

IRVINE HUGHES



FOR LEASE

For more information, please contact:

TED ROMMEL

Senior Vice President

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

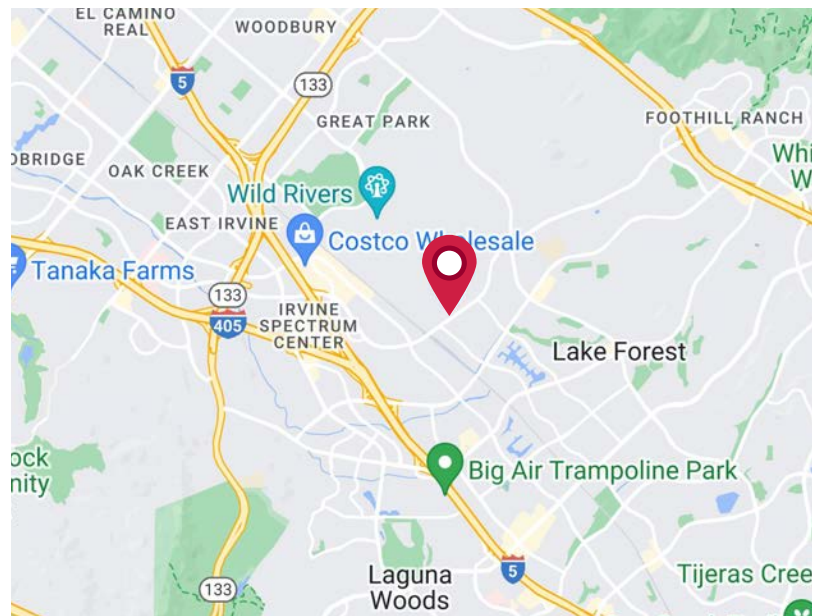
IRVINE HUGHES



PROPERTY DESCRIPTION

- Ground level flex/warehouse and 2nd floor office space
- Free on-site parking
- Fiber optic served
- Office and flex suites available
- Professional, business park environment
- Private balconies
- Suite specific signage
- Excellent freeway access
- Prime location in Irvine Spectrum

LOCATION OVERVIEW



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10, 12, 14, 16 HUGHES, IRVINE, CALIFORNIA

GROUND FLOOR FLEX/WAREHOUSE SPACES

SUITE	TOTAL SF	% OFFICE SPACE	LEASE RATE	COMMENTS
12 Hughes, Building D				
D-101	±1,725	70%	\$1.60 NNN	Available Now
D-104	±1,725	50%	\$1.60 NNN	Available 5/1/26
D-106	±1,750	35%	\$1.60 NNN	Available 5/1/26
14 Hughes, Building B				
B-102/103	±3,284	30%	\$1.55 NNN	Available Now

Current Net Expenses For Ground Floor \$0.30 Per Square Foot

SECOND FLOOR WALK-UP OFFICE SPACES

SUITE	TOTAL SF	% OFFICE SPACE	LEASE RATE	COMMENTS
10 Hughes, Building A				
*A-200	±1,820	100%	\$1.25 NNN	Available Now
*A-206	±1,697	100%	\$1.30 NNN	Available Now
*A-207	±1,700	100%	\$1.20 NNN	Available Now
*A-206/207	±3,397	100%	\$1.30 NNN	Available Now

