



 **JLL** SEE A BRIGHTER WAY

Turn Key Fitness Opportunity

17675B Harvard Avenue
Irvine, CA

jll.com

Do not disturb tenant - Confidential listing
• No direct tenant contact • No site visits without authorization • Current tenant operational and unaware
All inquiries through listing agent only

Property highlights

Available	3,287 S.F.
Rent	Negotiable
Term	Lease assignment term through June 2033, or direct lease option available
FF&E	Negotiable
Asset sale	FF&E and Assets available. Inquire for details
	Large reception and retail area



High traffic grocery anchored retail center with end-cap visibility

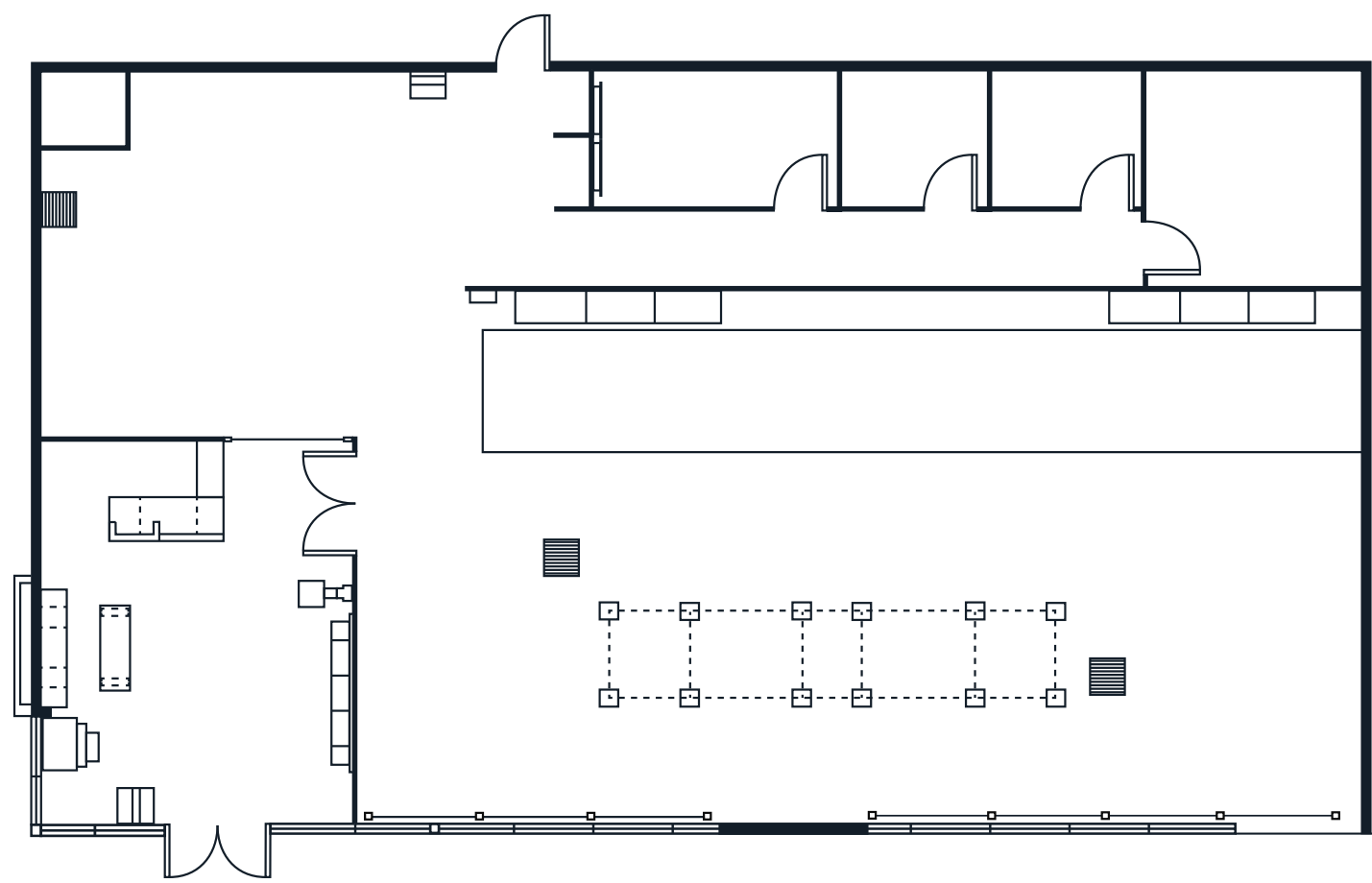


Open plan with high-end gym improvements

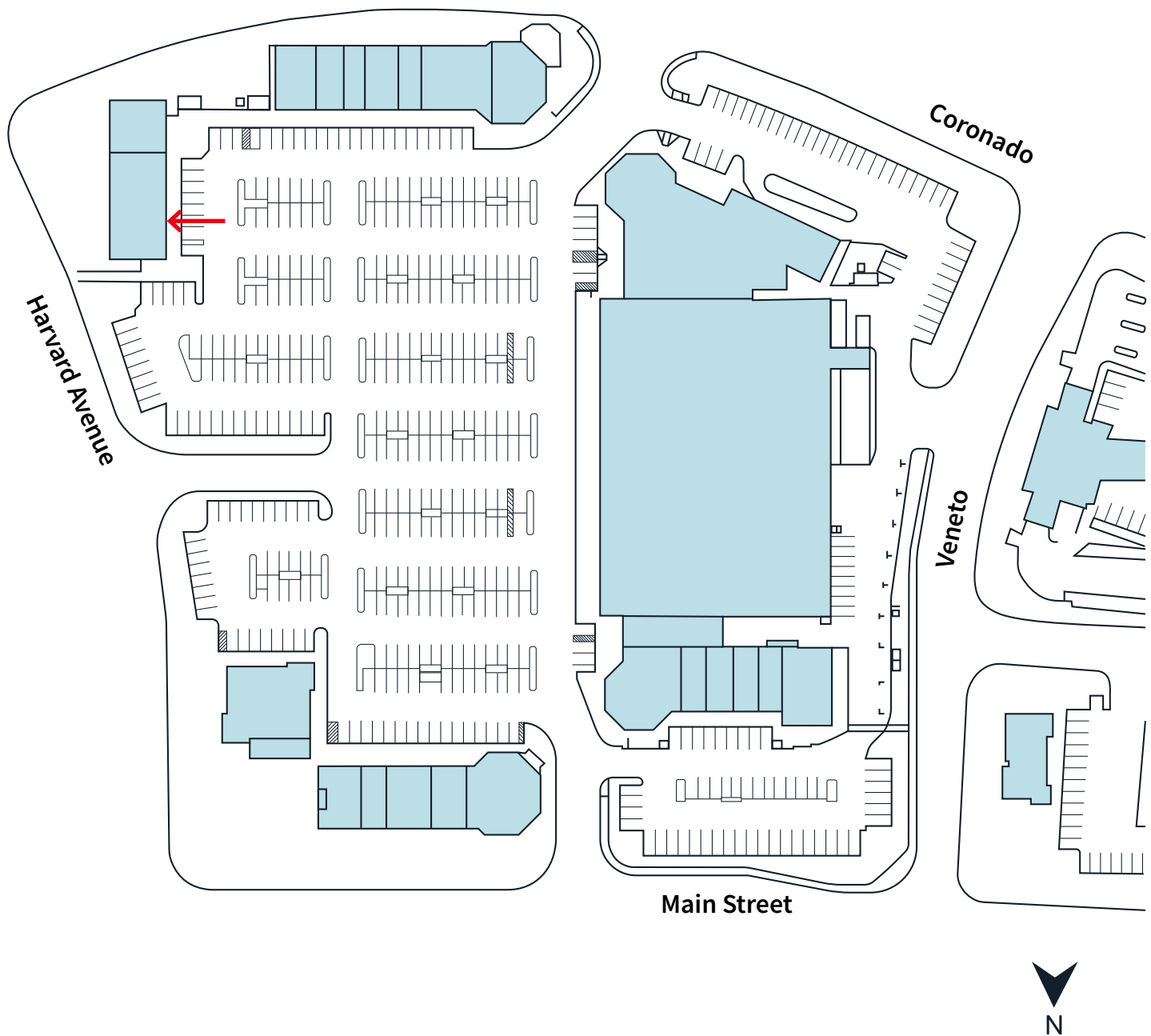


Multiple restrooms, break area, storage utility room, and office

Floor plan



Site plan



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For more information:**Blake Olson**

Senior Vice President

Tenant Representation

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