

RARE SINGLE  
STORY WITH ±26'  
CLEARANCE

MK BUSINESS CENTER III

**FOR SUBLEASE**

±6,500 SF RARE SINGLE-STORY INDUSTRIAL BUILDING

611 WALD, IRVINE, CA 92618

**Voit**

REAL ESTATE SERVICES



**ALTON BURGESS**  
SENIOR VICE PRESIDENT  
949.263.5397  
aburgess@voitco.com  
Lic. #01717094



**SAM OLMSTEAD**  
VICE PRESIDENT  
949.263.5337  
solmstead@voitco.com  
Lic. #01186543



**RYAN SCHROEDER**  
ASSOCIATE  
949.922.1854  
rschroeder@voitco.com  
Lic. #02249575

2020 Main Street, Ste. 100, Irvine, California 92614  
949.851.5100 | 949.261.9092 Fax [www.VoitCo.com](http://www.VoitCo.com)

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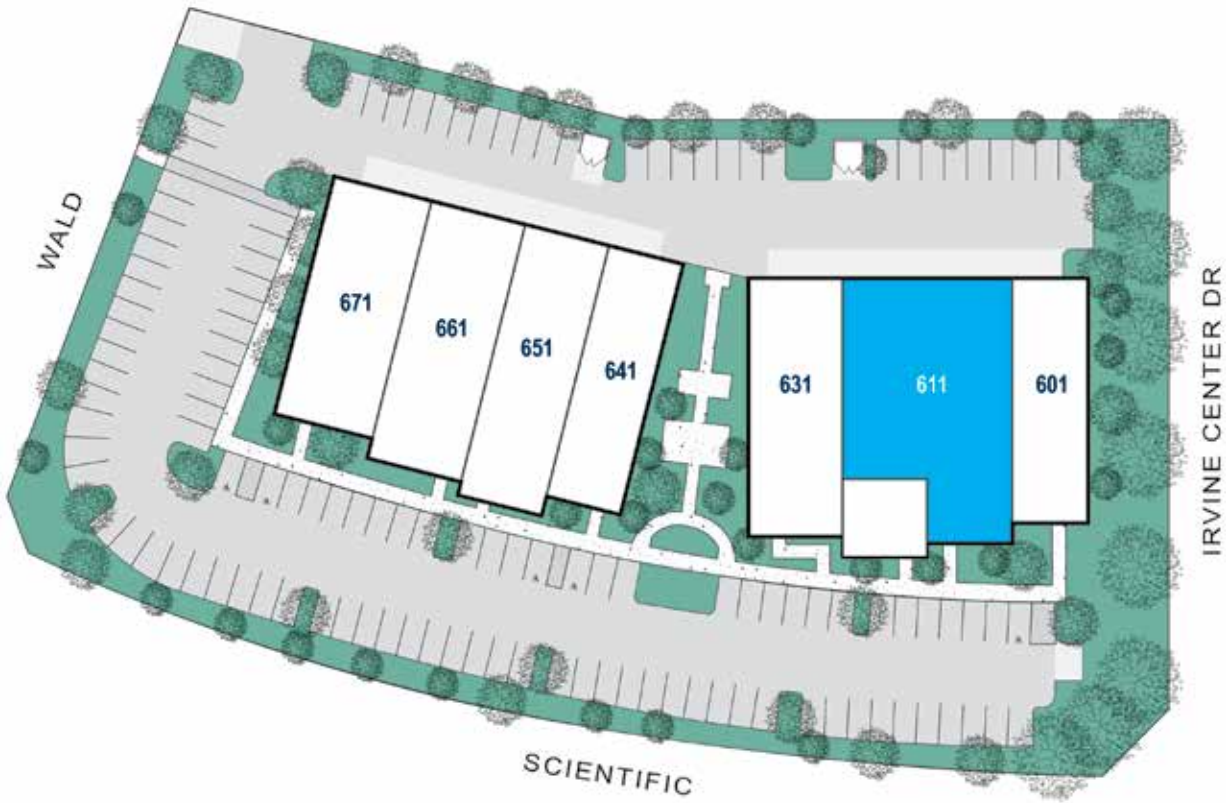
# PROPERTY FEATURES:

