

FOR SALE

3 Corporate Park, Irvine, CA 92691

±37,197-SF Owner-User Office Building with Recent Renovations/Modern Finishes & In-Place Income



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Property. This section opens with a brief property description followed by an ownership benefit overview, the property's compelling highlights, capital expenditure history, and construction details. **Pages 3-7**

Images. Here you'll find attractive building photographs, an aerial showcasing its prominent location, a nearby amenities map, a site plan, and floor plans. **Pages 8-16**

Financials. This section contains a rent roll, owner-user analysis, Purchase vs. Lease analysis, loan illustration, office space decline, and key sale comps demonstrating 3 Corporate Park is priced attractively. **Pages 17-22**

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SUMMARY



3 Corporate Park, Irvine, CA 92691

Offering A two-story, freestanding office building with recent renovations and modern finishes within a prominent Irvine business park, The Parc.

Building Size ±37,197 square feet

Sale Price \$12,995,000 (±\$349 per square foot)

Parking Parking is **free and in-common** within The Parc at a ratio of ±4.2 stalls per 1,000 square feet.

Condition Built in 1986 and underwent nearly **\$1,000,000 in capital expenditures** under current ownership, including work to the common areas, restrooms, landscaping, lighting, the parking lot, and more. In 2020, **a new roof with solar panels was installed**. There are two HVAC units, and both are in good working condition. See Page 6 for the full scope of the recent capital expenditures.

Association The association is responsible for landscaping, parking lot, and common area maintenance thus ensuring a **first-class professional environment**.



OWNERSHIP BENEFITS



Why Purchase Rather Than Lease?



\$1.3M down (10%), with an est. year-one tax benefit of \$1.2M

10% down SBA loan. Permanent 100% bonus depreciation plus a cost-seg study on a 2026 purchase front-loads value into a Year-1 deduction — an estimated \$1.2M benefit at a 25% carve-out and 37% bracket (subject to your CPA and financial situation).

\$1.2M

With Est. Yr-1 tax benefit



Own double the space for roughly the same monthly cost

Assuming apx 19,000 SF of occupancy, it costs about the same to own the entire 37,197-SF building as it does to lease 19,000 SF in a high-rise building. Plus, you are building equity and have the extra 17,837 SF to grow into as needed.

37,197 SF

vs. a 19,360-SF lease



The other half of the building pays you rent

Seven retained tenants across 17,837 SF generate about \$660K in annual gross income, covering a large share of your debt service from day one. The income side meaningfully subsidizes your occupancy cost.

~\$660K

Annual tenant income



25 years of leasing costs \$26.7M with nothing to show for it

Leasing 19,360 SF at \$3.15/SF with 3% escalations totals \$26.7M — all for your landlord. The net cost to own (gross cost less depreciation shields) is \$24.8M, and at loan payoff you own the building free and clear.

-\$26.7M

\$26.7M in est. lease costs



Total 25-year ownership advantage: roughly \$22.35M

About \$2.0M in cumulative cash-flow savings vs. leasing, plus a building worth an est. \$20.5M at \$550/SF — owned outright with zero debt. Every lease dollar, by contrast, builds someone else's equity.

~\$22.35M

Total 25-yr advantage



HIGHLIGHTS

What Makes 3 Corporate Park Unique?

- Prime **Irvine location** in a **professional business-park setting** within close proximity of the I-405, I-5, and 55 Freeways, just 10 minutes from **John Wayne Airport**, and 15 minutes to **Irvine Spectrum**.
- **Occupancy at 3 Corporate Park has steadily increased** since 2020, highlighting Orange County's **low-rise, suburban office appeal**. At this specific point in time, however, there is an **exceptional owner-user opportunity**, with certain leases terminating in the same year.
- A buyer can **occupy the entire 2nd floor (52%)** while generating income from existing tenants. The remaining tenants have over 2.5 years of WALT, providing **durable cash-flow** to an owner-user.
- The property features a **high-image interior buildout** with **modern, creative finishes** and an **upgraded lobby**, offering a **strong corporate presence**. **Building top signage is available**.
- Located within **close proximity to numerous restaurants and amenities**, including the **District at Tustin Legacy** (see Amenities Map – Page 6), including some within walking distance in Corporate Park.
- **Priced to sell at \$349/SF**, this offering is an attractive value compared to the sale comps on Page 22.
- A **cost segregation study** can reclassify 10-30% of its basis into short-life assets that qualify for **100% bonus depreciation**, reinstated by the One Big Beautiful Bill Act (effective for property placed in service after Jan 19, 2025). This lets an owner **immediately expense those components** in year one, often generating **substantial federal tax savings** and **stronger early cash flow** (confirm with your CPA).



CAPEX HISTORY

Nearly \$1M in Capital Expenditures Since 2019

- Enhancement of the Common Area Lobby & Restrooms - **\$113K**
- Building Entry & Mural Upgrades & Renovations - **\$20K**
- Installed Solar Panels - **\$170K**
- Improvement of the Outdoor Break Areas - **\$70K**
- Landscape enhancement - **\$50K**
- Parking Lot Slurry Seal - **\$8K**
- Replaced Fluorescent Lights w/ LED Lights - **\$53K**
- Roof Replacement - **\$53K**
- Stucco over the Concrete Aggregate Exterior - **\$107K**
- Restroom Renovation - **\$100K**
- Elevator Modernization - **\$126K**
- *Dose in the Box* Container (Communal Coffee) - **\$57K***

*per building est.



