

FOR LEASE

±3,412 SF OFFICE SPACE



3 OLDFIELD, IRVINE, CA 92618

Voit

REAL ESTATE SERVICES



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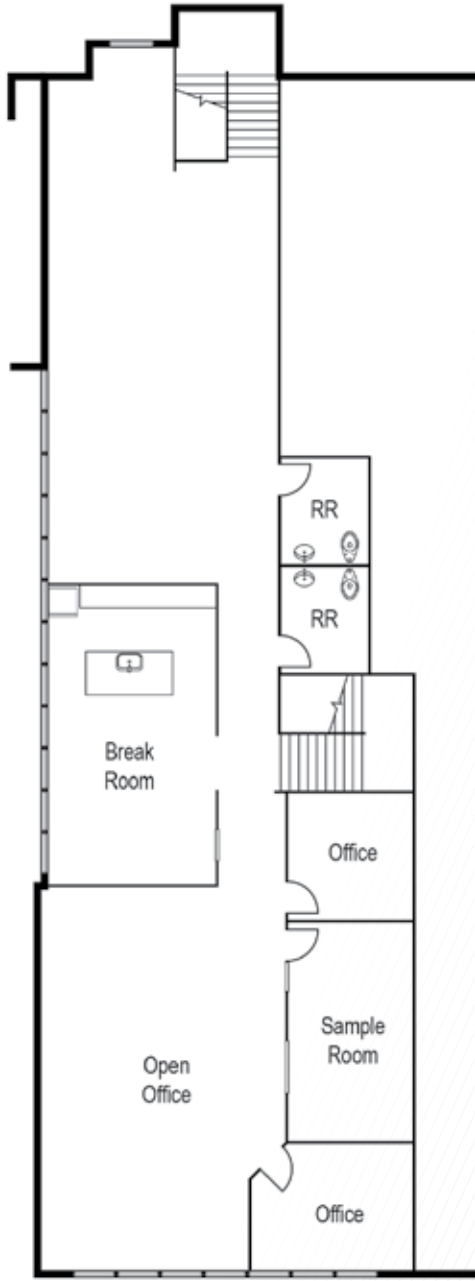
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PROPERTY FEATURES:

- ±3,412 SF OF SECOND STORY OFFICE SPACE
- **COMPLETELY REMODELED Q1 2026**
 - **BRAND NEW:**
 - PRIVATE RESTROOMS
 - KITCHEN/BREAKROOM
 - HARD SURFACE FLOORS
- 3 PRIVATE OFFICES
- OPEN AREA
- PARKING 3:1,000
- EASY ACCESS TO 5, 405, & 133 FREEWAYS
- CLOSE PROXIMITY TO RESTAURANTS/AMENITIES
- LEASE RATE: \$1.95 GROSS (ELECTRIC SEPARATE)



FLOOR PLAN





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