Current Net Expenses For Second Floor Office Spaces \$0.30 Per Square Foot

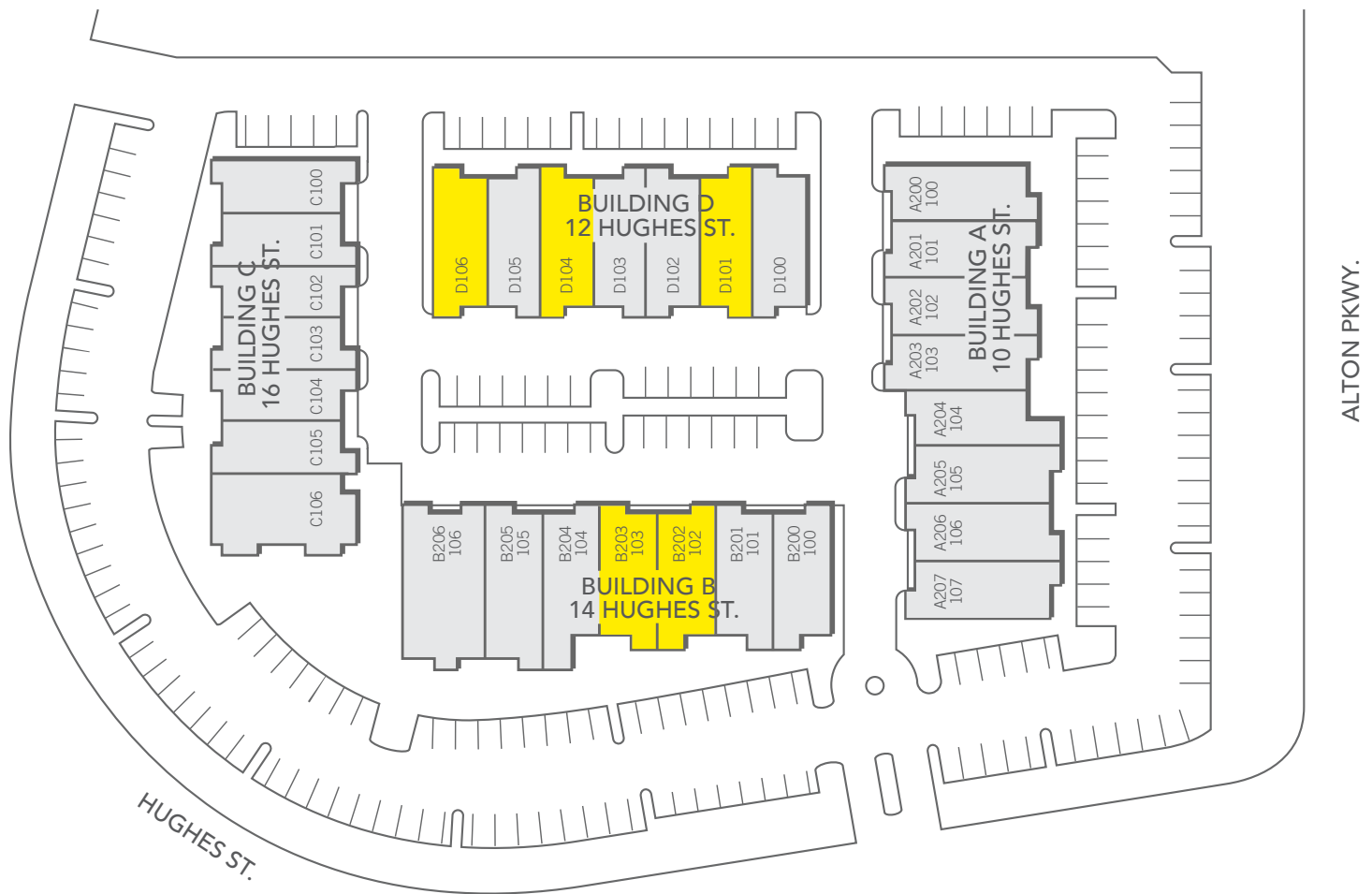
**Possible 3 Months Free With a Two Year Lease on all Second Floor Office Spaces*

**\$1.00 Per Square Foot Broker Bonus on All Second Floor Office Spaces*

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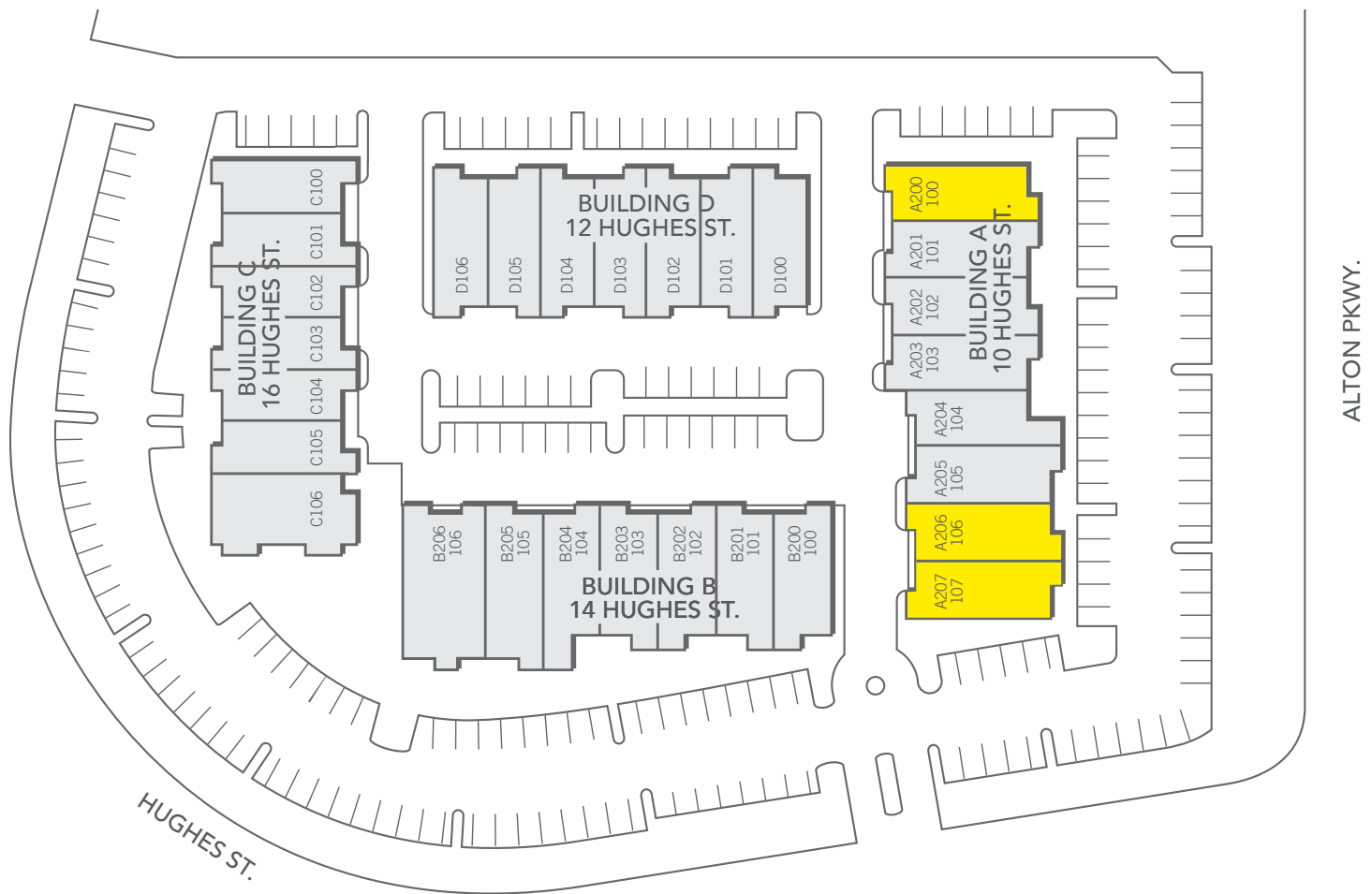
PROPERTY SITE PLAN GROUND FLOOR



