



17361 ARMSTRONG AVENUE

IRVINE, CALIFORNIA

UNIQUE FREESTANDING FLEX/CREATIVE OFFICE BUILDING
FOR SALE OR LEASE // ±12,756 SQUARE FEET

EXCLUSIVELY LISTED BY:

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH



(RENDERING OF POTENTIAL USE)

property features

- $\pm 12,756$ SF on .91 acres (verify land size)
- Freestanding, high-image corner building
- Flexible mixed Flex / R&D and office configurations
- Fully renovated - exterior, restrooms, break areas, paint, landscaping, and parking lot
- Refurbished smooth concrete flooring throughout
- One (1) ground-level loading door
- Floor-to-ceiling glass window line
- Two (2) separate driveways off Armstrong Avenue
- ± 1200 amps, 120/240V, two separate 600-amp panels, 3-phase power (verify)
- 14' clear height (verify)
- Unique $\pm 4:1,000$ parking ratio offering many flexible uses,
- Zoned 5.1 (Irvine Business Complex Zoning)
- 100% HVAC throughout
- Excellent electrical distribution throughout
- Divisible with two (2) separate lobbies
- Prominent monument signage with strong corner identity
- Immediate access to the 405, 55, 22, 5 freeways and the 73, 241 & 261 corridors
- Only 2 miles (3-5 minutes) from John Wayne Airport
- On-site electric vehicle charging station

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potential uses



PRIVATE EVENT SPACE



OFFICE HEADQUARTERS / SHOWROOM



CONTENT CREATION / MEDIA STUDIO



BOUTIQUE RETAIL / FLAGSHIP



POKER ROOM / GAME LOUNGE



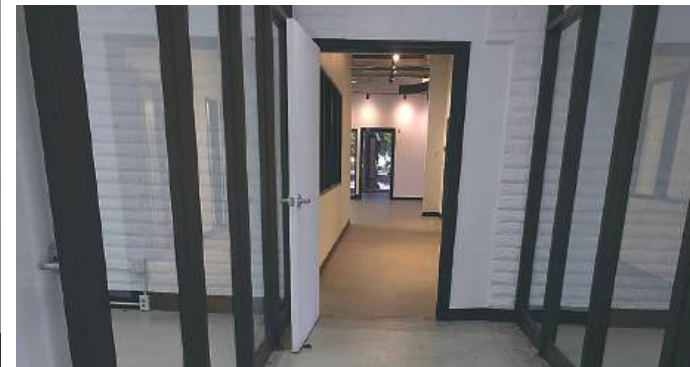
ART GALLERY / DESIGN STUDIO

Any use needs to be confirmed with the city of Irvine and no representation of an approved use is being made.