BUILDING INFO



Land Acreage 0.46

Construction Type Concrete tilt-up perimeter walls with interior steel framing

Roof Type Low-slope roof with spray-applied polyurethane foam (SPF) coating

HVAC System Two 55-ton boxcar units

Elevators One elevator - modernized in 2026

Electrical 1200-amp, 277/480-volt

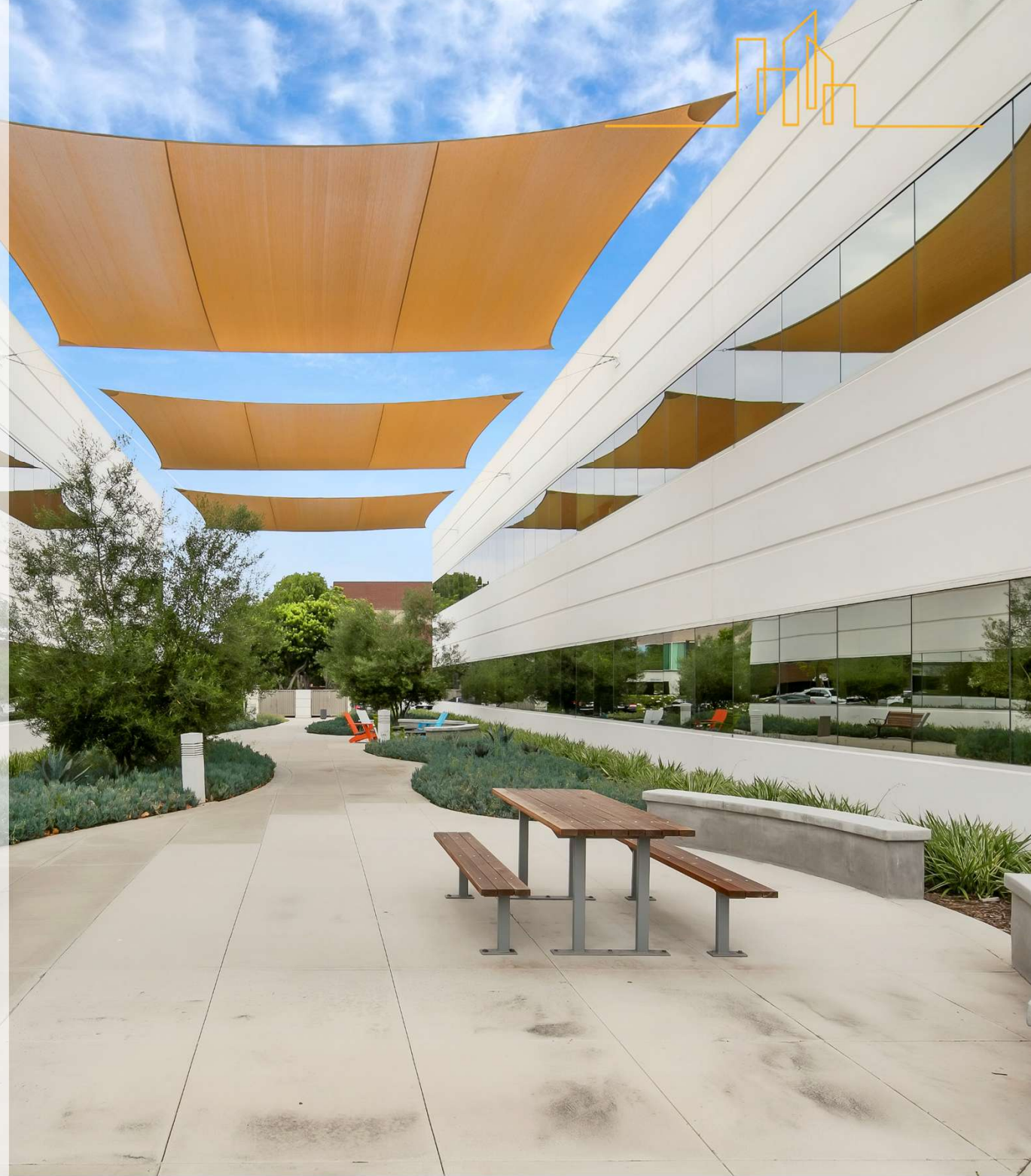
Water Supply Piping Copper

Electrical Branch Wiring Copper



PHOTOGRAPHS

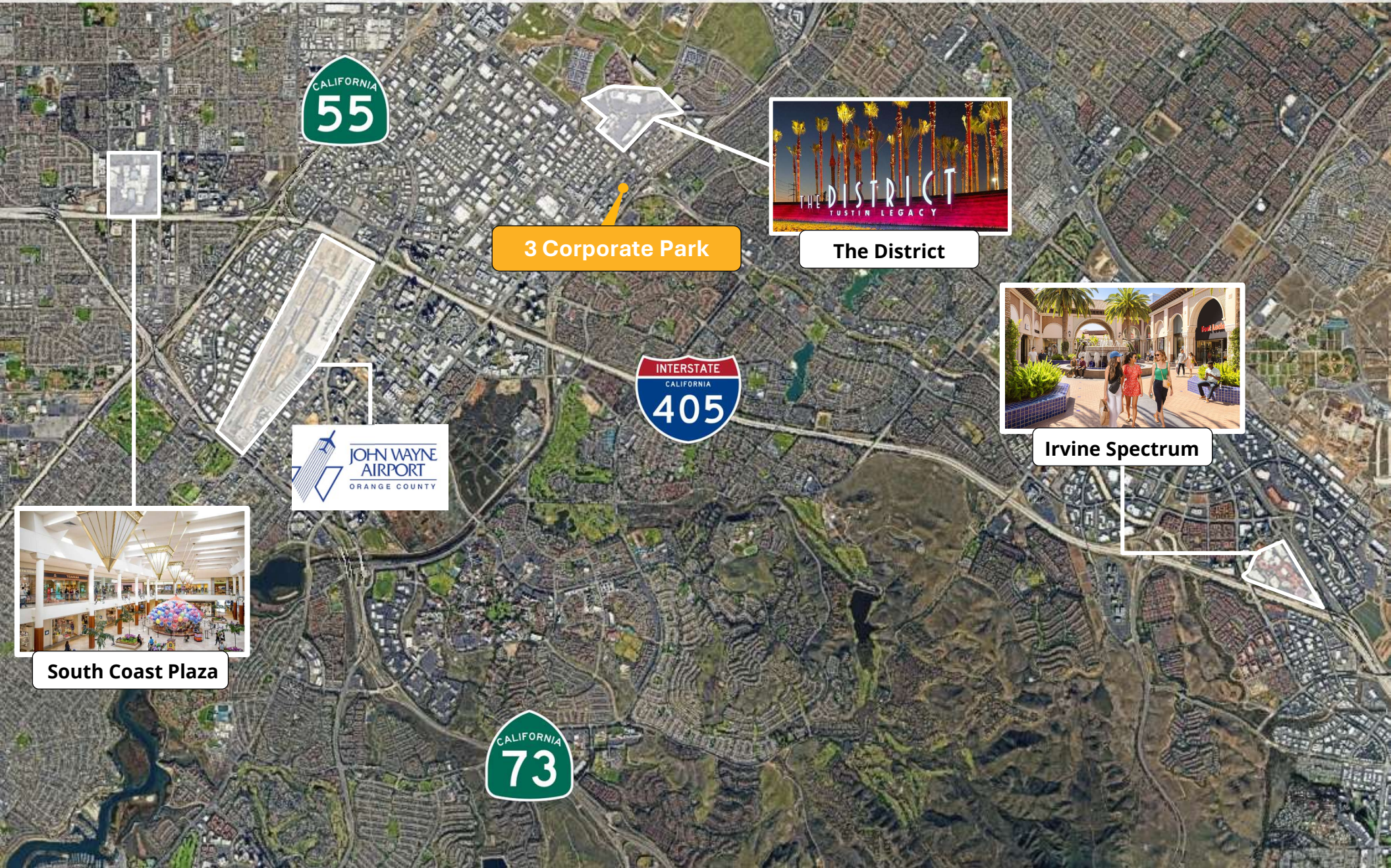




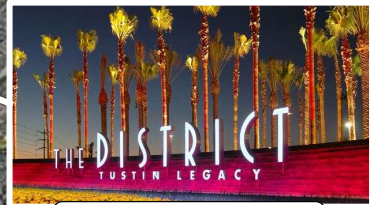


LOCATION

Dynamic Irvine Location in the Vicinity of Major Freeways and International Attractions



