

CLASS A LIFE SCIENCE

FOR LEASE

6

**THOMAS
IRVINE, CA**



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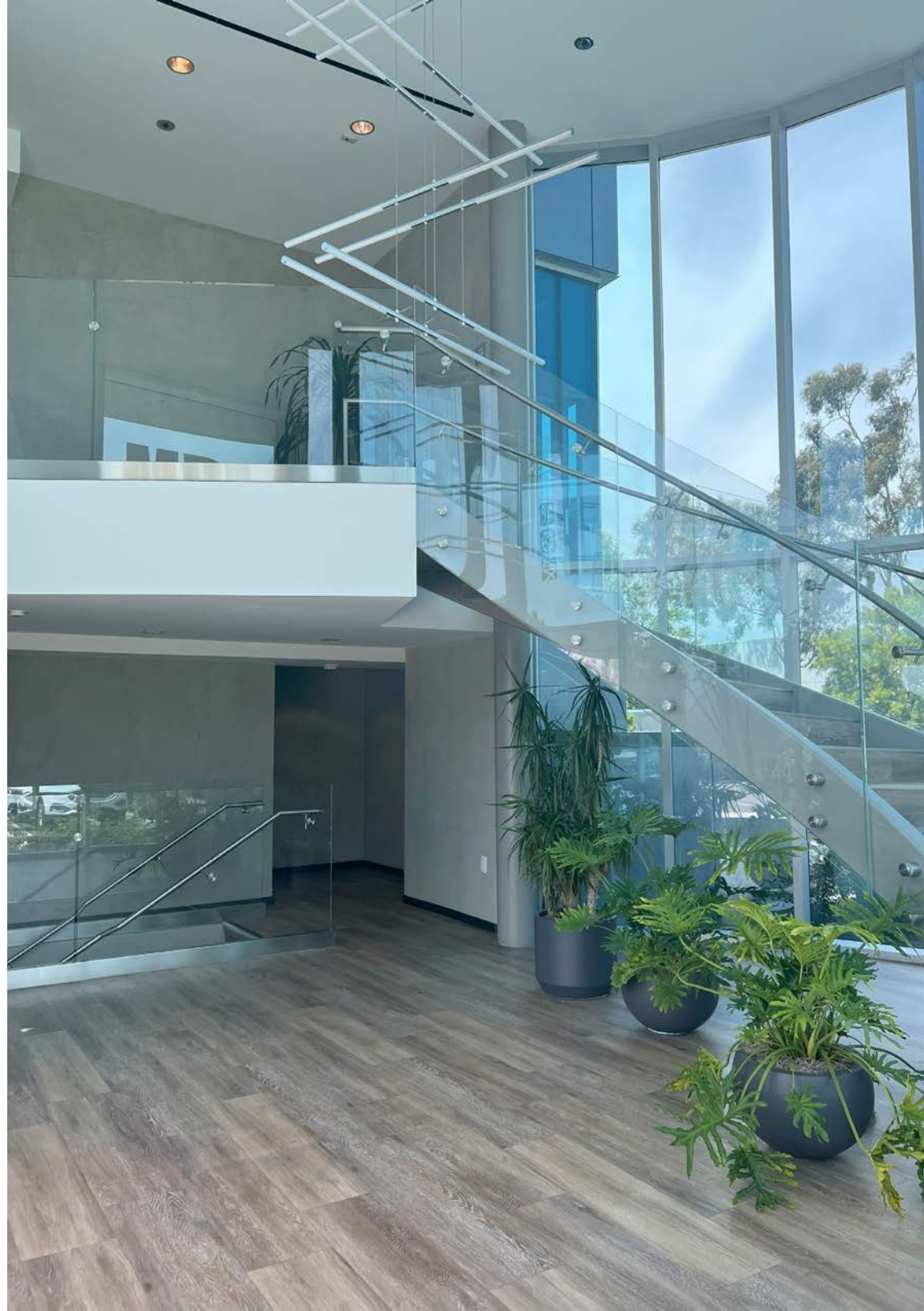
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1 **PROPERTY**
OVERVIEW

2 **FLOOR**
PLAN

3 **AREA**
OVERVIEW

4 **MARKET**
OVERVIEW





PROPERTY FEATURES

±31,375 SF

BUILDING SIZE

±12,000 SF

LAB/PRODUCTION AREA

±87

PARKING SPACES

±77,972 SF

LAND AREA

±2,400 SF

WAREHOUSE AREA

1

GL LOADING DOOR

PROPERTY SUMMARY - FOR LEASE

ADDRESS

6 Thomas, Irvine

LEASE RATE

Call for pricing

AVAILABLE SPACE

±31,375 SF

PARKING

±87 spaces (3.0/1,000 SF)

