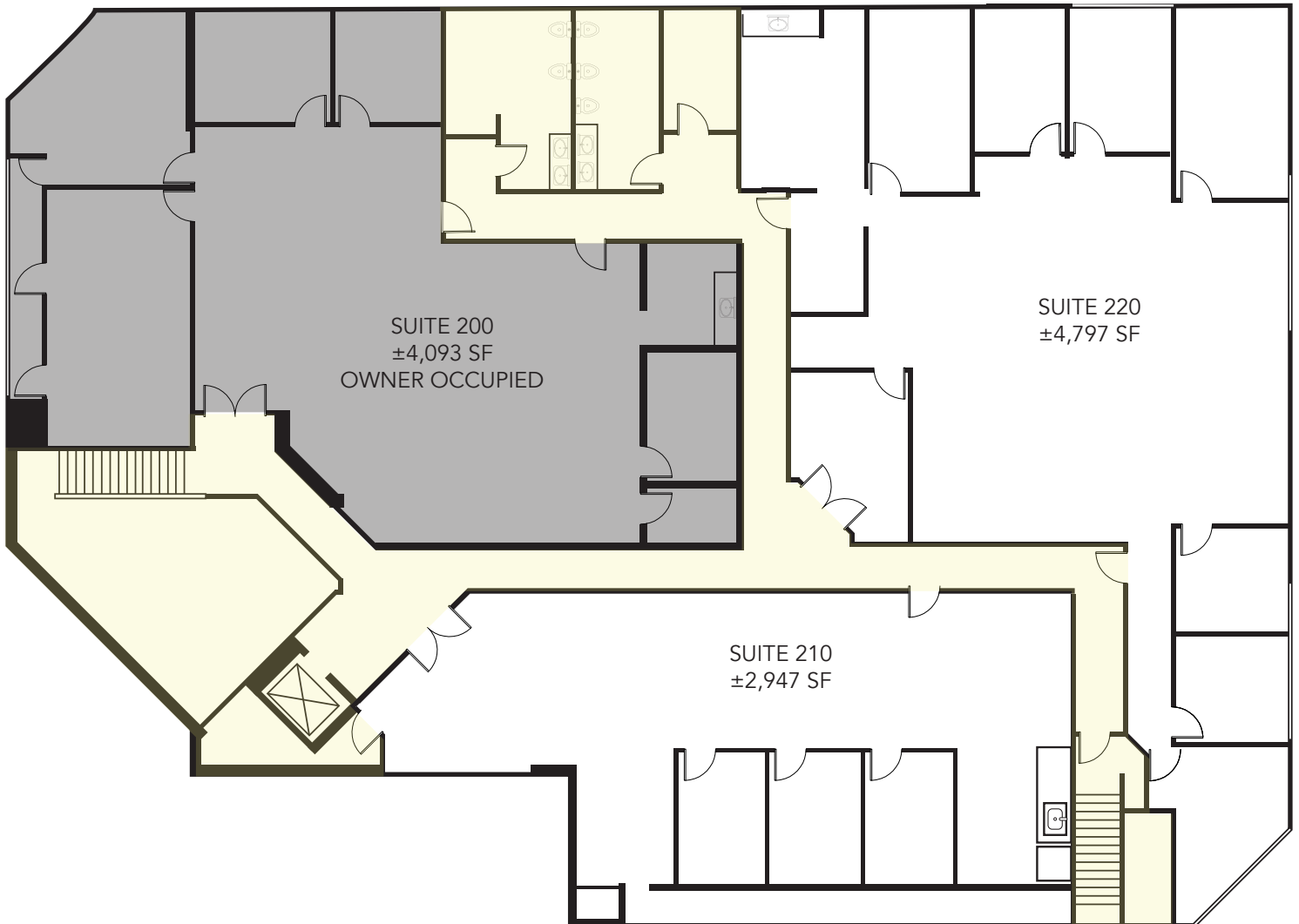
GIANCARLO SPINOSI
Associate
CalDRE 02065254
949.790.3109
gspinosi@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE SPACE FOR SALE/LEASE

2569 McCabe Way | Irvine, CA 92614

2ND FLOOR PLAN



For more information, contact:

MARK JERUE
Senior Vice President
CalDRE 01073399
949.790.3121
mjerue@leeirvine.com

CRAIG FITTERER
Senior Vice President
CalDRE 01246929
949.790.3123
cfitterer@leeirvine.com