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interior photos

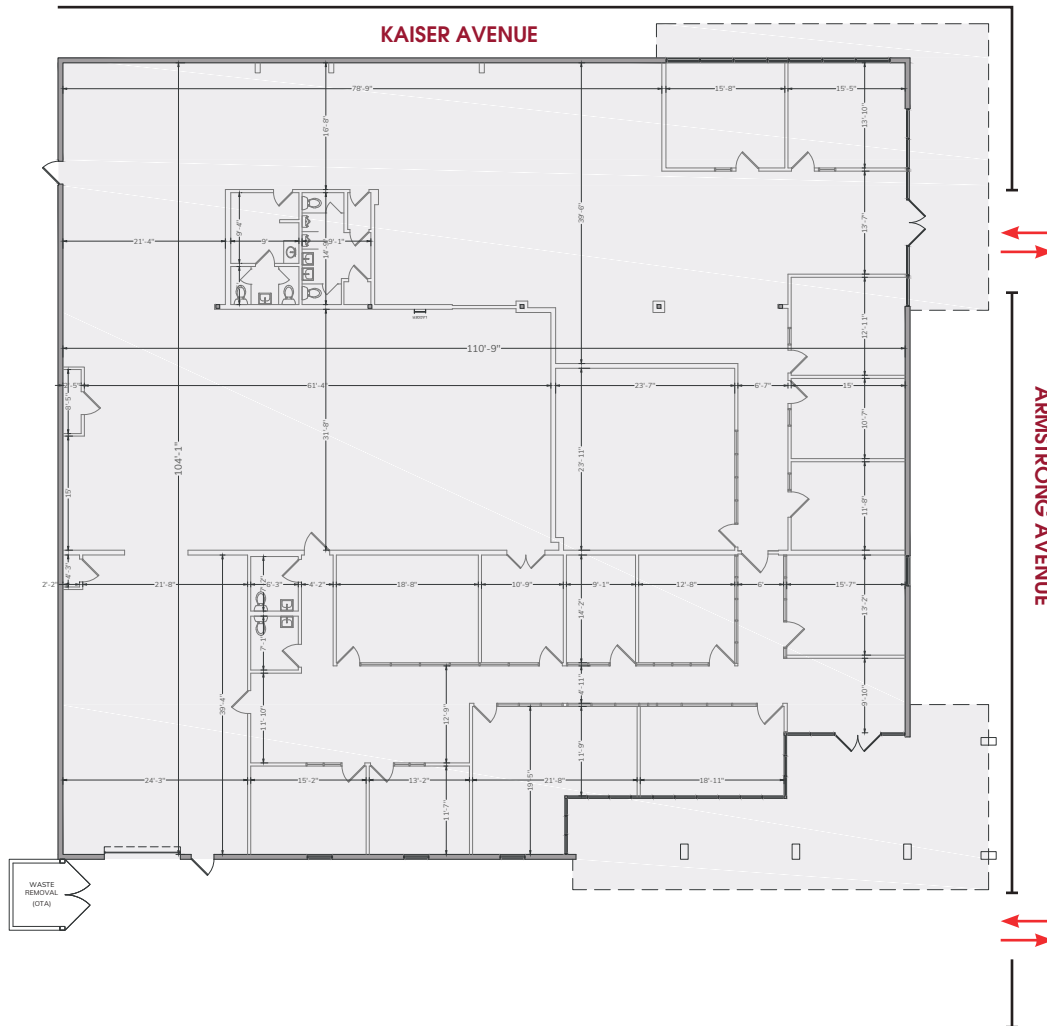


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floor & site plan

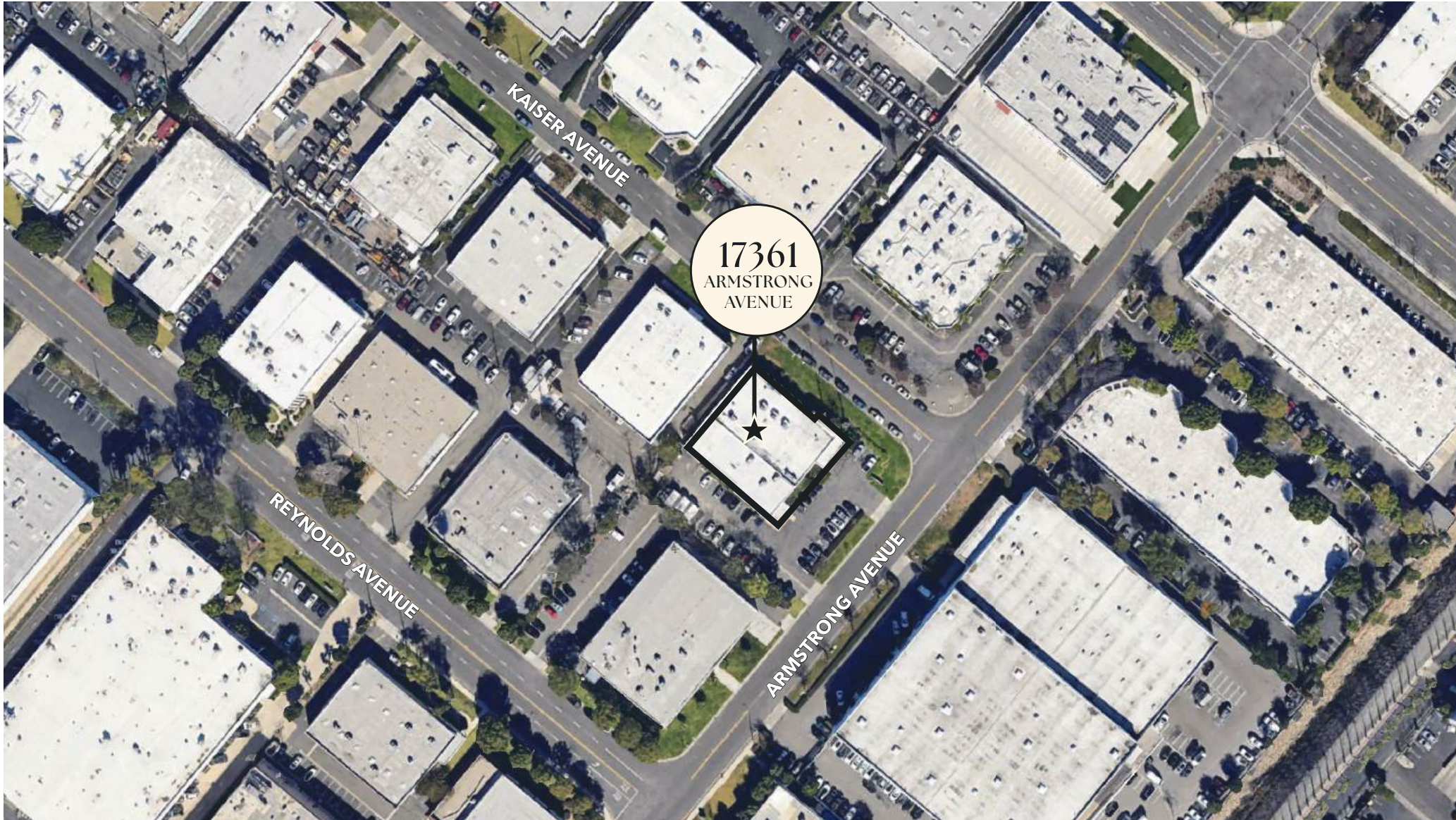
17361 ARMSTRONG AVE., IRVINE KAISER AVENUE - FLOORPLAN WITH DIMENSIONS