<b>PROPERTY ADDRESS:</b>	611 Wald, Irvine, CA 92618
<b>BUILDING SQUARE FOOTAGE:</b>	±6,500 SF <b>100% Single-Story</b>
<b>OFFICE SQUARE FOOTAGE:</b>	±1,200 SF
<b>REMODELED IN 2025:</b>	<ul style="list-style-type: none"> <li>• <b>Office &amp; Warehouse Completely Remodeled</b></li> <li>• <b>Hard Surface Flooring</b></li> <li>• <b>Floor to Ceiling Bi-Fold Glass Doors</b></li> </ul>
<b>CLEAR HEIGHT:</b>	±26'
<b>GROUND LEVEL DOORS:</b>	Two (2)
<b>POWER:</b>	Two (2) 250 Amp Panels (Verify)
<b>SPRINKLERS:</b>	Yes
<b>ASKING RATE:</b>	\$1.85 NNN PSF
<b>NETS:</b>	±\$0.58 PSF
<b>LEASE EXPIRATION:</b>	7/31/2030 (Direct Deal Possible)
<b>SIGNAGE:</b>	On Irvine Center Drive
<b>ZONING:</b>	5.4A General Industrial Zoning
<b>PARKING:</b>	3:1,000

## RARE SINGLE-STORY INDUSTRIAL BUILDING



# SITE MAP



## RARE SINGLE-STORY INDUSTRIAL BUILDING



# ADDITIONAL FEATURES

## FURNITURE & EQUIPMENT

Select showroom and office furnishings shown in the photographs may be available for purchase separately at a discounted rate — including Restoration Hardware tables, Vibe Boards, Panasonic projection equipment, and other showroom/office furnishings. All such items are negotiable and offered separately from the lease/sublease terms.

## AUDIO / VISUAL & PROJECTION

Projection and AV equipment is not included with the space unless separately negotiated. Prospective tenants or buyers may elect to purchase the equipment or request that it be removed prior to occupancy.

## PRESERVED MOSS WALL

The preserved moss wall at the front of the space was designed by California Plantscapes, located nearby within the same business park. An incoming tenant can work directly with California Plantscapes to remove the existing logo and replace it with their own branding — or fill the area to preserve the finished moss-wall backdrop.

## SHOWROOM + BRAND ACQUISITION

Beyond the real estate, 611 Wald may also be positioned as a turnkey showroom and brand acquisition opportunity. Parties interested in the business itself are invited to inquire about acquiring the showroom build-out and brand in addition to the space.

## RARE SINGLE-STORY INDUSTRIAL BUILDING



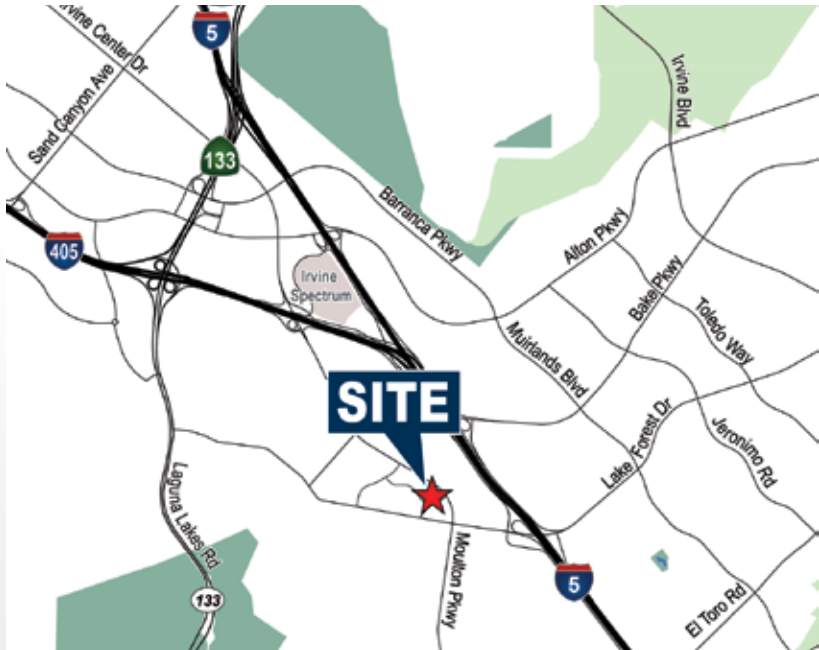
PRESERVED MOSS WALL DESIGNED BY CALIFORNIA PLANTSCAPES



FURNISHINGS NEGOTIABLE & SEPARATE FROM THE LEASE

# PRIME IRVINE SPECTRUM LOCATION

- EASY ACCESS TO THE 5, 405, AND 133 FREEWAYS
- CLOSE PROXIMITY TO RESTAURANTS/AMENITIES



## RARE SINGLE-STORY INDUSTRIAL BUILDING



# AMENITIES MAP





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