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PROPERTY SITE PLAN SECOND FLOOR



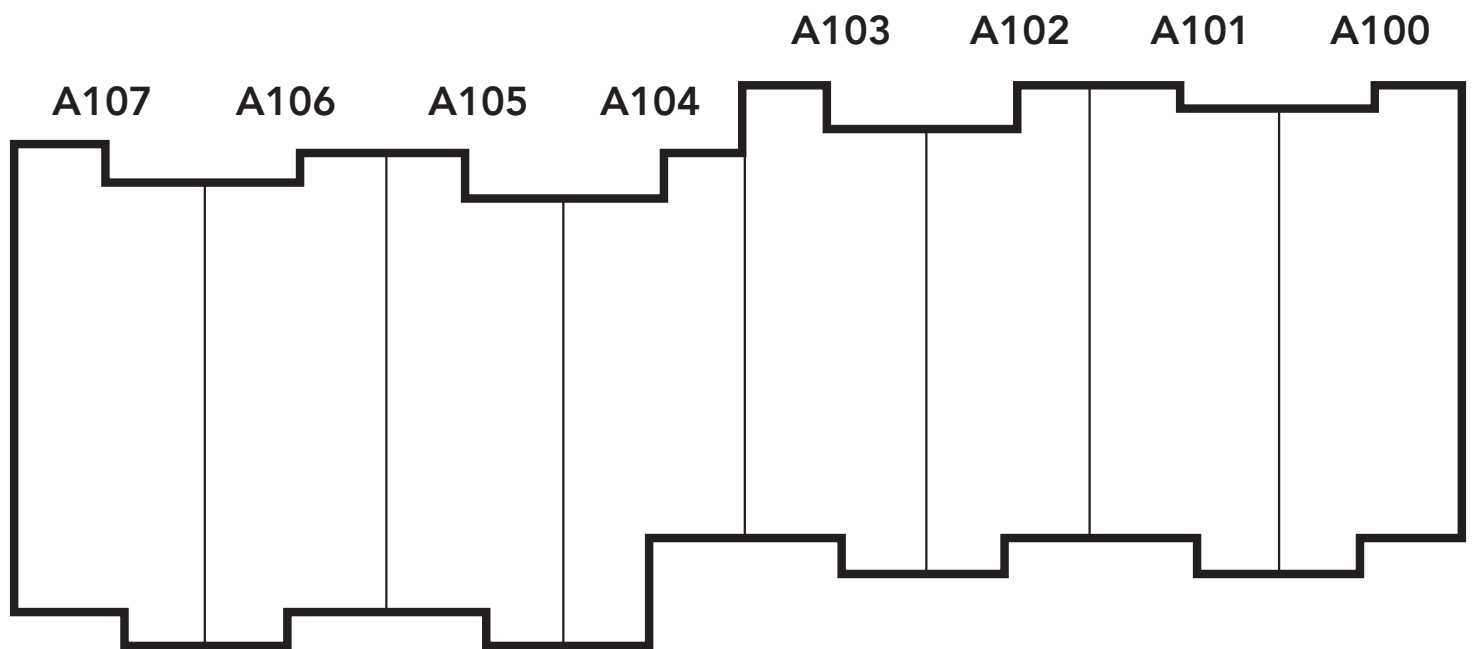
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10 HUGHES, IRVINE

