

OFFICE SPACE FOR SALE/LEASE

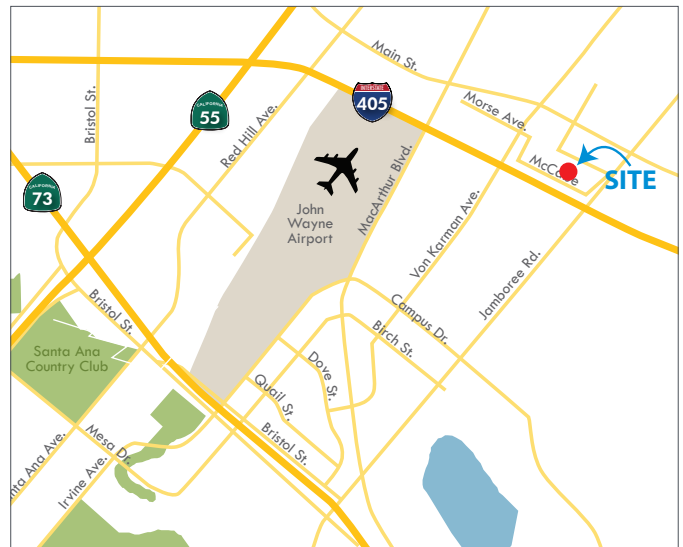
2569 McCabe Way | Irvine, CA 92614

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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 100:	±11,184 SF	\$2.65 FSG
Suite 210:	±2,947 SF	\$2.35 FSG
Suite 220:	±4,797 SF	\$2.35 FSG

For more information, contact:

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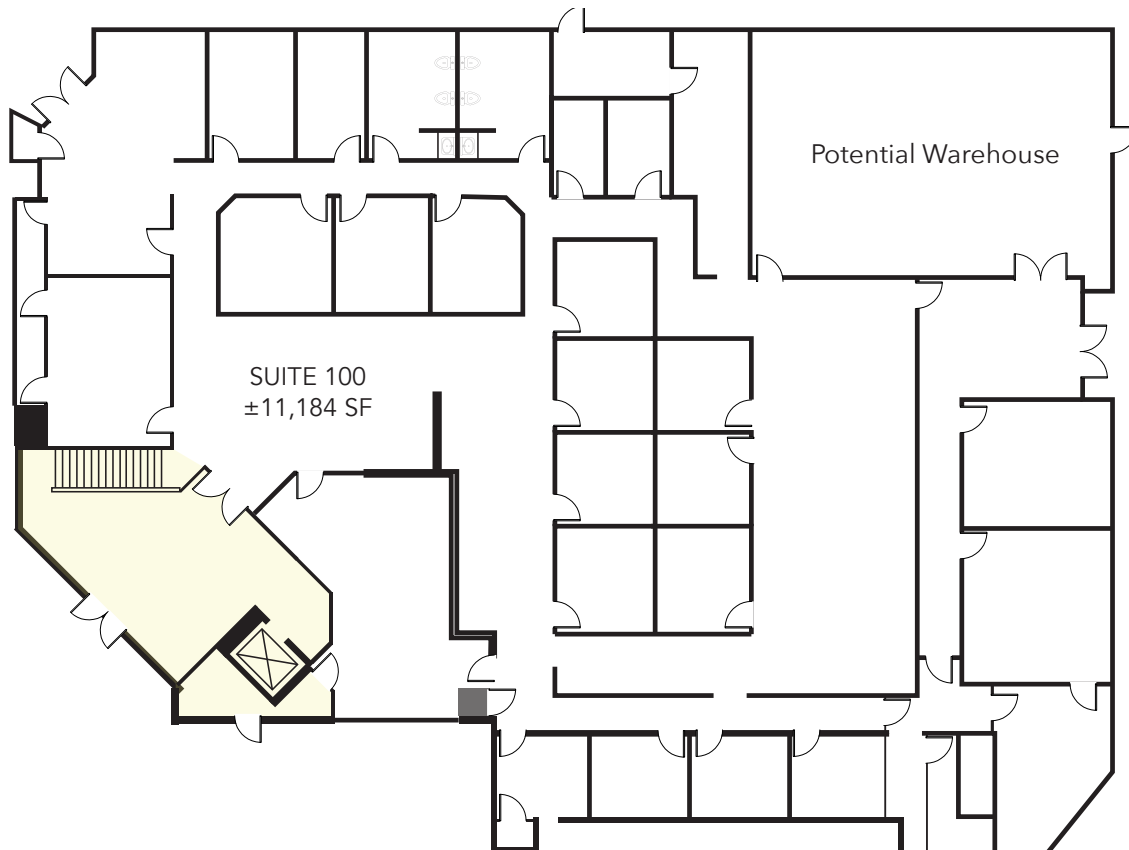
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other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