TOTAL LAND AREA

±1.49 Acres

LAB/PRODUCTION AREA

±12,000 SF

OFFICE SPACE

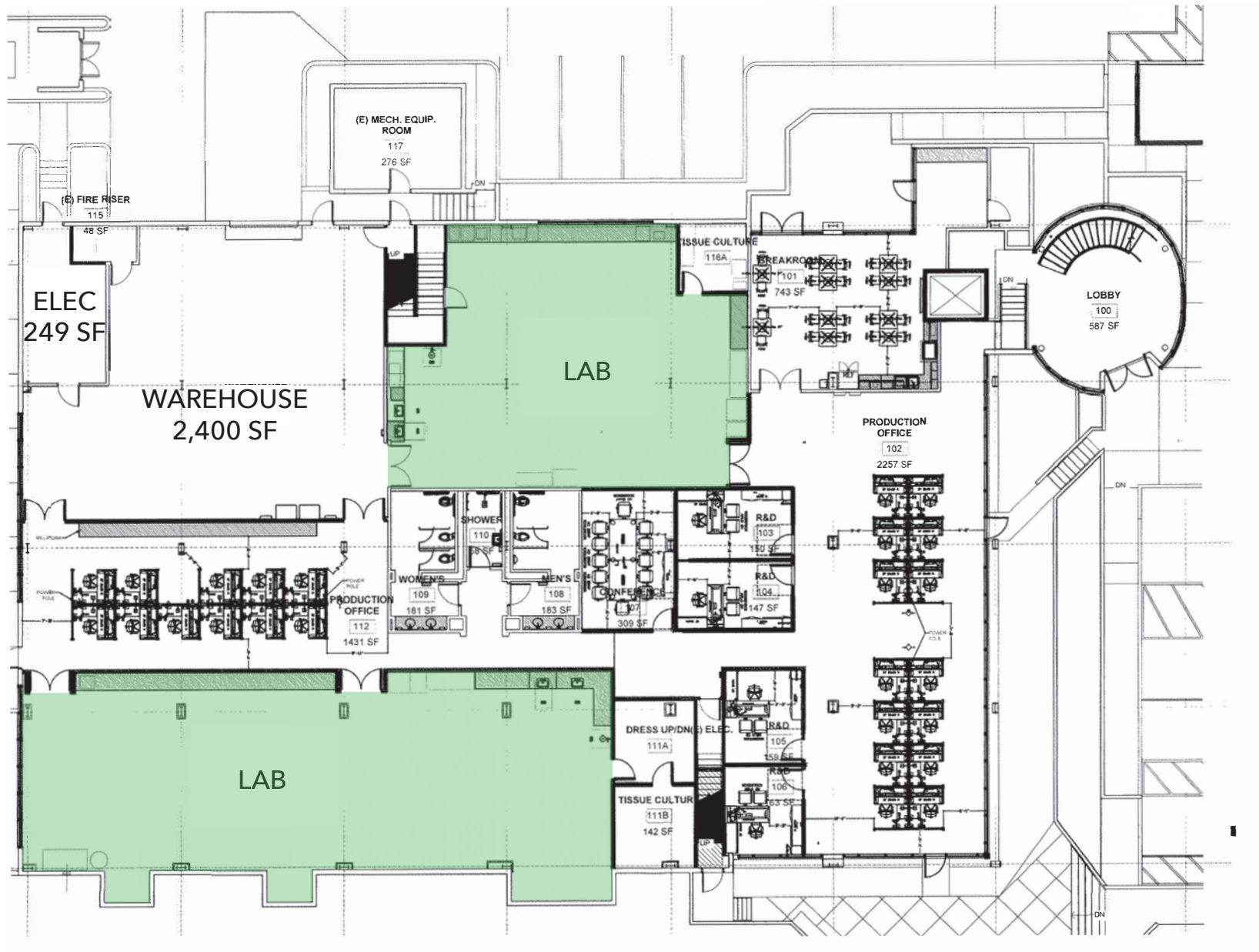
±16,000 SF

TENANT IMPROVEMENTS

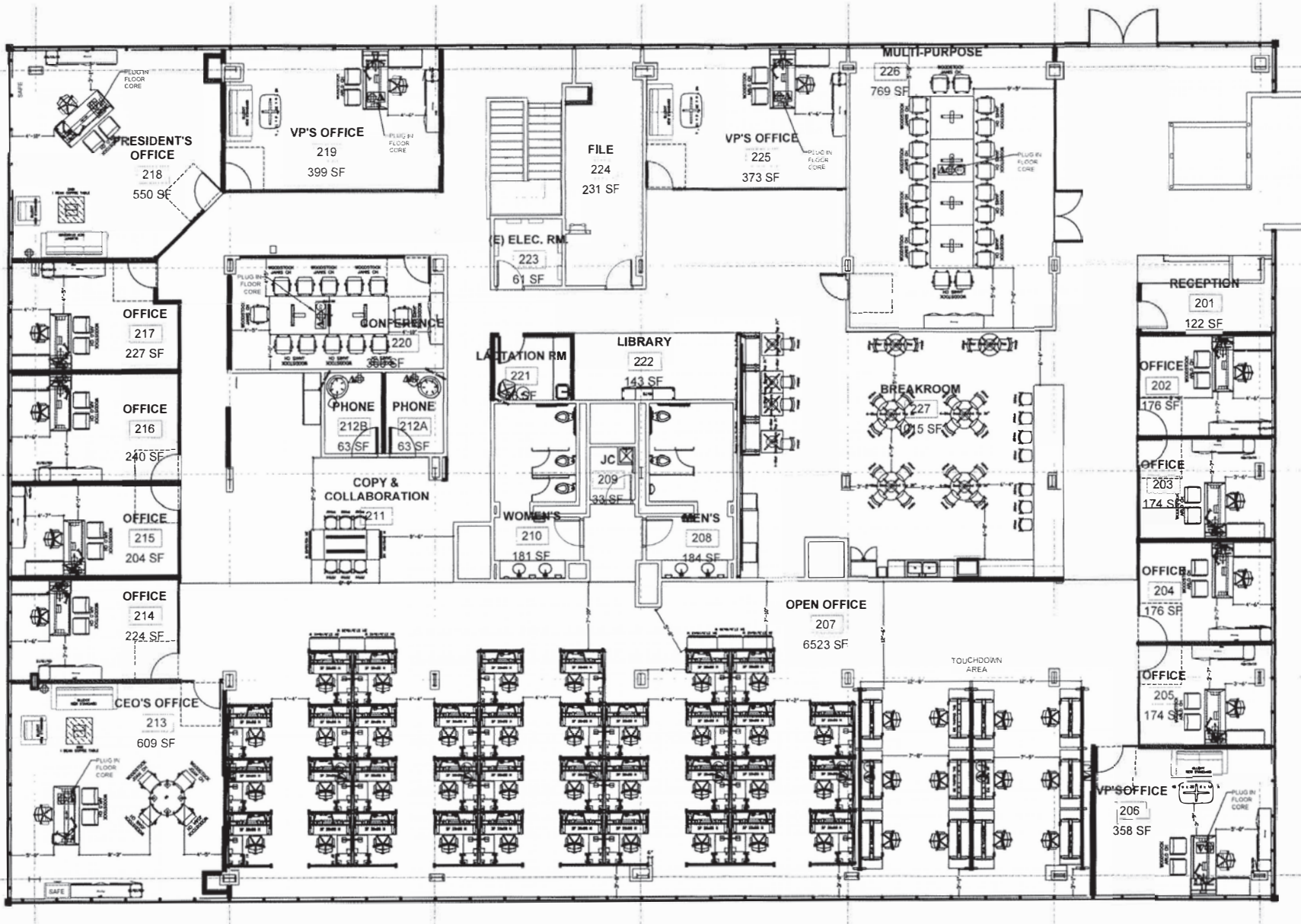
±\$8,000,000.00

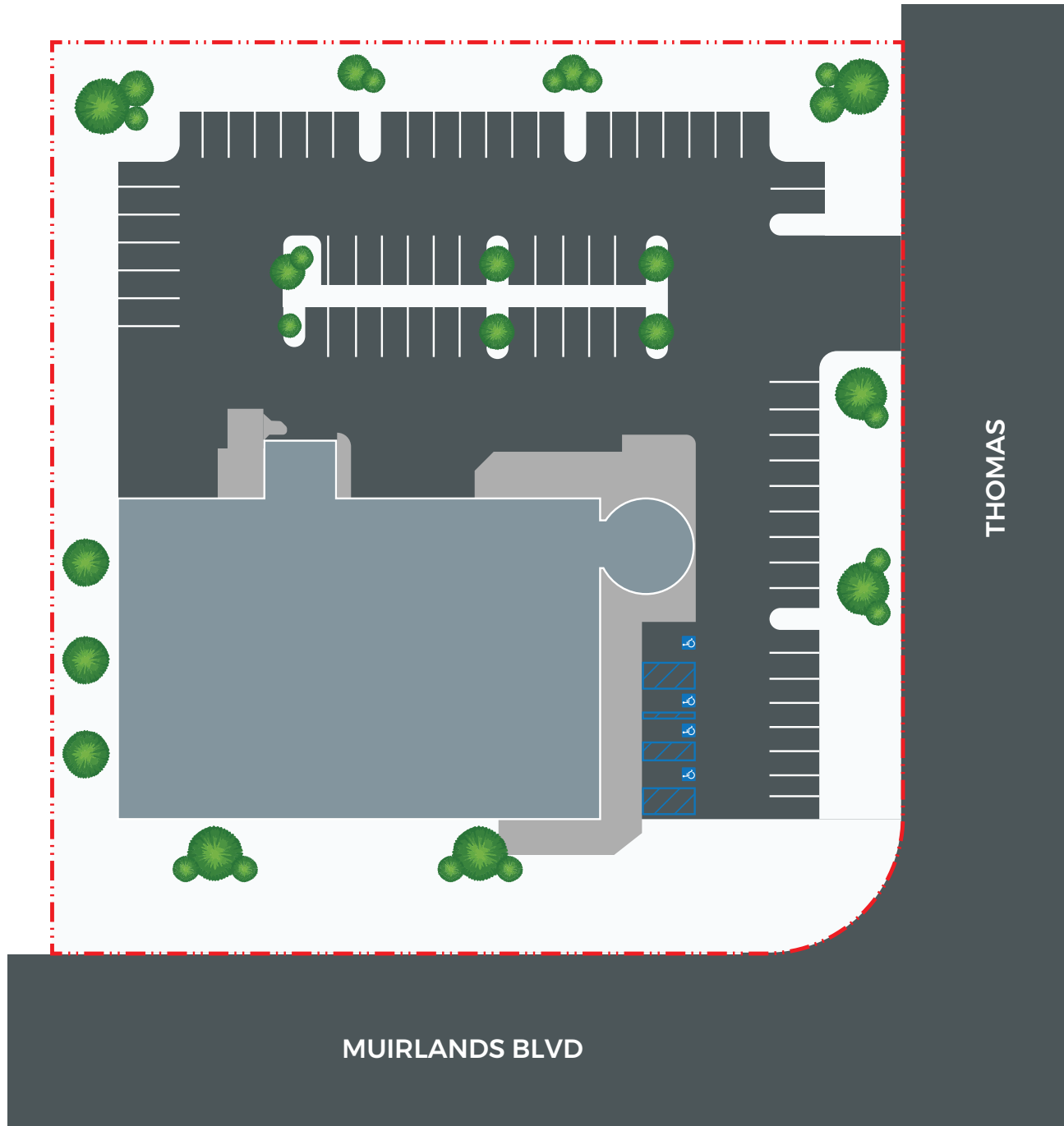
1ST FLOOR FLOOR PLAN

LAB SPACE



2ND FLOOR FLOOR PLAN





MUIRLANDS BLVD

THOMAS



- FASHION ISLAND
- Cheesecake Factory
- BARNES & NOBLE BOOKSELLERS
- ANTHROPOLOGIE
- LOFT
- NORDSTROM
- macy's
- pinkberry
- Lucky
- TESLA
- VICTORIA'S SECRET
- Yard House

- 24 FITNESS
- Apple
- AT&T Wireless
- FOREVER 21
- California Pizza Kitchen
- CHIPOTLE MEXICAN GRILL
- NORDSTROM
- HOLLISTER
- NIKE
- Lucky
- EDWARDS THEATRES
- OLD NAVY
- PF CHANGS
- TARGET
- verizon

- THE MARKET PLACE WE'VE GOT IT ALL!
- Bath & Body Works
 - BEST BUY
 - NORDSTROM
 - Rack
 - TARGET
 - LOWE'S
 - IN-N-OUT BURGER
 - CHASE
 - Famous Footwear
 - Pier 1 Imports
 - OfficeMax
 - OLD NAVY
 - See's CANDIES
 - VANS
 - Total Wine SPORTS-BEER & MORE