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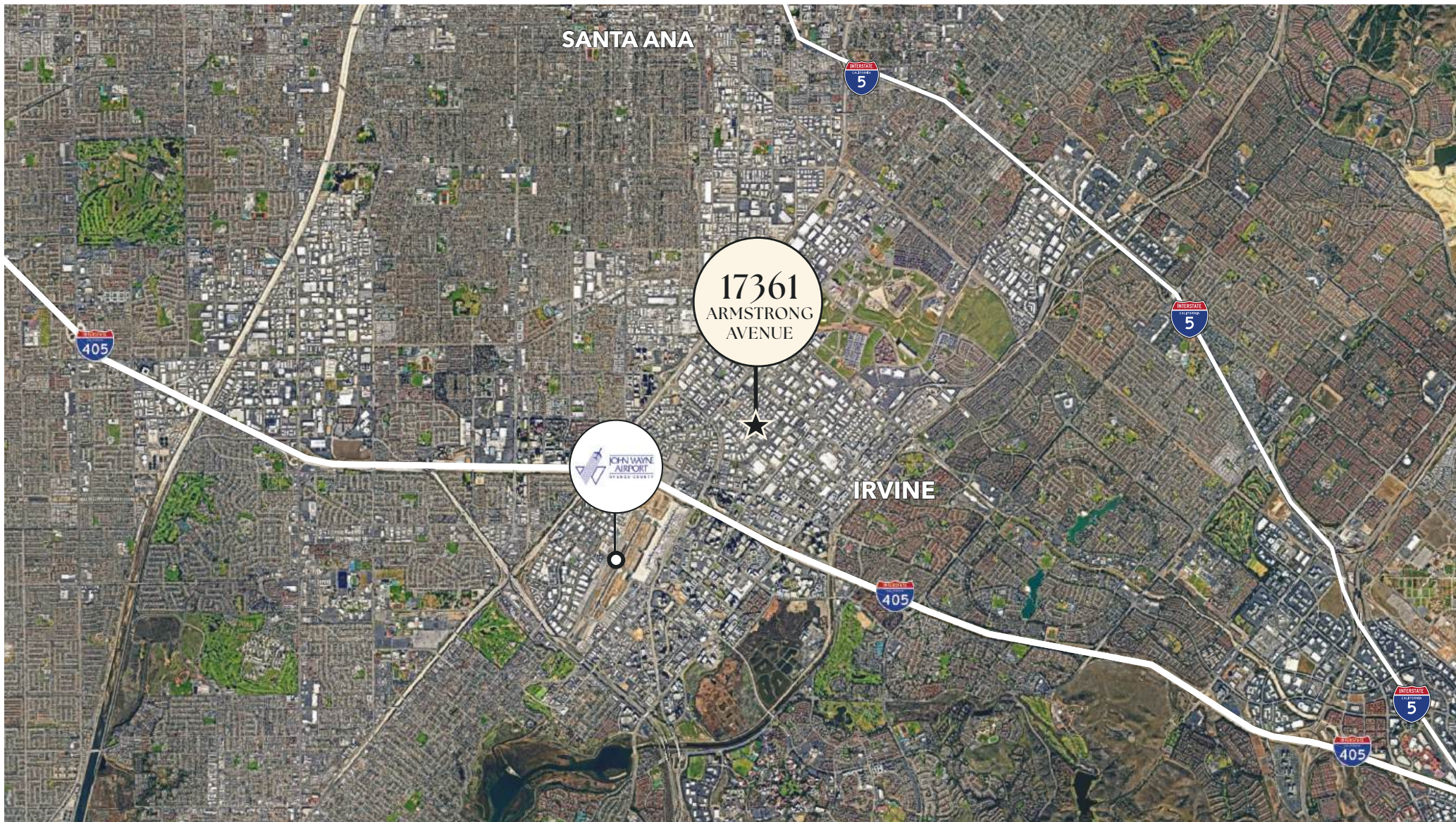
aerial overview



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aerial overview



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