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1ST FLOOR PLAN



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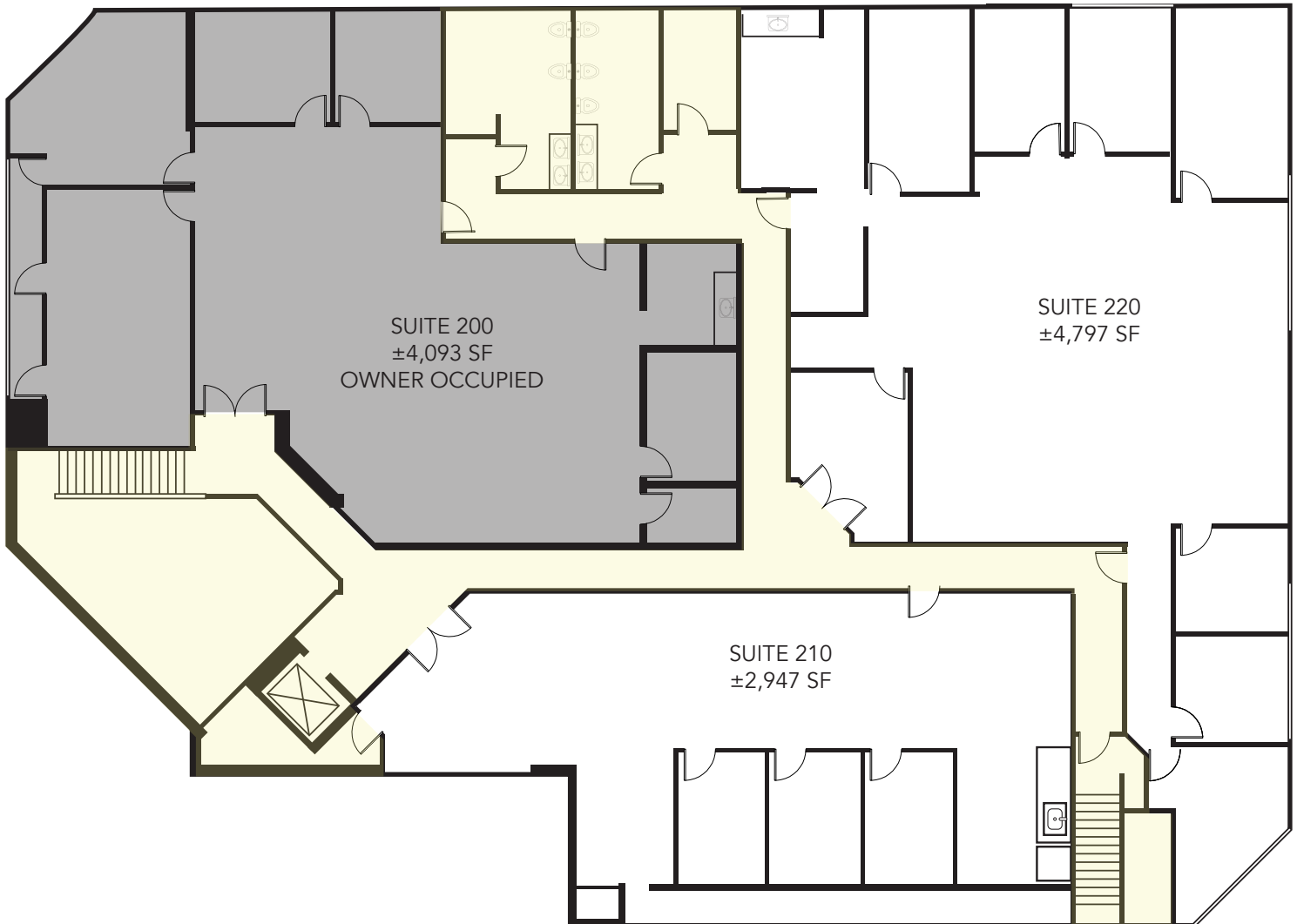
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2ND FLOOR PLAN