3 Corporate Park



The District



Irvine Spectrum

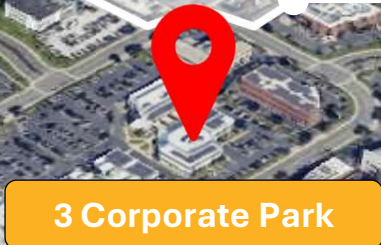


South Coast Plaza

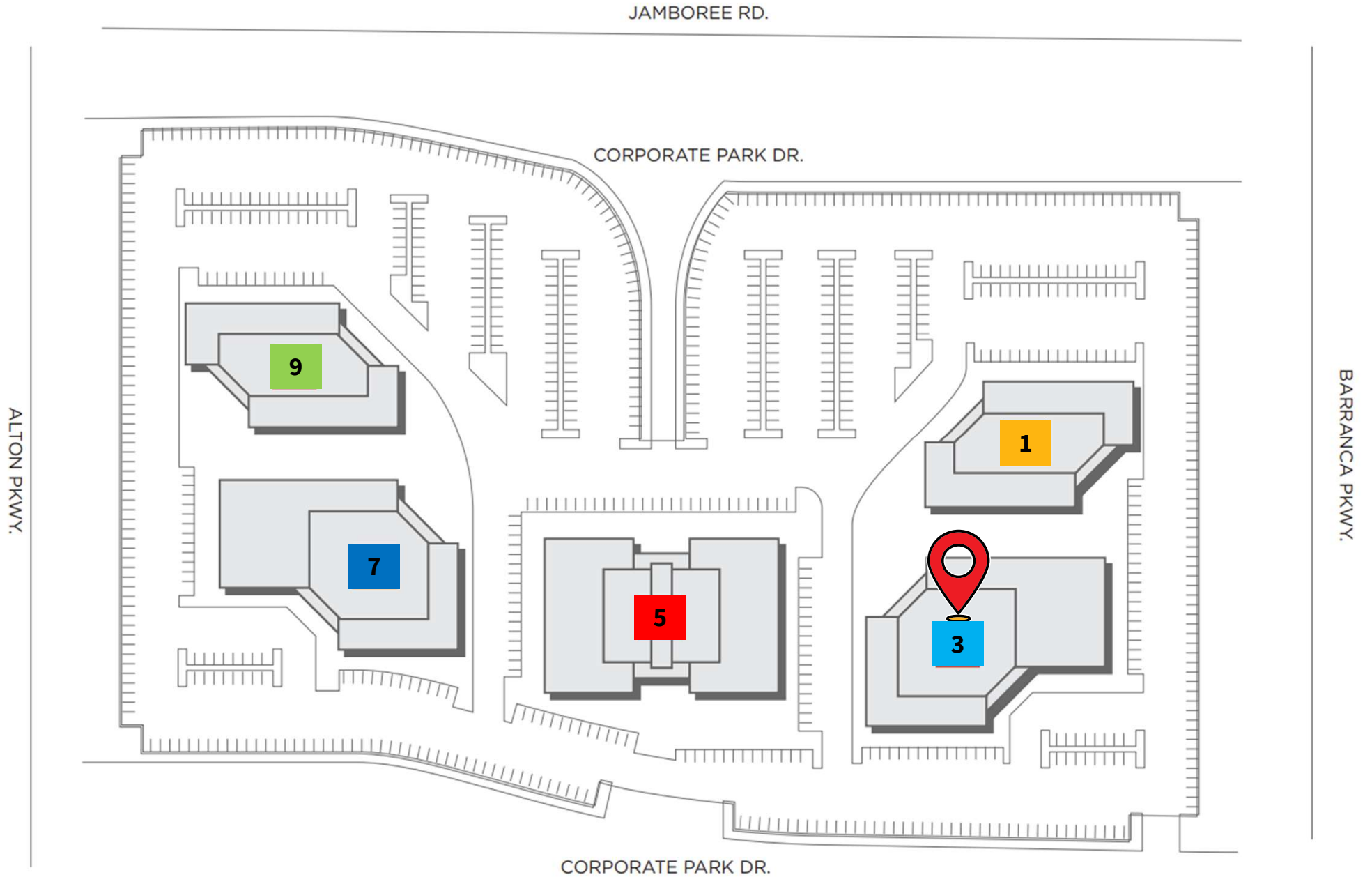


AMENITIES

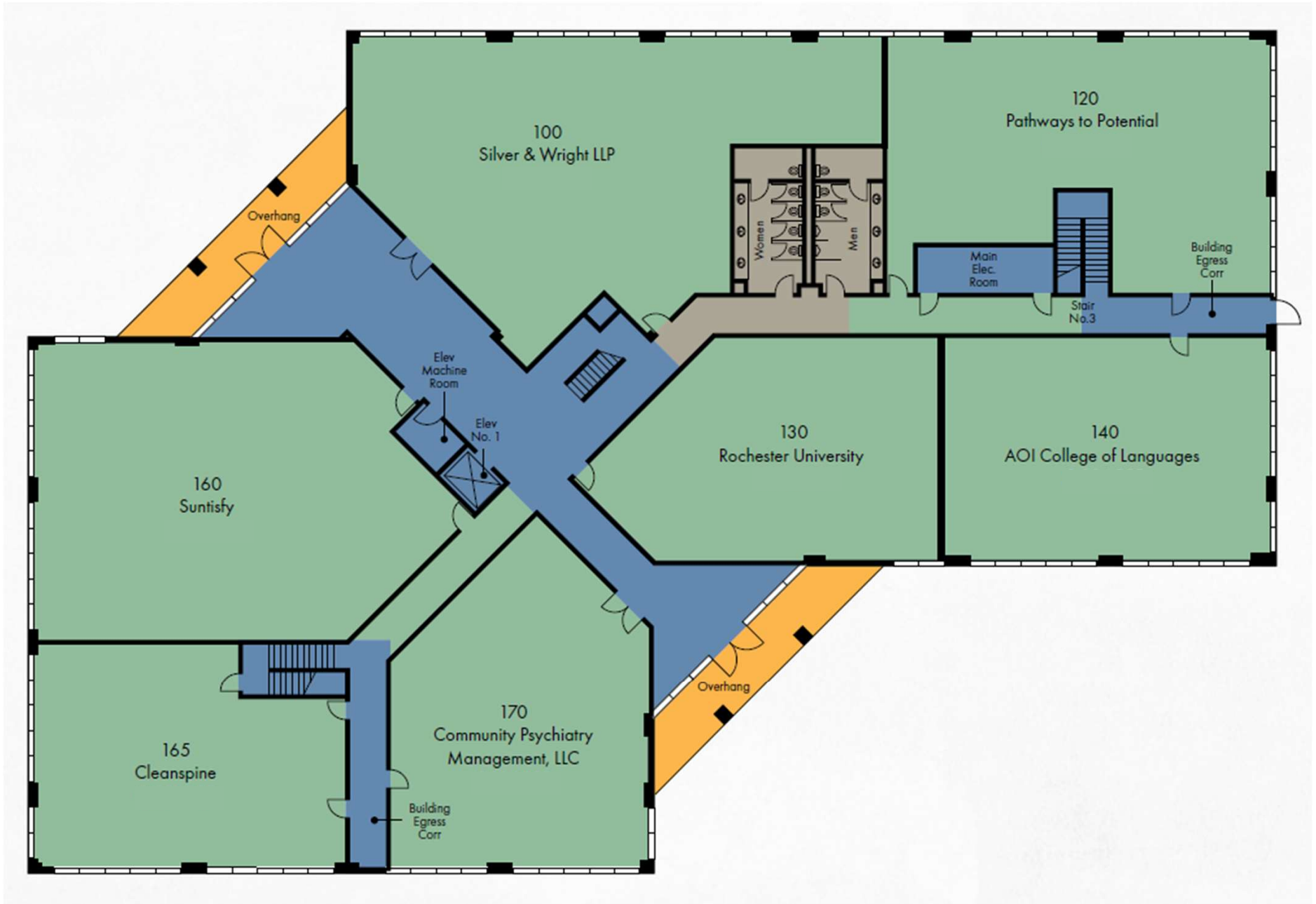
Dynamic Location Nearby Major Retail Destinations