6
THOMAS

17

GROCERY STORES

57

RESTAURANTS

7

HOTELS & MOTELS

28

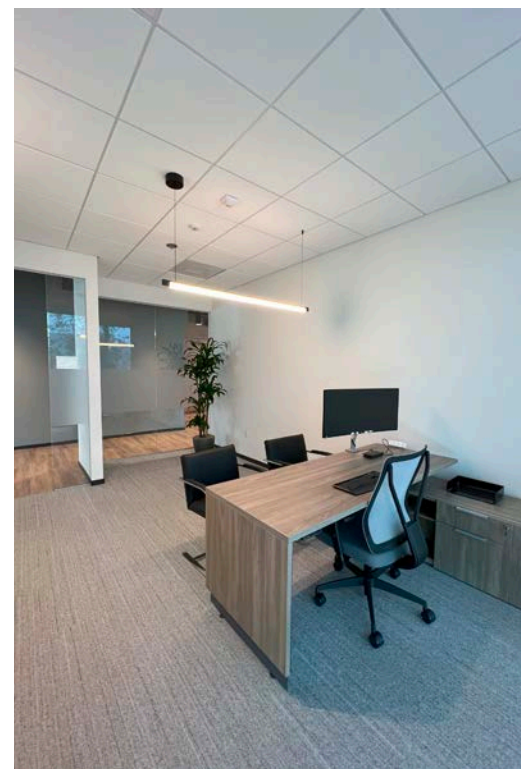
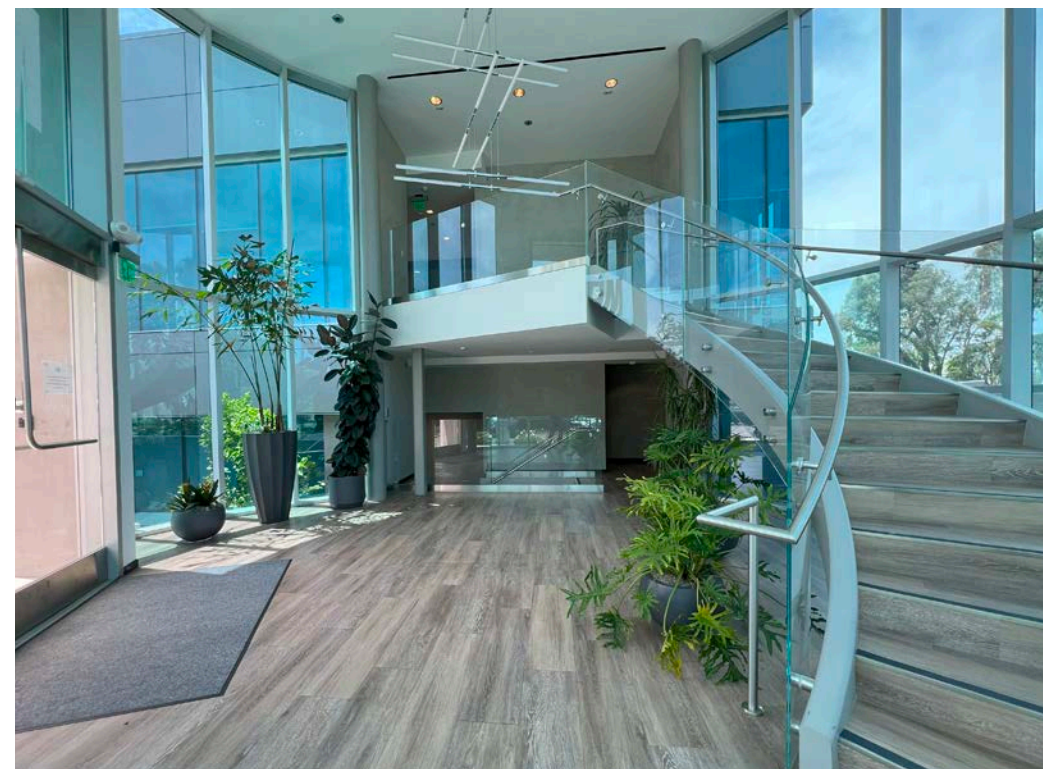