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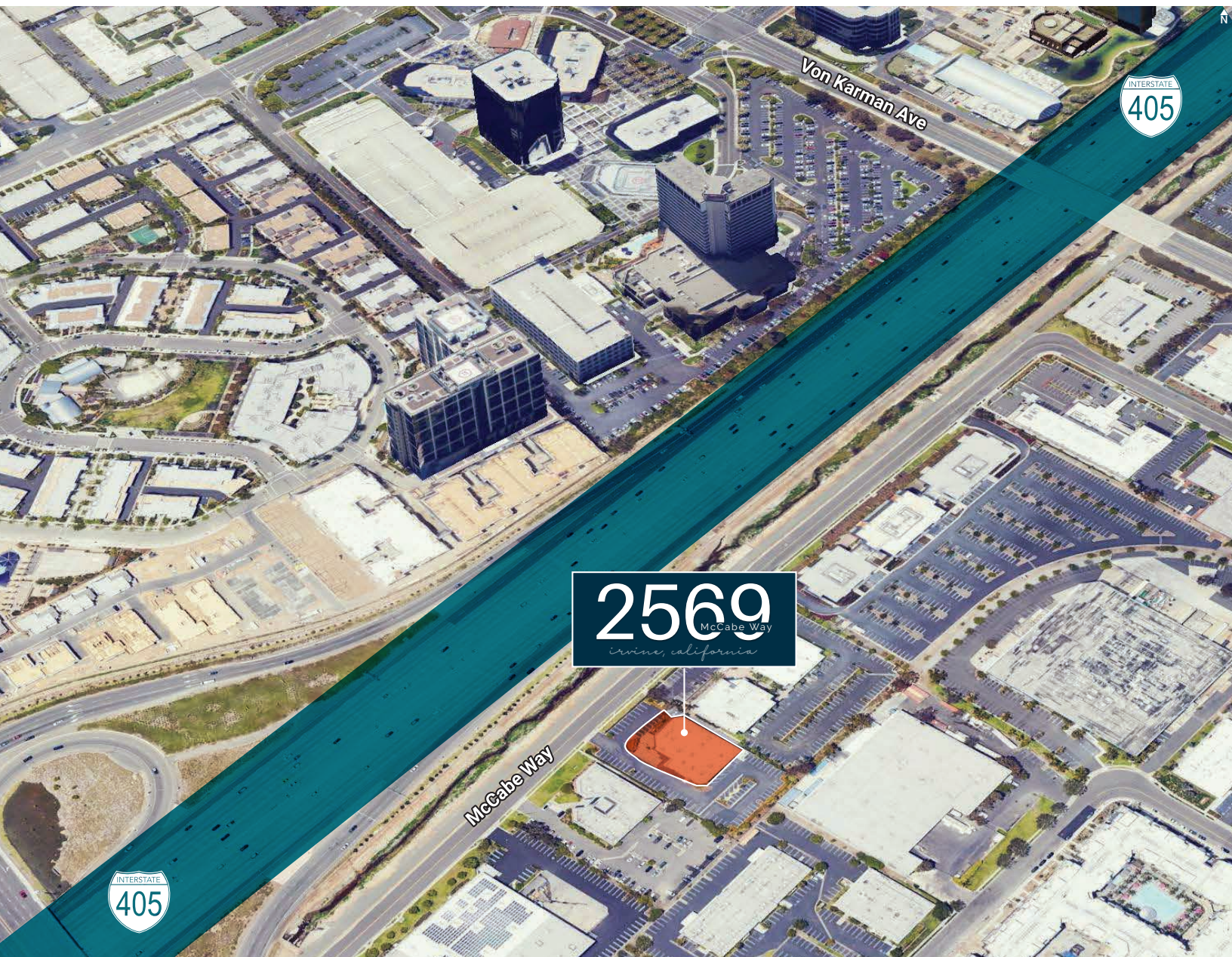
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