

# ±3,000 SF FOR LEASE (EXPANDABLE) **HIGH-IMAGE OFFICE/R&D SPACE**

1691 BROWNING AVENUE, SUITE A | IRVINE, CA



## PROPERTY FEATURES:

- » High Image, 100% HVAC Office/R&D/Showroom Facility located in the Heart of the Irvine Business Complex
- » 400 Amps 120/208 Power (expandable)
- » 4:1000 Parking Ratio
- » Adjacent to the District Retail Complex
- » Prominent Corner Location
- » **\$2.00/Gross**

## CONTACT US

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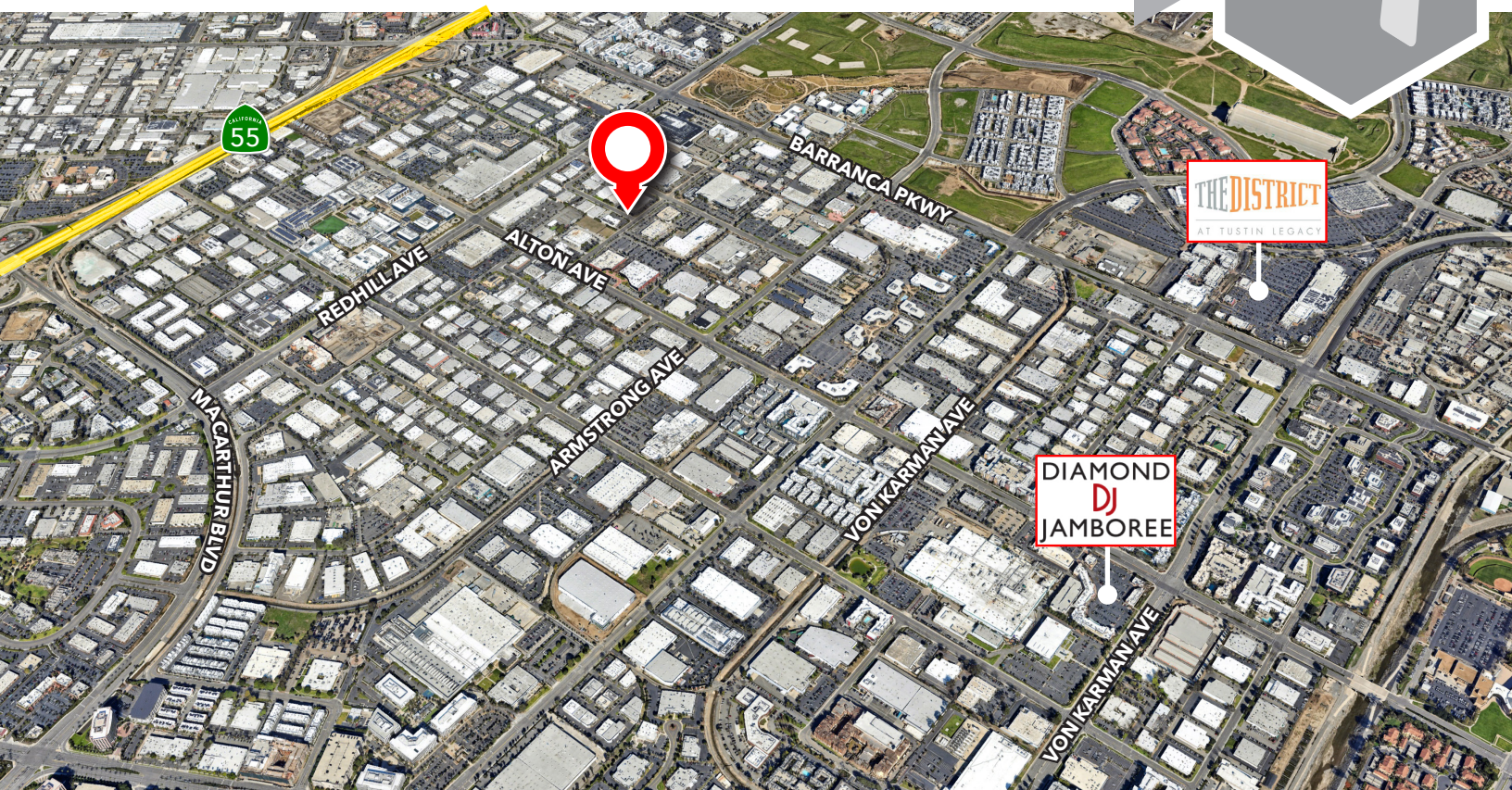


**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

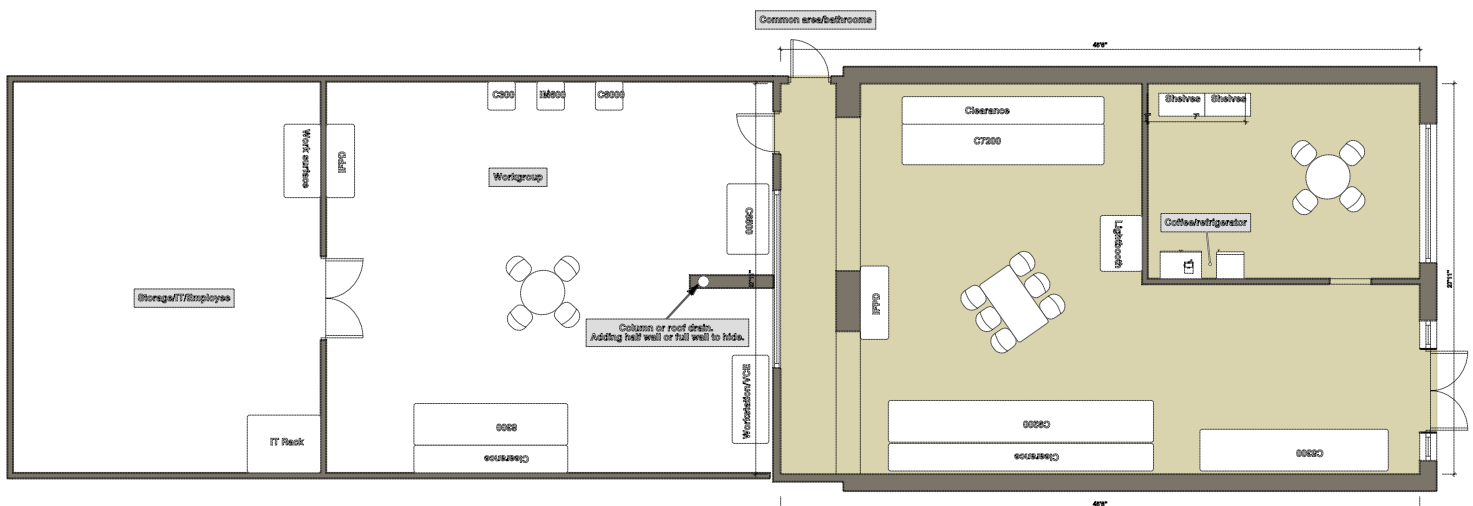
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**SITE PLAN**



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