SITE PLAN



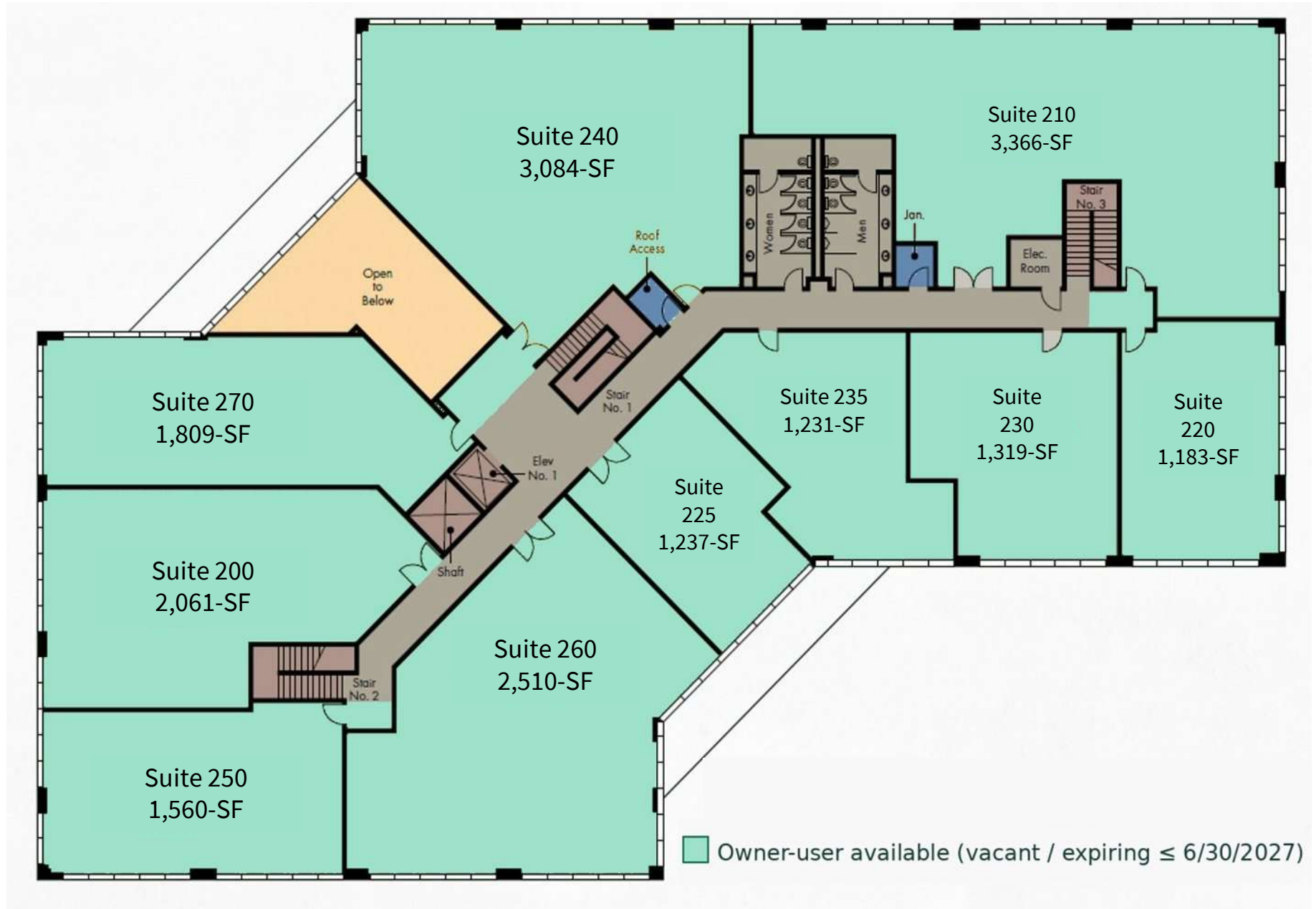
1st FLOOR



2nd FLOOR



OWNER-USER POTENTIAL FULL 2nd FLOOR – 19,360-SF



RENT ROLL



Analysis Date: 07/01/2026 | Owner-User Window: Leases Expiring ≤ 06/30/2027

Suite	SF	Tenant	Status	Lease From	Lease Expiry	Remaining Term (Yrs)	Monthly Rent	Rent / SF	Owner-User Eligible?	Category
100	3,933	Silver & Wright, LLP	Current	06/01/2016	07/31/2031	5.08	\$12,182.07	\$3.10	NO	Retained Lease
120	2,040	Michelle Molina dba Pathways to Potential	Current	12/01/2024	04/30/2030	3.83	\$5,778.30	\$2.83	NO	Retained Lease
130	2,124	Rochester University	Current	07/01/2022	01/30/2028	1.58	\$6,846.80	\$3.22	NO	Retained Lease
140	2,094	AOI College of Languages, Inc	Current	07/01/2022	01/31/2028	1.59	\$6,750.11	\$3.22	NO	Retained Lease
160	3,359	Suntisfy Inc.	Current	07/01/2020	03/31/2027	0.75	\$10,690.69	\$3.18	YES	Retained Lease
165	2,081	Bigenho Chiropractic / Cleanspine	Current	07/01/2024	10/31/2028	2.34	\$6,215.95	\$2.99	NO	Retained Lease
170	2,206	Community Psychiatry Management, LLC	Current	01/01/2020	09/30/2028	2.25	\$6,507.70	\$2.95	NO	Retained Lease
200	2,061	Vacant	Vacant						YES	Vacant
210	3,366	B/T Western Corporation	Current	06/01/2017	10/31/2028	2.34	\$9,424.80	\$2.80	YES	Owner-User
220	1,183	Hu Insurance Agency	Current	02/01/2024	01/31/2027	0.59	\$3,551.78	\$3.00	YES	Owner-User
225	1,237	Mohsen Alinaghian OD, Inc.	Current	11/01/2019	06/30/2027	1.00	\$4,044.99	\$3.27	YES	Owner-User
230	1,319	New Star Realty, Inc	Current	08/19/2024	08/31/2029	3.17	\$3,772.34	\$2.86	YES	Owner-User
235	1,231	HD Hyundai Energy Solutions America	Current	01/01/2024	12/31/2026	0.50	\$3,722.01	\$3.02	YES	Owner-User
