

FOR SALE OR LEASE

IRVINE, CA

2698
WHITE ROAD

















**Prime Signage Facing
Jamboree Road**

NEWMARK

±16,308 SF Flex/Tech/R&D/Corporate HQ Building

The building at 2698 White Road, Irvine, CA is a prominent **flex/tech property** located within the Airport Area submarket, one of Orange County's premier business hubs with **Jamboree Road visibility**.

Highlights

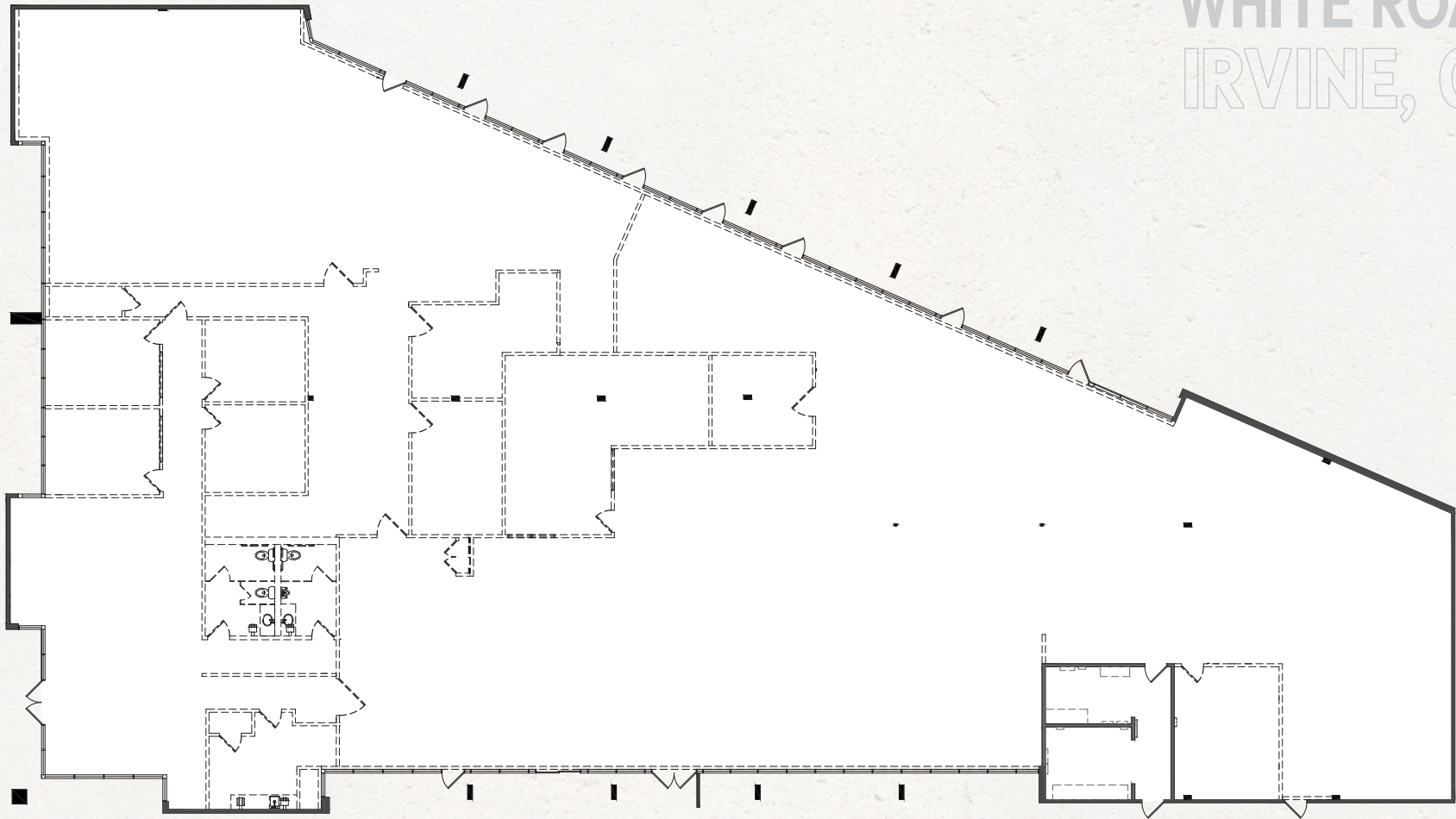
-  ±16,308 SF freestanding building for sale or lease
-  ±1.36 AC (±59,313 SF)
-  ±3,200 SF office area (20%)
-  ±13,108 SF flex/tech area (80%)
-  Drop ceiling and temperature controlled
-  12' clear height
-  2,000+ amps (*to verify*)
-  50 parking spaces
-  Fenwal fire detection and suppression system
-  1+ GL door(s) possible
-  Concrete tilt-up construction with glassline on 3 sides
-  Located in close proximity to John Wayne Airport
-  Excellent access to the 405 and 55 freeways and 73 toll road
-  Close to retail/dining amenities



