

# ALTON BUSINESS PARK | 12,774 SF

# For Lease

6 Morgan, Suite 100, Irvine Spectrum, CA



## Features:

- High-Image, Multi-Tenant Business Park
- ±12,774 SF of R&D/Industrial Unit
- ±11,190 SF of Office
- Part of a Larger 78,844 SF Project
- Alton Parkway Frontage with Great Building Top Signage Position
- 100% HVAC R&D Office Space
- Parking Ratio: 3.8:1,000
- 1 Ground Level Loading Door
- Fully Sprinklered
- Immediate Occupancy
- Net Charges Currently Estimated @ \$0.49/SF/Mo.



## SAM OLMSTEAD

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# Voit

REAL ESTATE SERVICES

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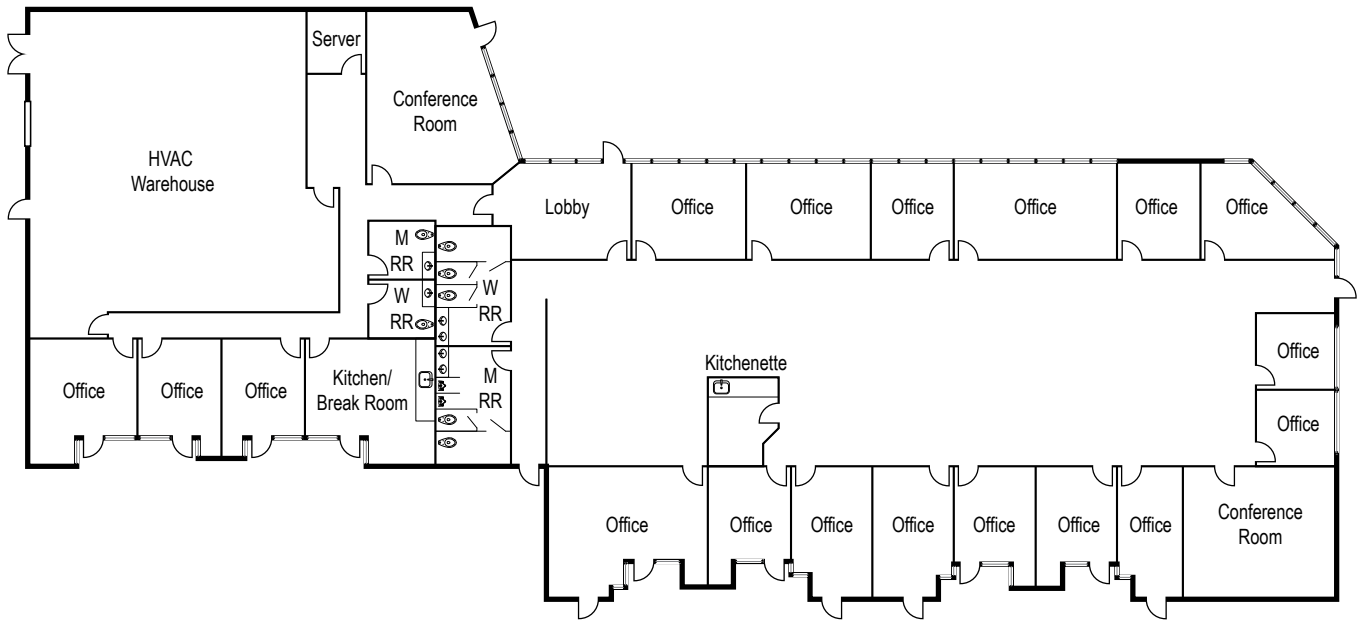
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**6 Morgan, Suite 100 | 12,774 Square Feet**

18 Offices, 2 large Conference Rooms, Large Open Area, Coffee Bar

Full Kitchen/Break Room



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