

**18071**  
**FITCH**

IRVINE, CALIFORNIA

18071

**AVAILABLE FOR LEASE //**

±5,704 - ±12,007 SQUARE FEET

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

**GARBUTT**  
VALUE-ADD PROPERTY GROUP  
OFFICE • INDUSTRIAL • RETAIL  
"Maximizing Property Values"™

EXCLUSIVELY LISTED BY:

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## property overview

### PROPERTY HIGHLIGHTS

- Freeway singage available with 260,000 cars per day
- 2 Story office building with a private lobby
- Modern finishes - floor-to-ceiling glass walls
- Free gated service parking
- 0% load factor - significant savings to tenant
- Partially furnished
- Outdoor balconies
- Convenient access to 55, 73, and 405 freeways

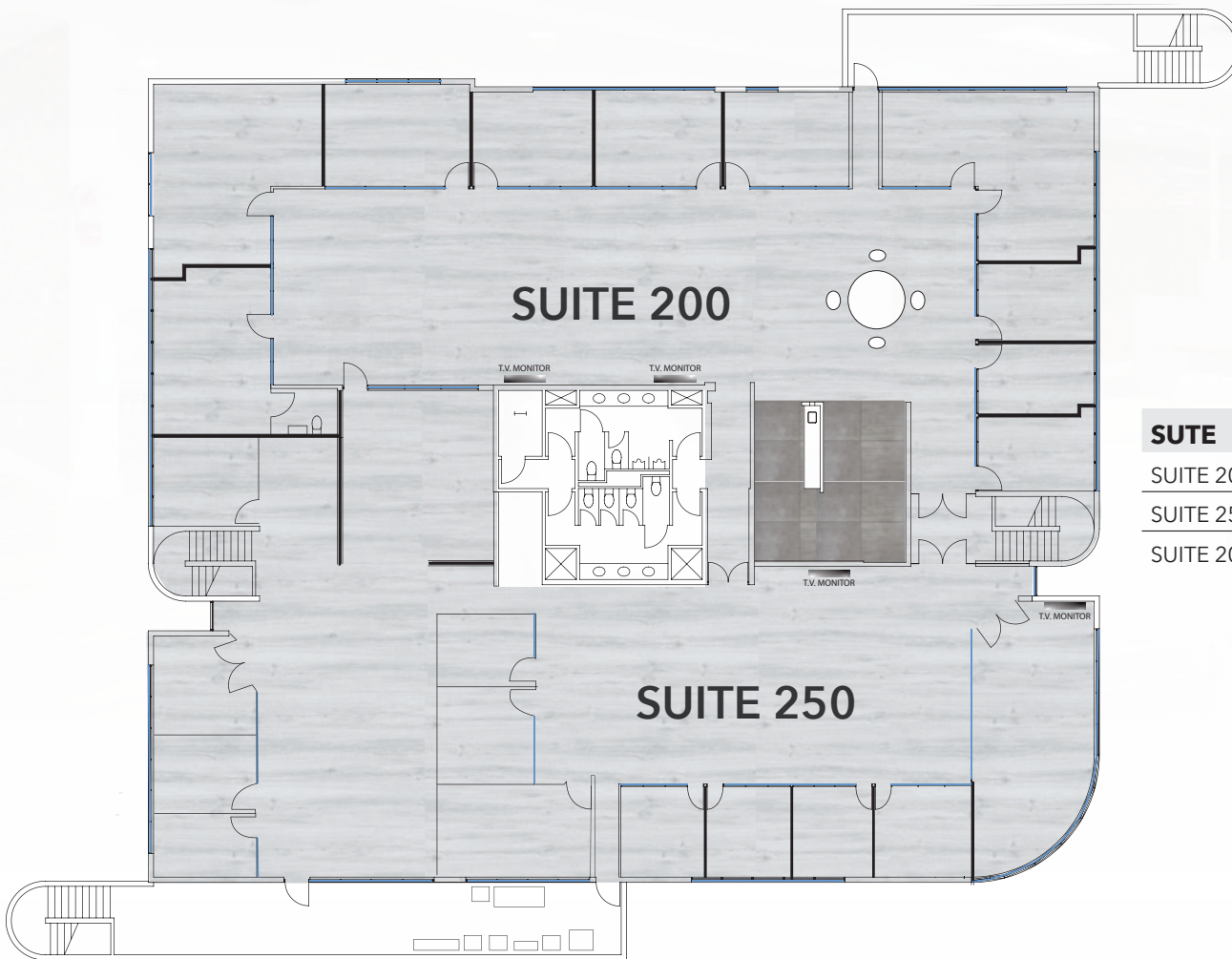
### UPCOMING RENOVATIONS

- Updated landscaping
- Refinished exterior surfaces
- Pickleball courts



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## floor plan



| SUTE           | SIZE       | DESCRIPTION                              |
|----------------|------------|--|
| SUITE 200      | ±5,704 SF  | 9 offices, conference room & kitchen     |
| SUITE 250      | ±6,303 SF  | 10 offices & conference room             |
| SUITE 200 /250 | ±12,007 SF | 19 offices, 2 conference rooms & kitchen |

# property aerial

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260,000  
CARS  
PER DAY

MAIN STREET



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## FITCH

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**DRIVEN**  
WORKSPACES

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