FIRST FLOOR

BUILDING A



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12 HUGHES, IRVINE

FIRST FLOOR

BUILDING D

D106

D105

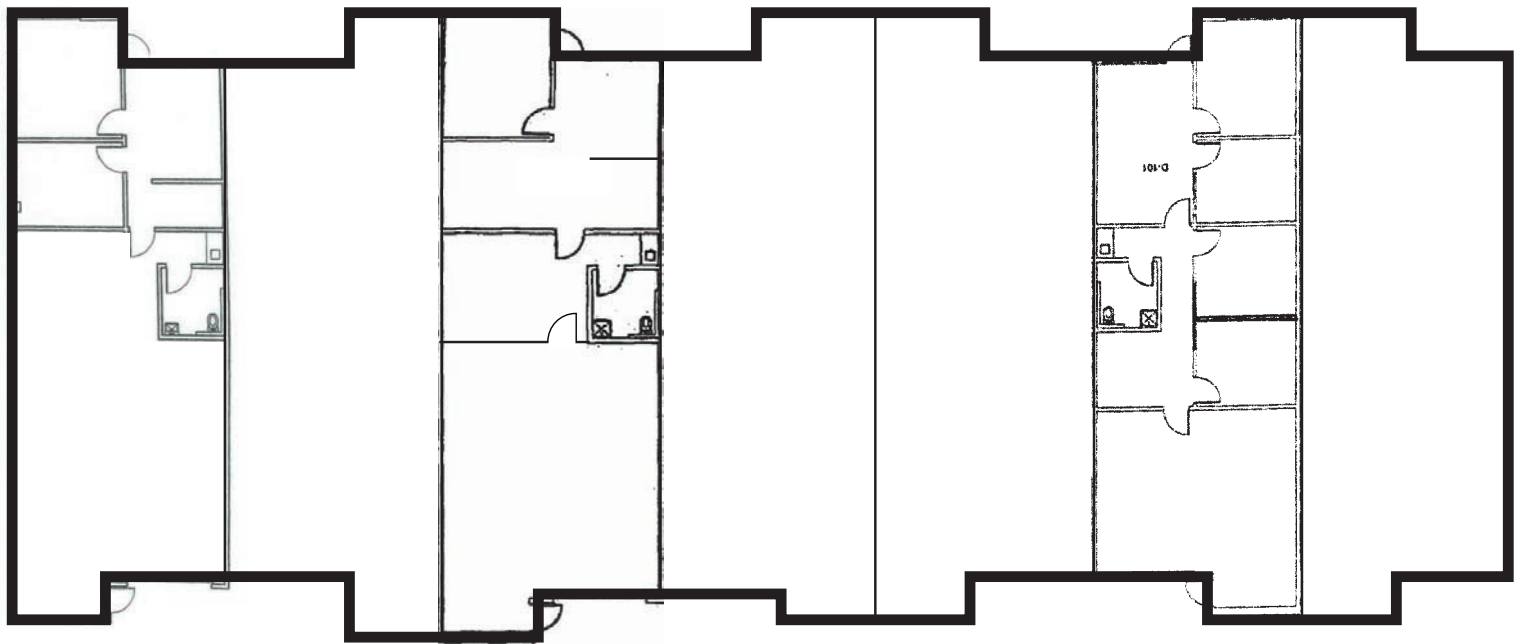
D104

D103

D102

D101

D100



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14 HUGHES, IRVINE

FIRST FLOOR

BUILDING B



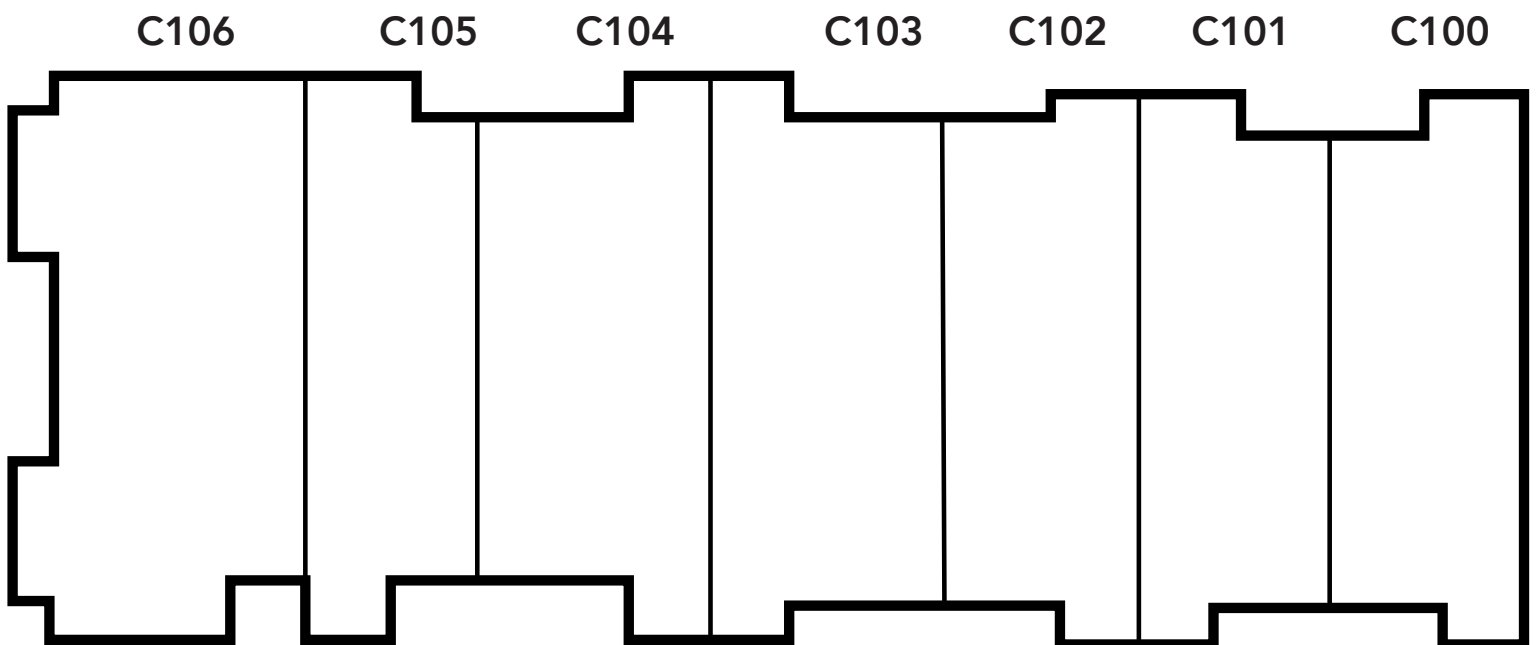
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16 HUGHES, IRVINE