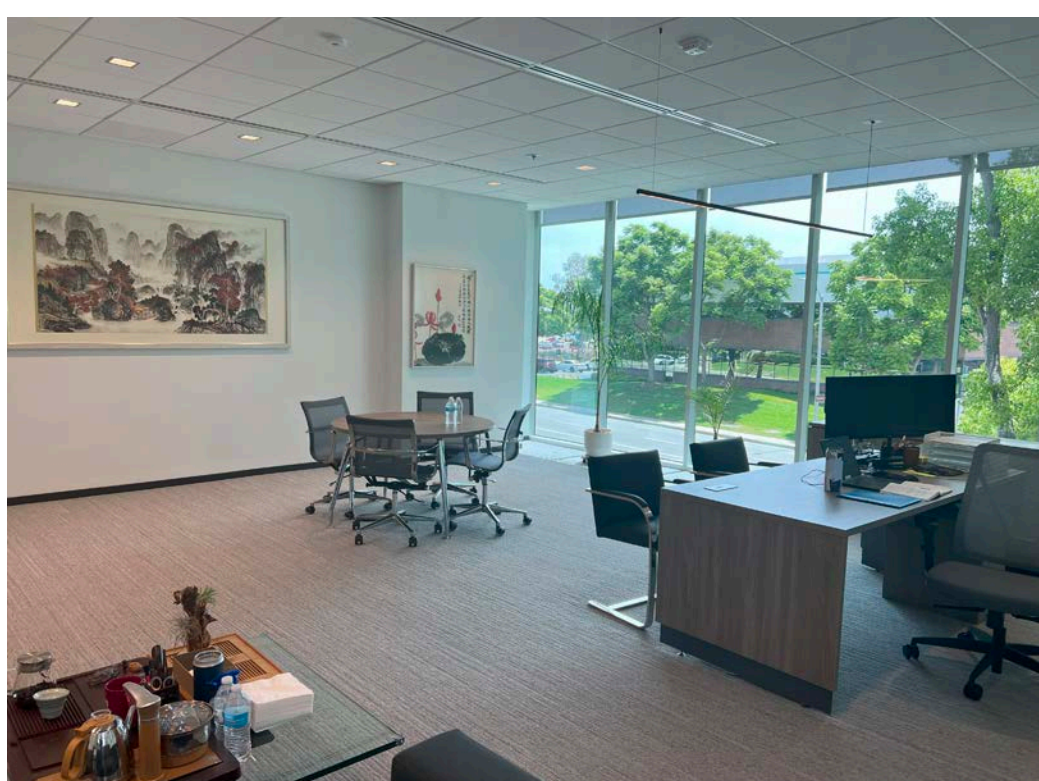
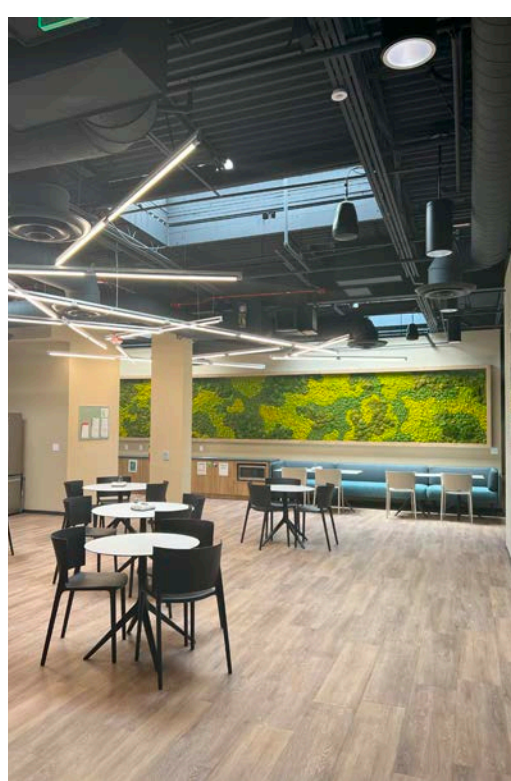
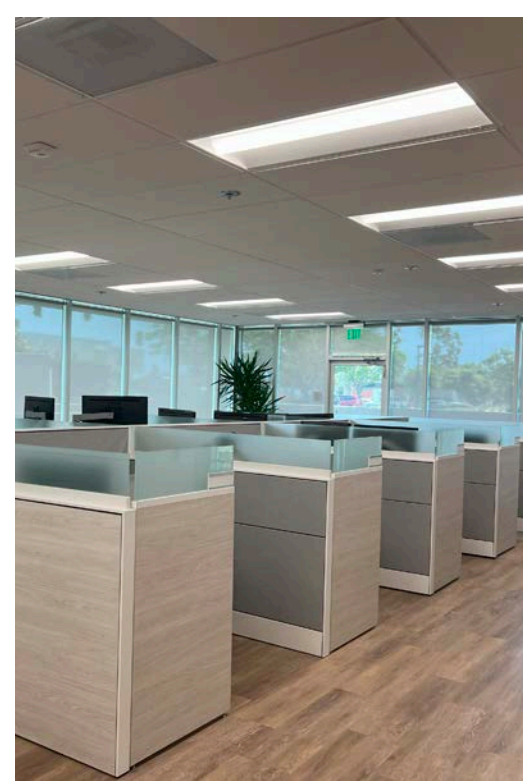
FITNESS, RECREATIONAL SPORTS CENTERS