BJ FELL
Senior Vice President
CalDRE 01929179
949.790.3144
bfell@leeirvine.com

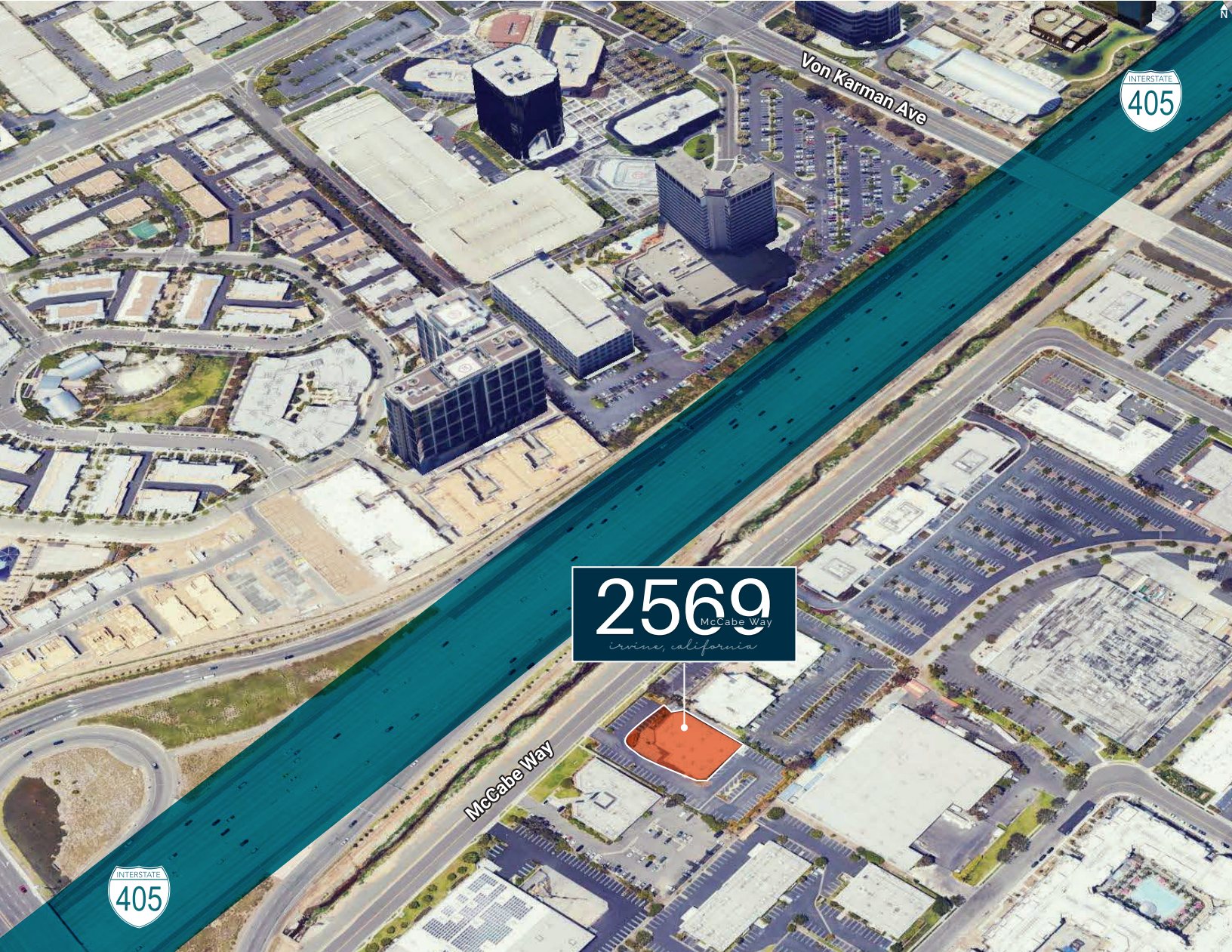
GIANCARLO SPINOSI
Associate
CalDRE 02065254
949.790.3109
gspinosi@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE SPACE FOR SALE/LEASE

2569 McCabe Way | Irvine, CA 92614

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



2569
McCabe Way
irvine, california

For more information, contact:

MARK JERUE
Senior Vice President
CalDRE 01073399
949.790.3121
mjerue@leeirvine.com

CRAIG FITTERER
Senior Vice President
CalDRE 01246929
949.790.3123
cfitterer@leeirvine.com

BJ FELL
Senior Vice President
CalDRE 01929179
949.790.3144
bfell@leeirvine.com

GIANCARLO SPINOSI
Associate
CalDRE 02065254
949.790.3109
gspinosi@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.