FIRST FLOOR

BUILDING C



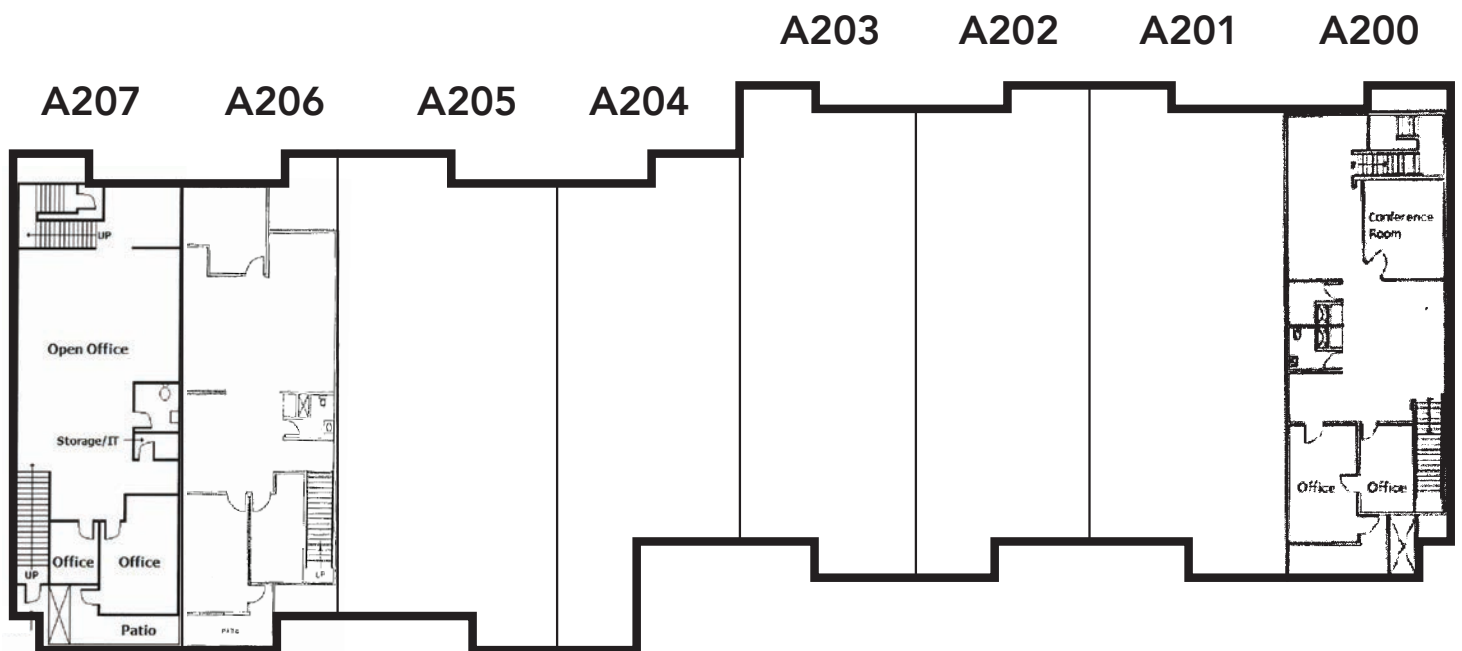
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10 HUGHES, IRVINE

