

34 - B MAUCHLY

Suite 200, Irvine CA 92618



FOR LEASE | 3,000 SF Office Suite in the Heart of Irvine Spectrum
Asking Rate: \$1.99/Gross





FOR LEASE

3,000 SF Office Suite in the Heart of Irvine Spectrum

Prime corner office suite featuring four private offices, a conference room, and a collaborative layout ideal for team interaction.






The space includes private restrooms, a full kitchen, and abundant natural light throughout. Conveniently located in the Irvine Spectrum with easy access to the 55 and 405 freeways and ample free surface parking. Perfect for professional users seeking a centrally located and functional workspace in a premier Irvine location.

34-B MAUCHLY

SUITE 200, IRVINE, 92618

For more information
John Manion
President

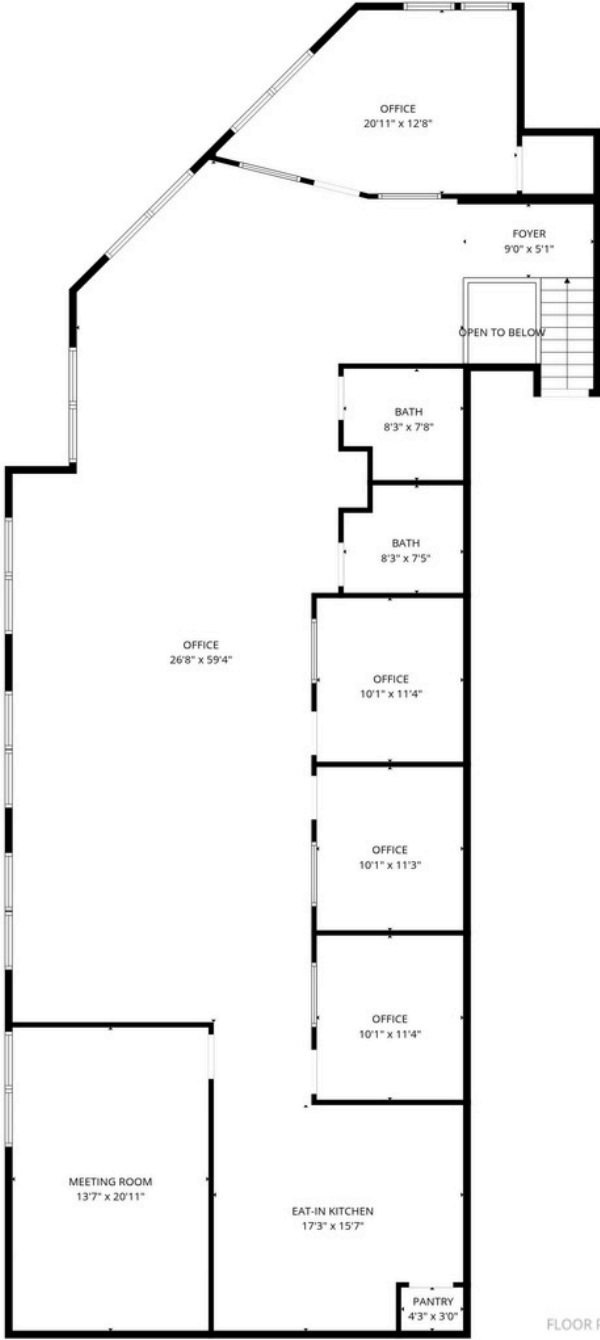
jmanion@principleca.com
949.207.6424
CA DRE License #01247695

 3,000 SF Office Suite	 Corner Unit	 Full Kitchen
 Collaborative Layout	 Conference Room	 Private Restrooms
 Four Private Offices	 Centrally Located w/ Easy Access to 55 & 405 freeways	 Free Surface Parking

PROPERTY PHOTOS



FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AERIAL MAP



IRVINE SPECTRUM CENTER

SUBWAY sweetgreen
 SHAKE SHACK Yogurtland
 Yard House CHIPOTLE
 UMIAMI BURGER 85° Wietzel's Pretzels
 adidas AMERICAN EAGLE
COTTON:ON
 GAP OLD NAVY TILLYS
 URBAN OUTFITTERS NORDSTROM
 The Cheesecake Factory

COSTCO WHOLESALE LIVING SPACES
SUBWAY Carli's Jr.

Starbucks 7-ELEVEN

SITE

Starbucks CHASE
 UPS WELLS FARGO

Starbucks Target

BURGER KING 24-FITNESS
 7-ELEVEN BIG O TIRES

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