240	3,084	Vacant	Vacant						YES	Vacant
250	1,560	JP Caliman Corporation	Current	12/01/2010	09/30/2026	0.25	\$5,284.43	\$3.39	YES	Owner-User
260	2,510	Cystic Fibrosis Foundation	Current	12/01/2023	02/28/2027	0.66	\$7,322.87	\$2.92	YES	Owner-User
270	1,809	Global Geo-Engineering, Inc.	Current	02/15/2008	09/30/2026	0.25	\$5,757.50	\$3.18	YES	Owner-User

OWNER-USER ANALYSIS



BUILDING OVERVIEW

TOTAL BUILDING SF

37,197

CURRENT OCCUPANCY (by SF)

86.2%

TOTAL SUITES

17

OWNER-USER OPPORTUNITY — Full Second Floor

OWNER-USER AVAILABLE SF

19,360

% OF TOTAL BUILDING SF

52.0%

SUITES AVAILABLE TO OWNER

10

RETAINED LEASED SUITES — Income Suites Remaining Post Owner-Occupancy - First Floor

RETAINED LEASED SF

17,837

% OF TOTAL BUILDING SF

48.0%

RETAINED LEASED SUITES

7

LEASE METRICS — Retained Tenants Only

WALT — RETAINED SUITES (YRS)

2.62 yrs

WTD AVG RENT / SF (RETAINED)

\$3.08 /SF/mo

MONTHLY GROSS INCOME (RETAINED)

\$54,972

OWNER-USER ANALYSIS



Estimated 25-Year Ownership Benefit of Over \$22M

25-YEAR OWNERSHIP ADVANTAGE — SUMMARY

Total Paid to Lease (25 Yrs, 3% Escalation)	\$26,681,181	19,360 SF (full 2nd floor) × \$3.15/SF/Mo Yr 1, escalating 3% annually
Total Net Cost to Own (25 Yrs)	\$24,792,171	Gross ownership cost less estimated depreciation
25-Year Cash Flow Advantage (Owning vs. Leasing)	\$1,889,010	Cumulative lease payments minus cumulative net cost of ownership
Building Value at Payoff (\$550/SF — owned free & clear)	\$20,458,350	Estimated building value at Yr 25; loan fully paid off
TOTAL 25-YEAR OWNERSHIP BENEFIT	\$22,347,360	Cash flow savings + full building equity at payoff