SECOND FLOOR

BUILDING A



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14 HUGHES, IRVINE

SECOND FLOOR

BUILDING B



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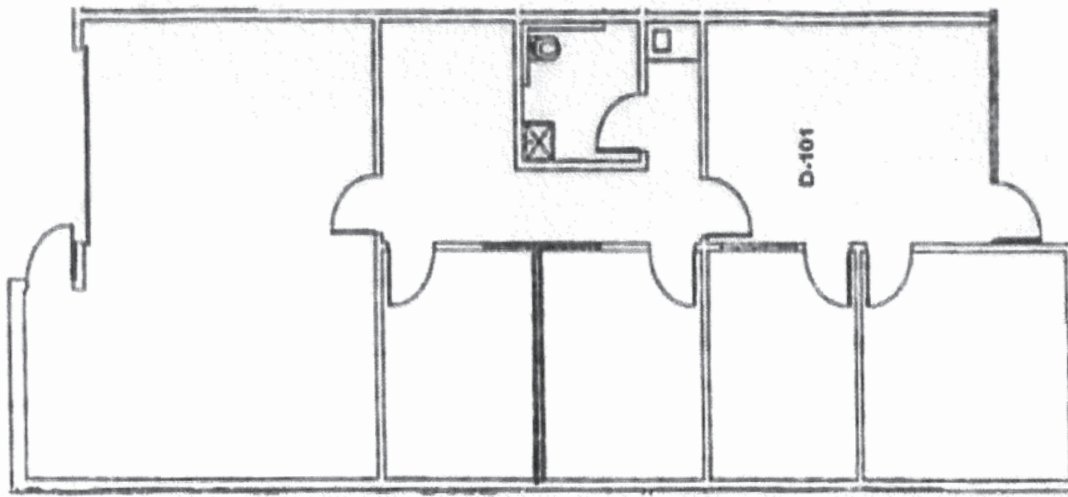
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12 HUGHES, IRVINE

BUILDING D

SUITE D-101

1,725 SF



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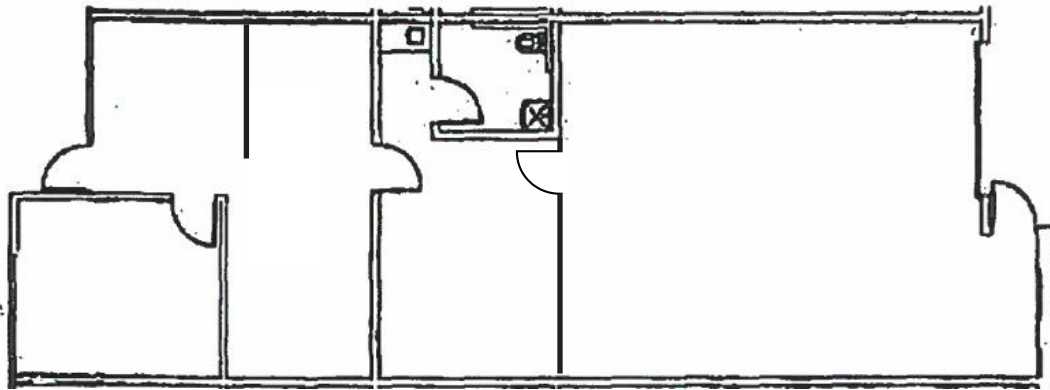
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12 HUGHES, IRVINE

BUILDING D

SUITE D-104

1,725 SF



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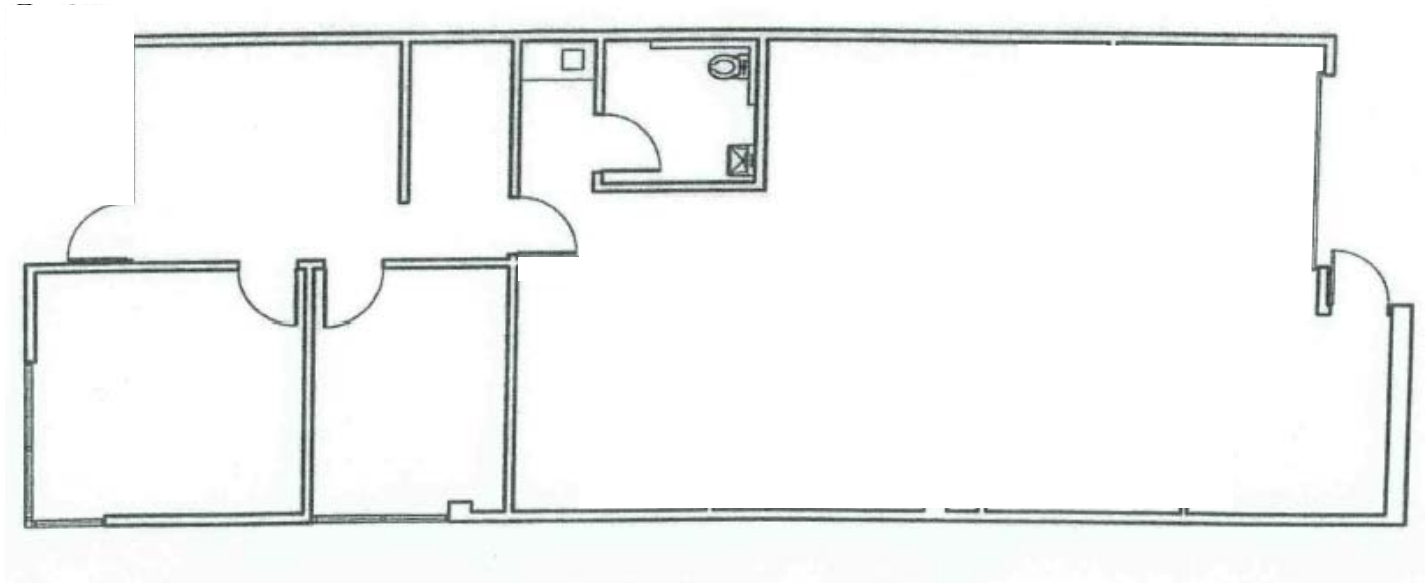
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12 HUGHES, IRVINE

