

2575
MCCABE WAY
IRVINE • CA



FOR LEASE
SUITE SIZES FROM ±168 SF TO ±474 SF



PROPERTY DESCRIPTION

Welcome to the most flexible, accessible, elevator served office building in Irvine. Recently fully renovated office suites including common areas. Excellent location for freeway access both Jamboree and MacArthur. Ample surface parking is complimented by a rear entrance door and multiple access points.

Tenant's will have use of a fully connected common conference room and dinette area with sink. The 2nd floor is elevator served and provides ample space to accomplish your business goals. Great glass line and access from the stairs or elevator. The space predominantly has perimeter offices with open bullpen areas to suit. Individual offices allow for executive suite style leasing opportunities.

Future onsite Coffee Shop with outside patio seating.

For more information, contact:

CARTER HARRINGTON
SVP/Principal
949.724.4710
charrington@lee-associates.com
DRE #: 01762924



JASON G. DIROCCO
SVP/Partner
714.935.2305
jdirocco@voitco.com
DRE #: 01842301



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

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AVAILABILITIES - 2575 MCCABE WAY

Suite 240	±195 RSF	\$3.99 FSG	One office
Suite 241	±288 RSF	\$3.99 FSG	One office
Suite 242	±214 RSF	\$3.99 FSG	One office
Suite 243	±474 RSF	\$3.99 FSG	One office
Suite 244	±280 RSF	\$3.99 FSG	One office
Suite 245	±272 RSF	\$3.99 FSG	One office
Suite 247	±188 RSF	\$3.99 FSG	One office
Suite 248	±174 RSF	\$3.99 FSG	One office
Suite 249	±186 RSF	\$3.99 FSG	One office
Suite 250	±179 RSF	\$3.99 FSG	One office
Suite 260	±168 RSF	\$3.99 FSG	One office
Suite 270	±181 RSF	\$3.99 FSG	One office



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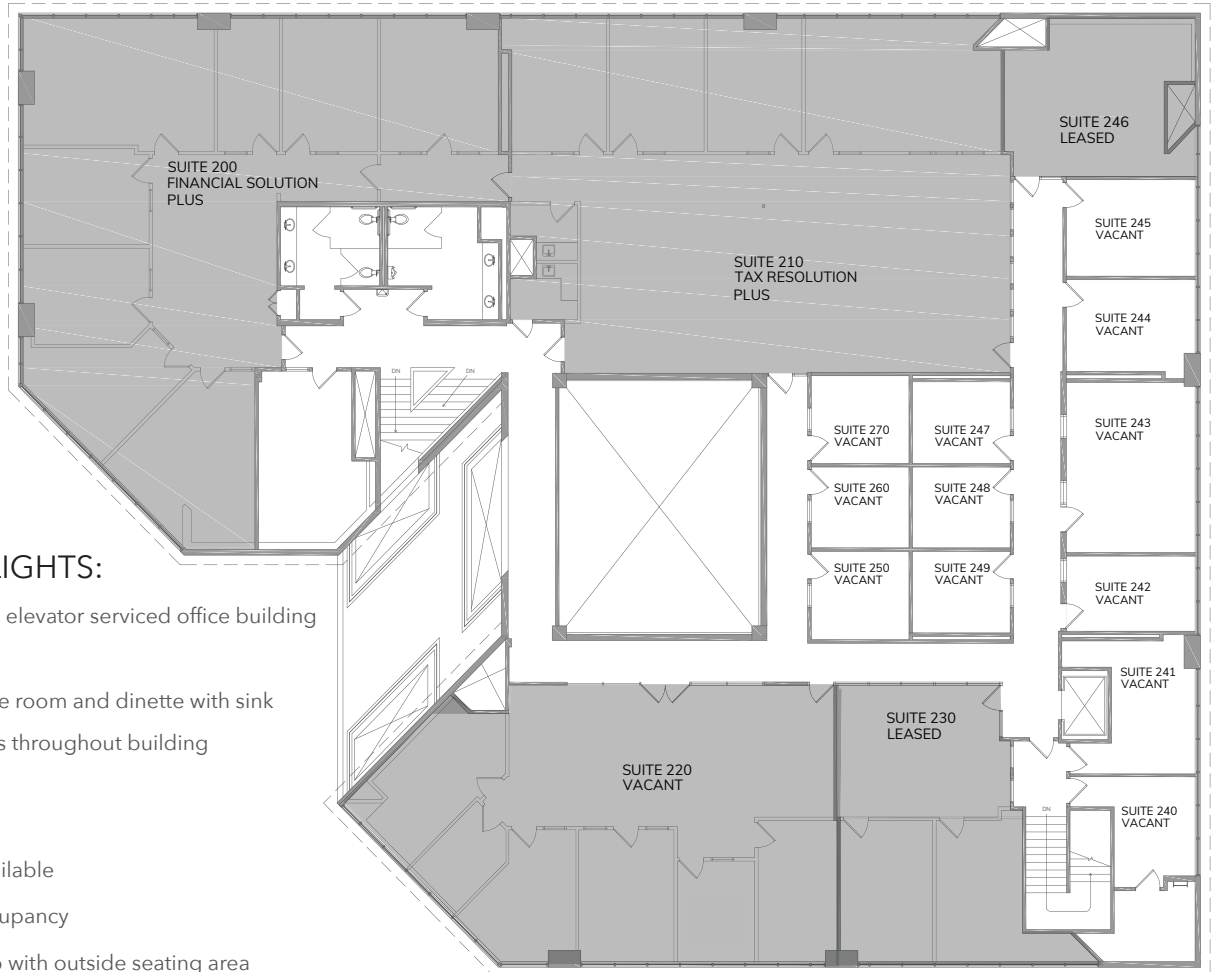
Voit
Real Estate Services

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2ND FLOOR - 2575 MCCABE WAY



PROPERTY HIGHLIGHTS:

- ±24,941 SF Freestanding elevator serviced office building
- Ample surface parking
- Common area conference room and dinette with sink
- Brand new improvements throughout building
- 1.4 acre site
- Great freeway access
- 405 Freeway signage available
- Spec suites ready for occupancy
- Future onsite coffee shop with outside seating area
- Fully remodeled ground floor event center for rent

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LEE & ASSOCIATES
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NEWPORT BEACH

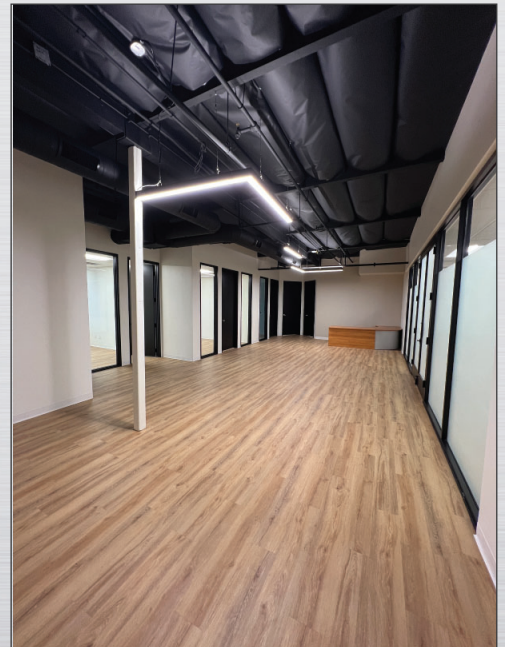
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