

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
- Ground Level Loading Possible
- Fully Sprinklered
- Immediate Occupancy
- Net Charges Currently Estimated @ \$0.49/SF/Mo.



SAM OLMSTEAD

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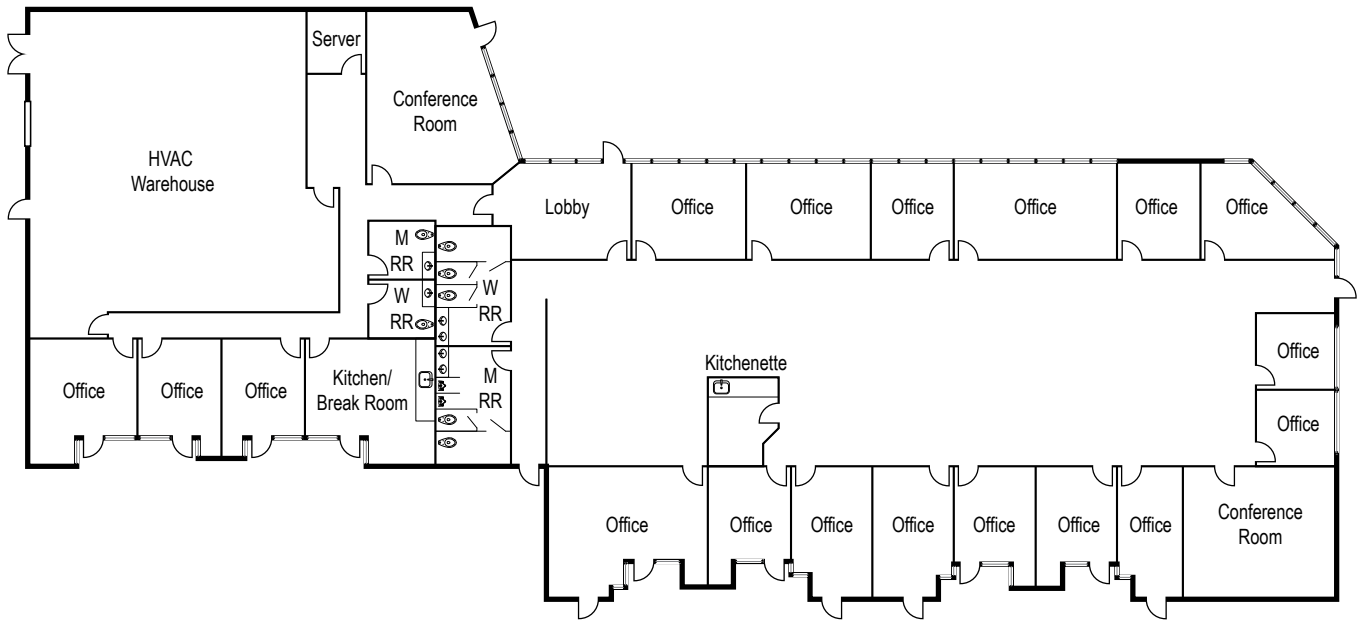
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6 Morgan, Suite 100 | 12,774 Square Feet

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

Full Kitchen/Break Room



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