±16,308 SF

FLOOR PLAN - AS BUILT

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Architect:  ARCH

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FLOOR PLAN - HYPOTHETICAL 1

R&D/LAB/FLEX

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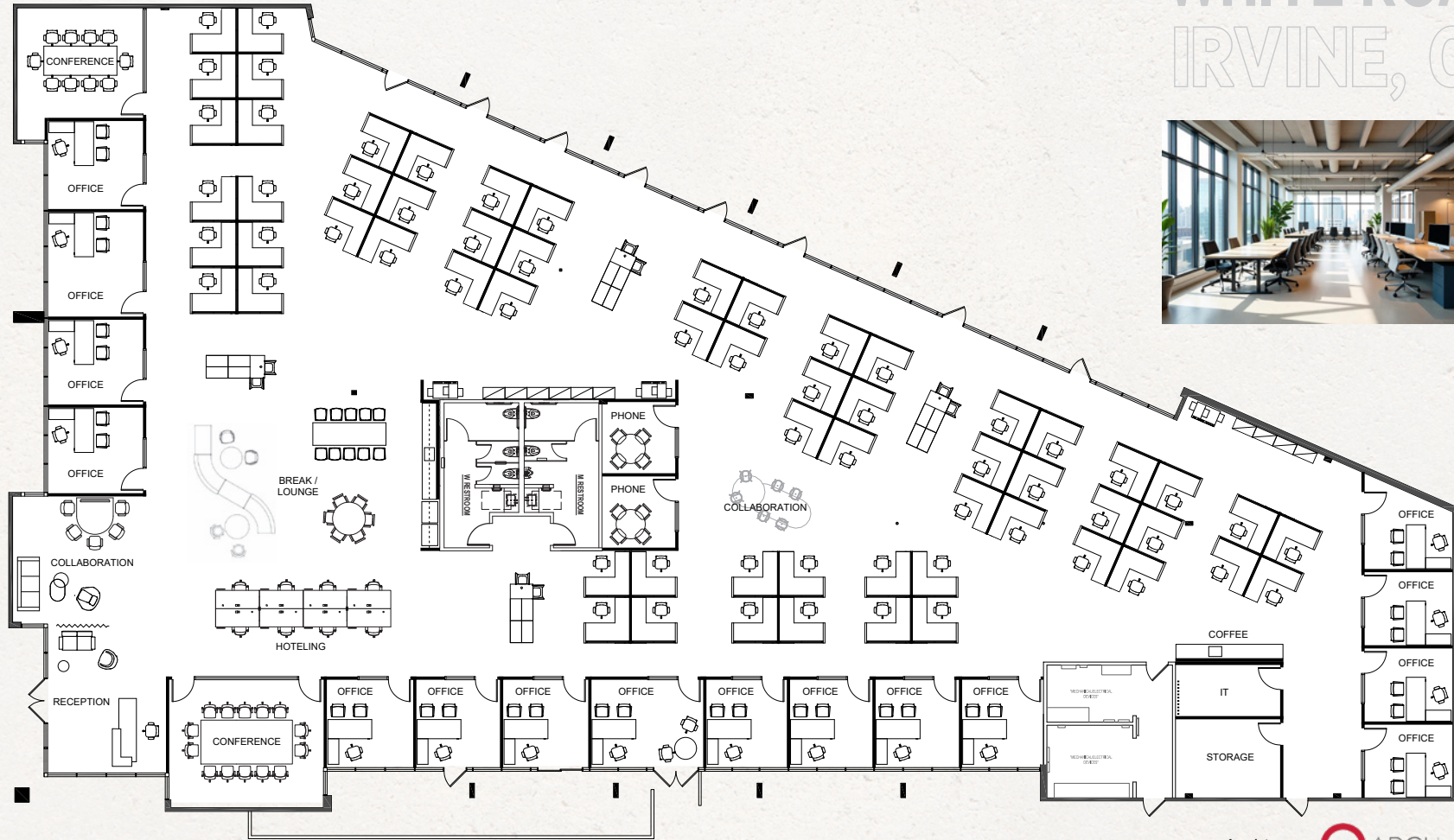


Architect:  ARCH

FLOOR PLAN - HYPOTHETICAL 2

CREATIVE OFFICE

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IRVINE, CA



Architect:  ARCH



Site Size: ±1.36 AC (±59,313 SF)
Parking: 50 Surface (3.1:1,000)
Zoning: 5.1 IBC Multi-Use
Jamboree Rd: 72,000 Cars/Day

IRVINE, CA

2698 WHITE ROAD

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