BUILDING D

SUITE D-106

1,750 SF



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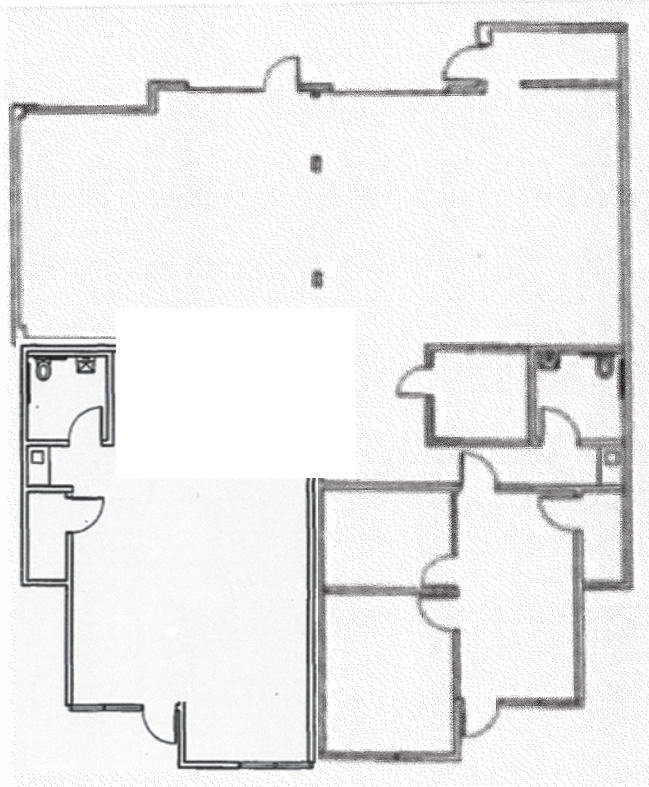
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14 HUGHES, IRVINE

BUILDING B

SUITE B-102/103

3,284 SF



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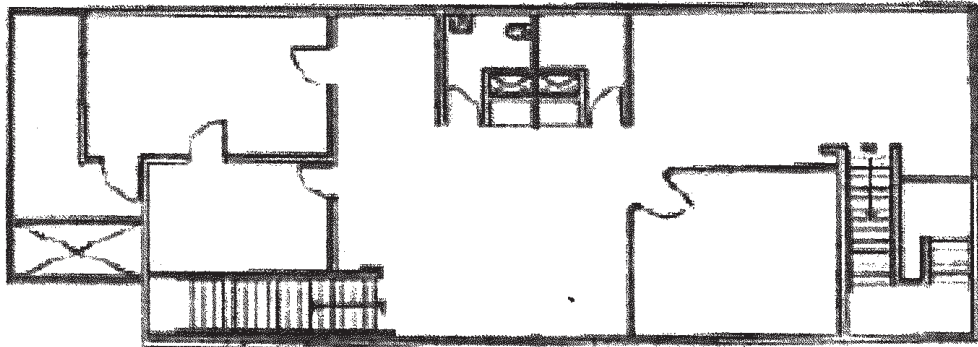
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10 HUGHES, IRVINE

BUILDING A

SUITE A-200

1,820 SF



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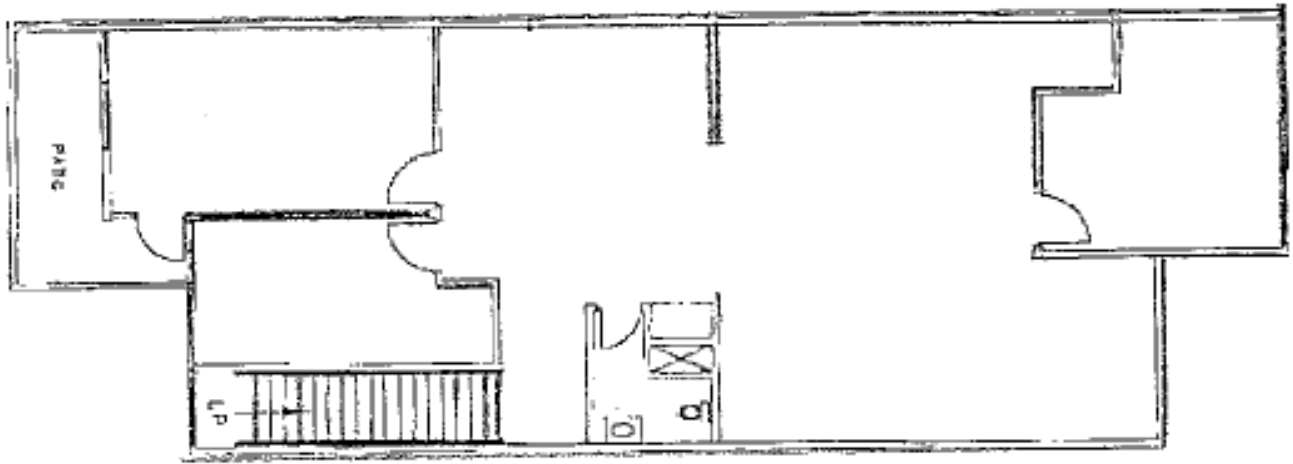
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10 HUGHES, IRVINE