YR	COST OF OWNERSHIP				COST OF LEASING	ANNUAL BENEFIT OF OWNING		CUMULATIVE 25-YR OWNERSHIP ADVANTAGE	
	Gross Annual Cost to Own	Principal Paydown	Depr. Tax Shield (Est.)	Net Annual Cost to Own		Ann. Cash Benefit	Cumul. Benefit (Cash Only)	Cumul. Benefit + Bldg Equity	Cumul. Benefit + Equity & Depr
1	\$780,595	\$216,070	\$1,300,666	-\$520,071	\$731,808	\$1,251,879	\$1,251,879	\$1,251,879	\$1,251,879
2	\$804,013	\$228,827	\$98,629	\$705,384	\$753,762	\$48,378	\$1,300,257	\$1,300,257	\$1,300,257
3	\$828,133	\$242,336	\$98,629	\$729,505	\$776,375	\$46,870	\$1,347,127	\$1,347,127	\$1,347,127
4	\$852,977	\$256,644	\$98,629	\$754,349	\$799,666	\$45,318	\$1,392,445	\$1,392,445	\$1,392,445
5	\$878,567	\$271,796	\$98,629	\$779,938	\$823,656	\$43,718	\$1,436,163	\$1,436,163	\$1,436,163
6	\$904,924	\$287,843	\$98,629	\$806,295	\$848,366	\$42,071	\$1,478,234	\$1,478,234	\$1,478,234
7	\$932,071	\$304,837	\$98,629	\$833,443	\$873,817	\$40,374	\$1,518,608	\$1,518,608	\$1,518,608
8	\$960,034	\$322,835	\$98,629	\$861,405	\$900,032	\$38,627	\$1,557,235	\$1,557,235	\$1,557,235
9	\$988,835	\$341,895	\$98,629	\$890,206	\$927,032	\$36,827	\$1,594,062	\$1,594,062	\$1,594,062
10	\$1,018,500	\$362,080	\$98,629	\$919,871	\$954,843	\$34,972	\$1,629,034	\$1,629,034	\$1,629,034
11	\$1,049,055	\$383,457	\$98,629	\$950,426	\$983,489	\$33,063	\$1,662,097	\$1,662,097	\$1,662,097
12	\$1,080,526	\$406,097	\$98,629	\$981,898	\$1,012,993	\$31,096	\$1,693,193	\$1,693,193	\$1,693,193
13	\$1,112,942	\$430,072	\$98,629	\$1,014,313	\$1,043,383	\$29,070	\$1,722,263	\$1,722,263	\$1,722,263
14	\$1,146,330	\$455,464	\$98,629	\$1,047,702	\$1,074,685	\$26,983	\$1,749,246	\$1,749,246	\$1,749,246
15	\$1,180,720	\$482,354	\$98,629	\$1,082,092	\$1,106,925	\$24,834	\$1,774,079	\$1,774,079	\$1,774,079
16	\$1,216,142	\$510,832	\$98,629	\$1,117,513	\$1,140,133	\$22,620	\$1,796,699	\$1,796,699	\$1,796,699
17	\$1,252,626	\$540,992	\$98,629	\$1,153,997	\$1,174,337	\$20,340	\$1,817,039	\$1,817,039	\$1,817,039
18	\$1,290,205	\$572,932	\$98,629	\$1,191,576	\$1,209,567	\$17,991	\$1,835,030	\$1,835,030	\$1,835,030
19	\$1,328,911	\$606,758	\$98,629	\$1,230,282	\$1,245,854	\$15,572	\$1,850,601	\$1,850,601	\$1,850,601
20	\$1,368,778	\$642,581	\$98,629	\$1,270,150	\$1,283,230	\$13,080	\$1,863,682	\$1,863,682	\$1,863,682
21	\$1,409,842	\$680,518	\$98,629	\$1,311,213	\$1,321,727	\$10,514	\$1,874,195	\$1,874,195	\$1,874,195
22	\$1,452,137	\$720,696	\$98,629	\$1,353,508	\$1,361,378	\$7,870	\$1,882,065	\$1,882,065	\$1,882,065
23	\$1,495,701	\$763,246	\$98,629	\$1,397,072	\$1,402,220	\$5,147	\$1,887,213	\$1,887,213	\$1,887,213
24	\$1,540,572	\$808,308	\$98,629	\$1,441,943	\$1,444,286	\$2,343	\$1,889,556	\$1,889,556	\$1,889,556
25	\$1,586,789	\$856,030	\$98,629	\$1,488,161	\$1,487,615	-\$546	\$1,889,010	\$22,347,360	\$22,347,360
TOT	\$28,459,927	\$11,695,500	\$3,667,755	\$24,792,171	\$26,681,181	\$1,889,010			

Year-1 benefit reflects estimated depreciation tax savings (bonus depreciation + cost seg); assumes sufficient taxable income to fully utilize the deduction. Consult your CPA.