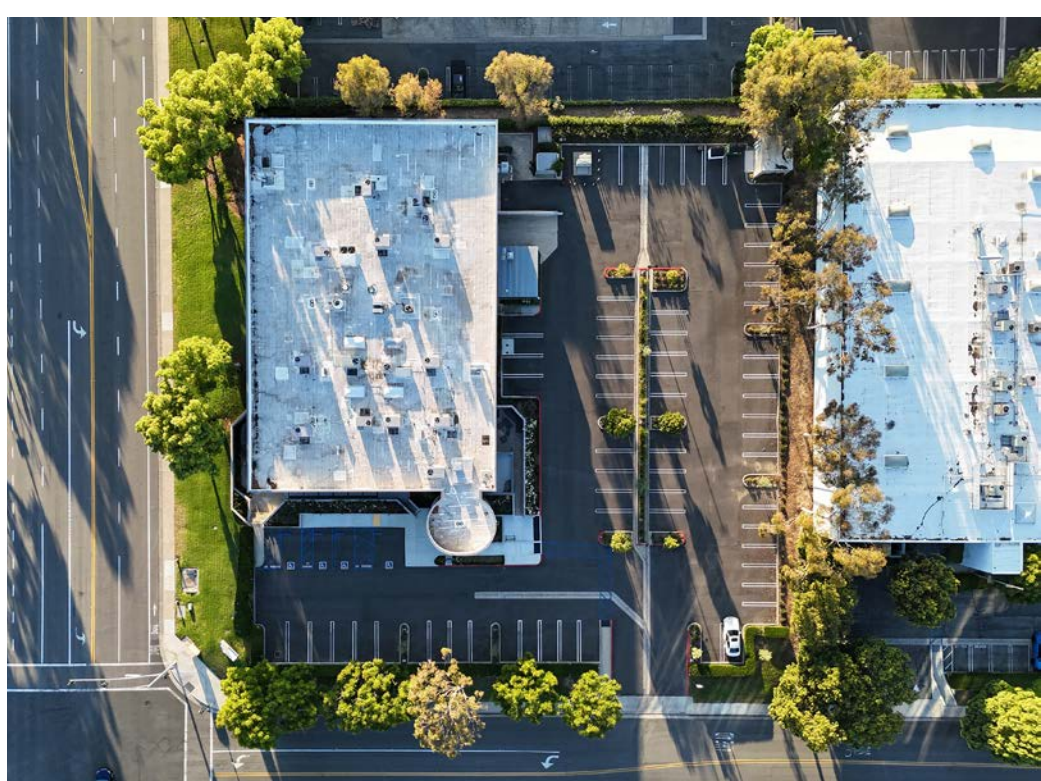
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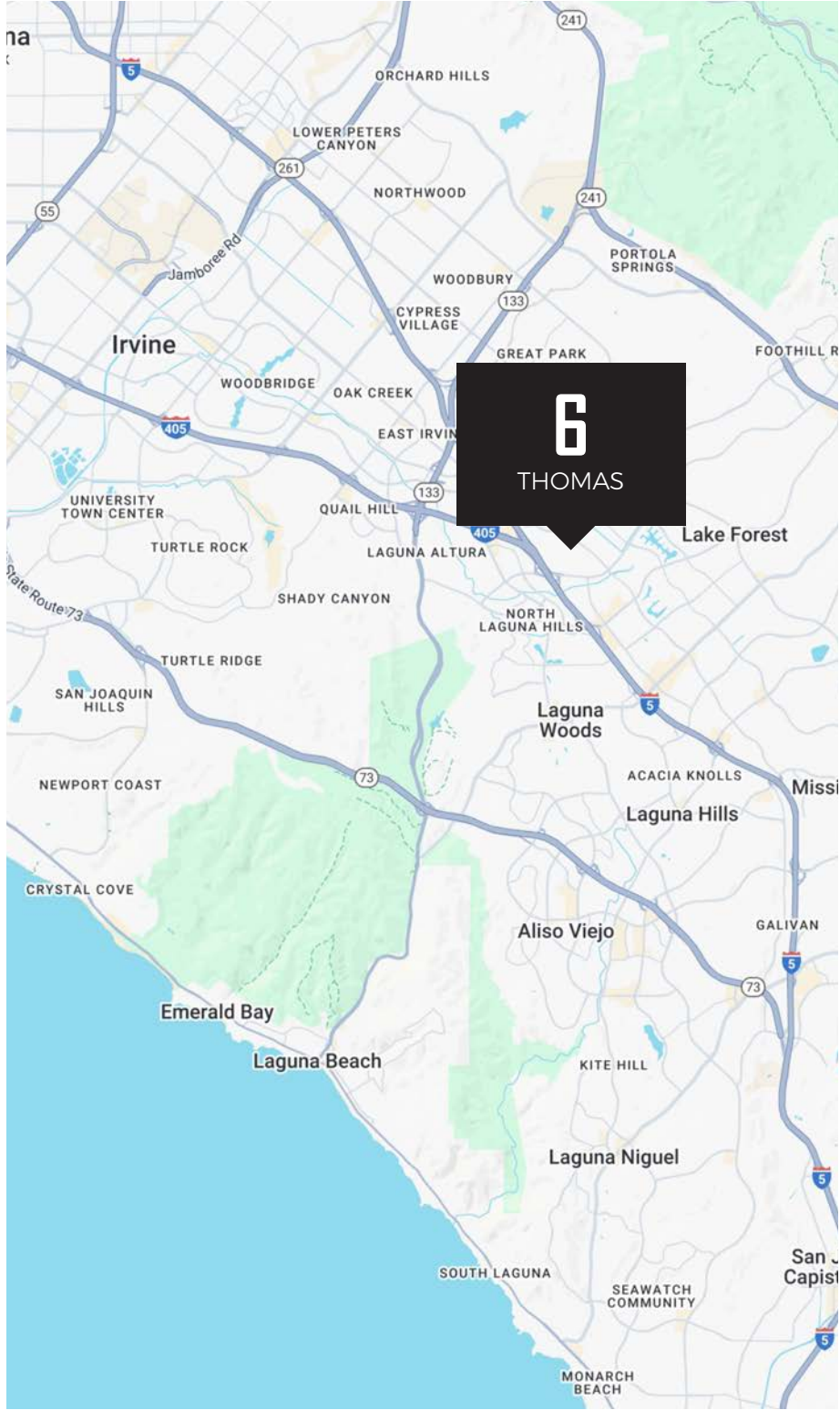