BUILDING A

SUITE A-206

1,697 SF



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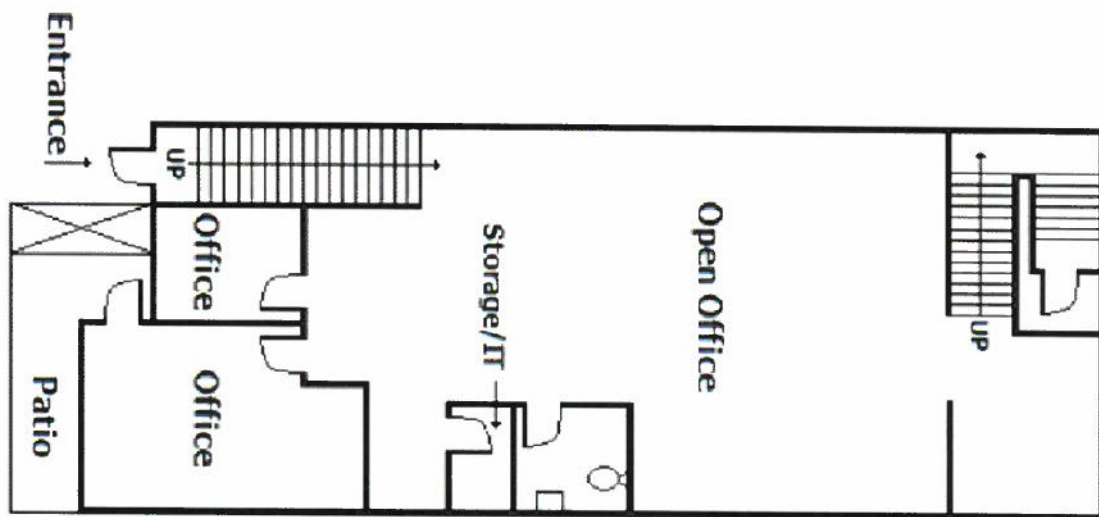
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10 HUGHES, IRVINE

BUILDING A

SUITE A-207

1,700 SF



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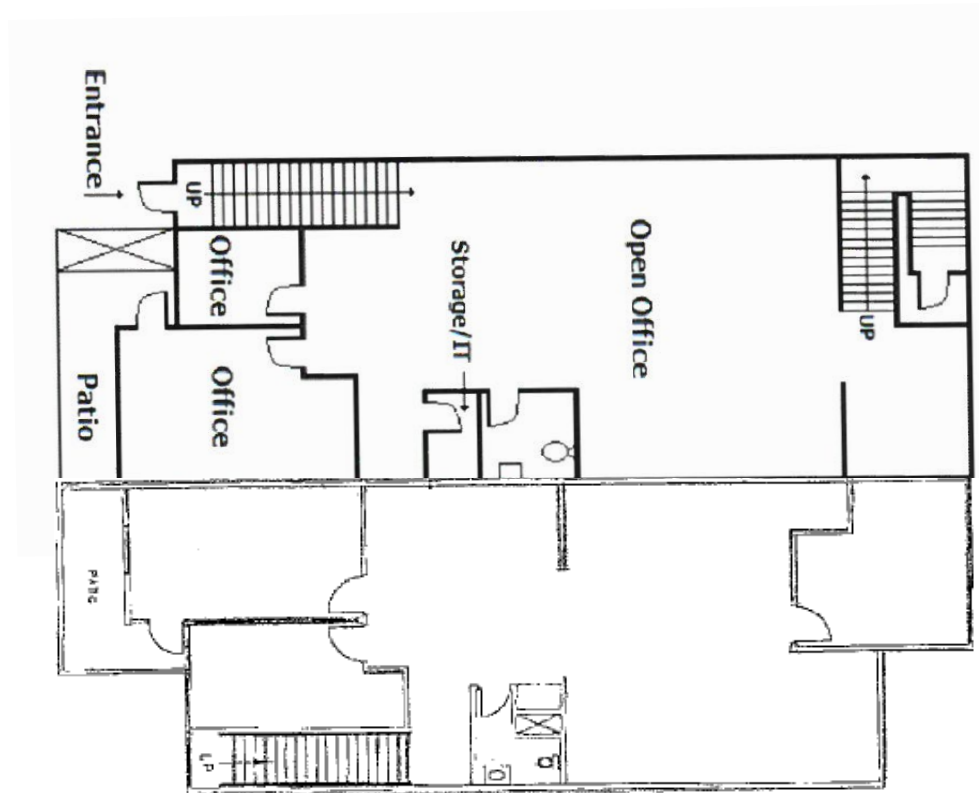
COMMERCIAL REAL ESTATE SERVICES

10 HUGHES, IRVINE

BUILDING A

SUITE A-206/207

3,397 SF



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