LOAN ILLUSTRATION



Total Building SF	37,197
Total Purchase Price	\$12,995,000
Down Payment (10%)	\$1,299,500
Loan Amount (90% LTV)	\$11,695,500
Interest Rate (Annual)	5.75%
Amortization Period	25 years
Monthly Mortgage Payment	(\$74,440)
Annual Debt Service	(\$893,281)



OC OFFICE REDUCTION



±13M SF of OC Office Space Set for Demolition or Conversion – Majority Surrounding 3 Corporate Park

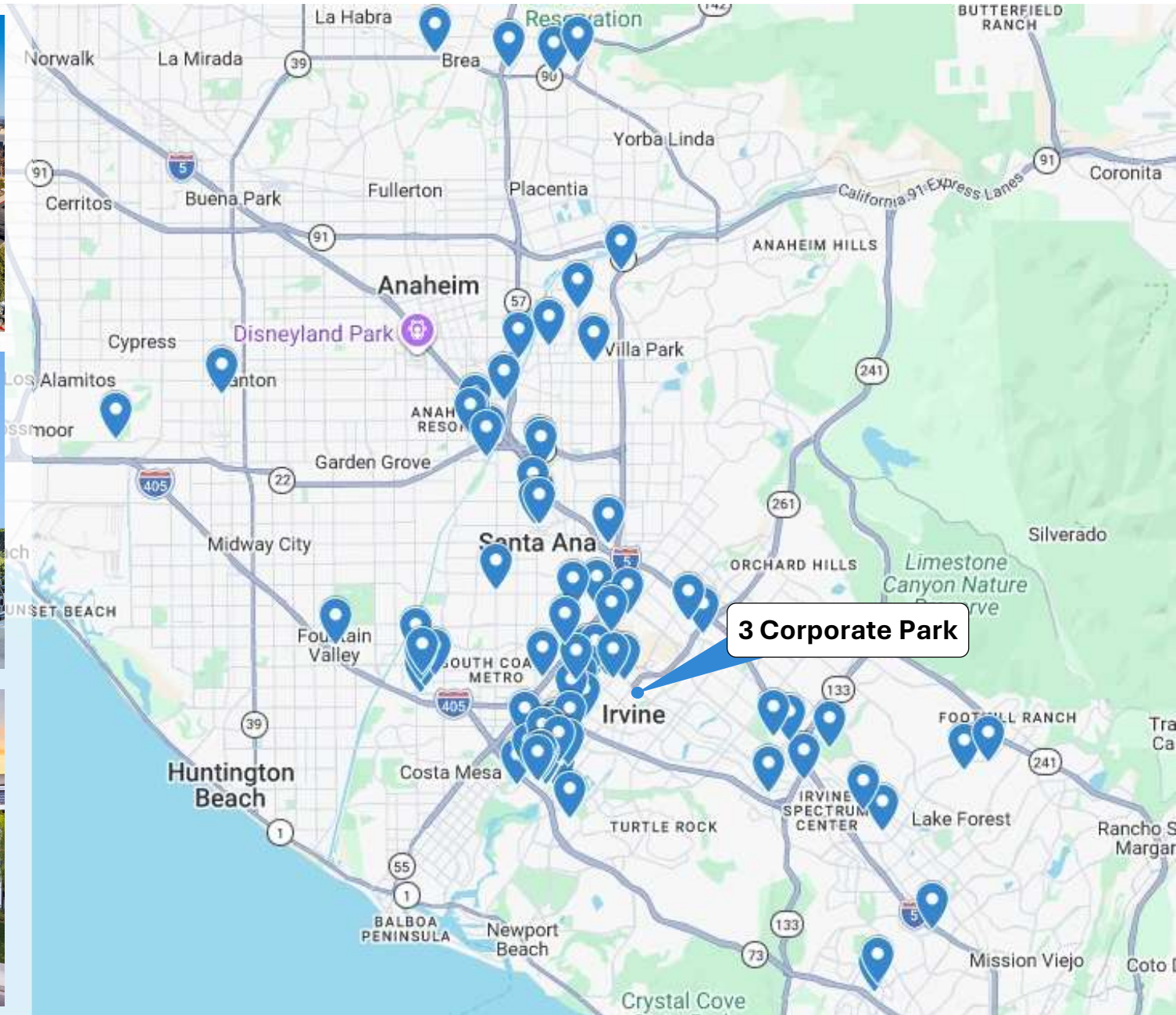
Von Karman Creative Campus



MacArthur Court






2400 Barranca Pky



SALE COMPS

3 Corporate Park is a Clear Value



Property	Sale Date	Size	Price P.S.F.	Market Insight
 3146 & 3152 Red Hill Ave Costa Mesa	Apr 2026	43,672 SF	<u>\$13,890,000</u> \$318/SF	This two-building office project in Costa Mesa sold in April 2026 to an owner-user for \$318/SF. The buyer plans to do a full renovation to better fit their use. As a smaller office building with a more attractive Irvine address and largely move-in ready, 3 Corporate Park is a clear value priced just \$31/SF higher.
 18012 Cowan Irvine	Dec 2025	26,481 SF	<u>\$9,180,000</u> \$346/SF	This Irvine office building sold to an owner-user in December 2025 for \$346/SF and was under the flight path, resulting in constant airplane noise. As a similar Irvine office building further from the flight path with in-place income, 3 Corporate Park is being offered at a similar price per square foot offering a clear value.
 4001 MacArthur Blvd Newport Beach	Oct 2025	33,114 SF	<u>\$12,600,000</u> \$381/SF	This office building near John Wayne Airport sold to an owner-user in October 2025 for \$381/SF and is similar in size compared to 3 Corporate Park. Priced over \$30/SF less, 3 Corporate Park is an outstanding value.



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