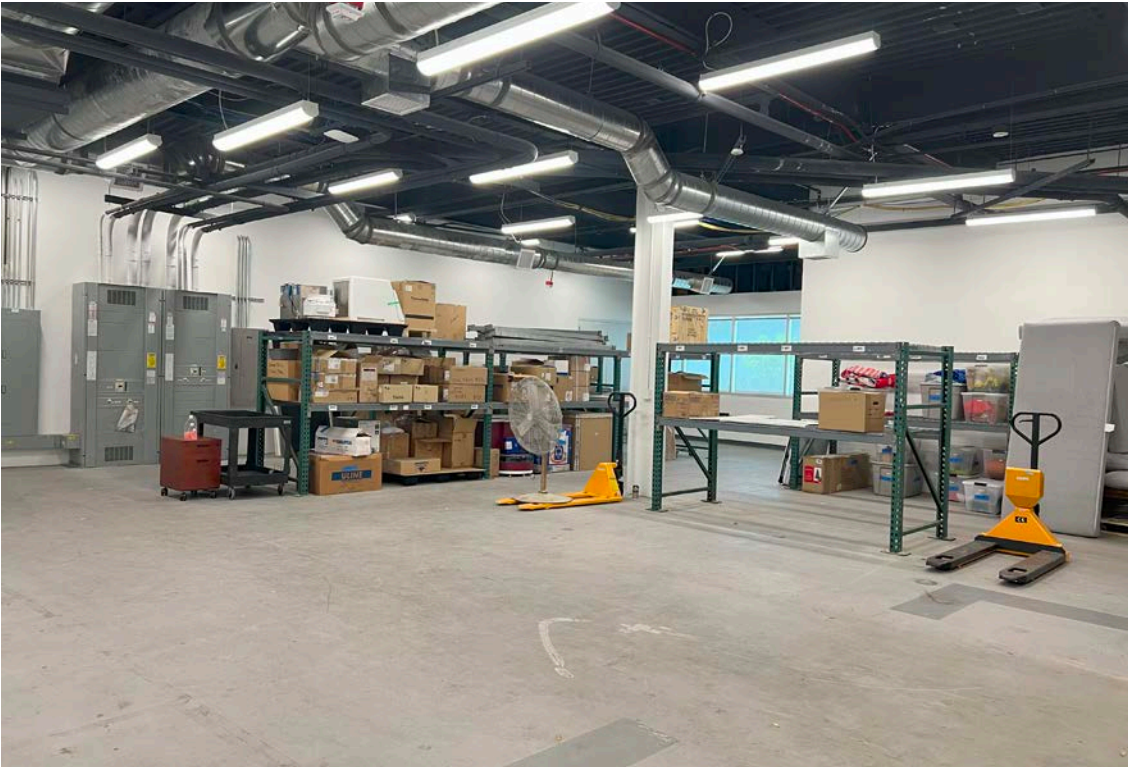
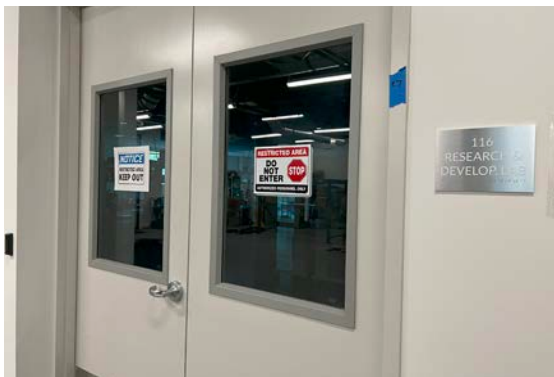
SHOPPING CENTERS

10

BANKS









3.1 M

POPULATION

2nd

HIGHEST DENSITY
IN CALIFORNIA

6th

LARGEST COUNTY
IN USA

43%

COLLEGE-EDUCATED
POPULATION

1.56 M

LABOR FORCE

\$333 B

GDP

ORANGE COUNTY AT A GLANCE

Orange County covers approximately 948 square miles and is home to about 3.16 million culturally diverse residents. This vibrant population supports a growing life sciences ecosystem—over 1,600 establishments, including 234 medtech firms, employ upwards of 51,600 professionals in the sector and attracted \$381 million in venture investment in 2023. The county is also anchored by UC Irvine's School of Medicine, a nationally ranked research institution with a vast faculty network actively engaged in cutting-edge research and talent development

Together, these attributes make Orange County a prime location for Class A life science facilities—offering a high-caliber talent base, strong capital inflow, and a sophisticated research infrastructure that supports innovation, collaboration, and long-term success.

WHY THIS MATTERS

- **Affluent, Educated Region:** High median incomes, strong population density, and full-time residents with advanced education underscore both a capable workforce and a stable, supportive community.
- **Talent Diversity:** A richly multicultural population including significant Asian and Hispanic communities contributes to a broad talent pipeline and inclusive innovation.
- **Vibrant MedTech Ecosystem:** Orange County's concentration of medtech companies, funding, and R&D activity underscores its status as a leading life science market.
- **Premier Research Infrastructure:** UCI's research prestige adds credibility, a pipeline of graduates, and opportunities for collaboration.

CITY OF IRVINE

Irvine has emerged as one of Southern California's strongest centers for life science and medical innovation. Anchored by UC Irvine and a network of top-ranked hospitals, the city provides direct access to a highly educated workforce and research talent pipeline. More than 70% of residents over the age of 25 hold a bachelor's degree or higher, creating one of the most skilled labor pools in the region.

The city's master-planned design supports both business and lifestyle needs, with abundant executive housing, award-winning schools, and one of the safest urban environments in the nation. These attributes continue to attract industry leaders in biotech, medical devices, and advanced healthcare.

Strategically positioned in the heart of Orange County, Irvine offers excellent connectivity. John Wayne Airport is minutes away, Los Angeles and San Diego are within easy reach, and the Pacific Rim gateway is less than an hour's drive via the Ports of Los Angeles and Long Beach. This central location enables life science companies to recruit top talent, access capital, and collaborate with regional research institutions, while also benefiting from proximity to the Inland Empire's distribution and logistics network.

With a thriving business climate, strong municipal support, and consistent recognition as one of the best-managed cities in the country, Irvine continues to be a premier choice for companies seeking stability and growth. The combination of cutting-edge research, access to talent, and high quality of life positions the city as one of the most desirable markets in the nation for life science and medical investment.



TRANSPORTATION & INFRASTRUCTURES



JOHN WAYNE
AIRPORT
ORANGE COUNTY



METROLINK



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