

FOR LEASE

# THE PARC

7 CORPORATE PARK, IRVINE, CA 92606



KIDDER.COM

**km** Kidder  
Mathews



*A 37,177 SF multi-tenant office building, located in the larger (5) building creative office campus known as “The Parc”*



**ENERGY EFFICIENT**



**HIGH-END DESIGN**



**OUTDOOR AMENITIES**



**ONSITE COFFEE SHOP**



**CLOSE AIRPORT ACCESS**



**NEARBY RESTAURANTS & SHOPPING**

Energy efficient property equipped with ecosolargy system

Outdoor tenant lounges and multiple open-air patios

Close access to John Wayne airport

High-end lobby, common areas and creative office finishes

Onsite coffee shop - Coffee Dose

Close proximity to restaurants and shopping amenities

**7 MIN**

JOHN WAYNE AIRPORT (SNA)

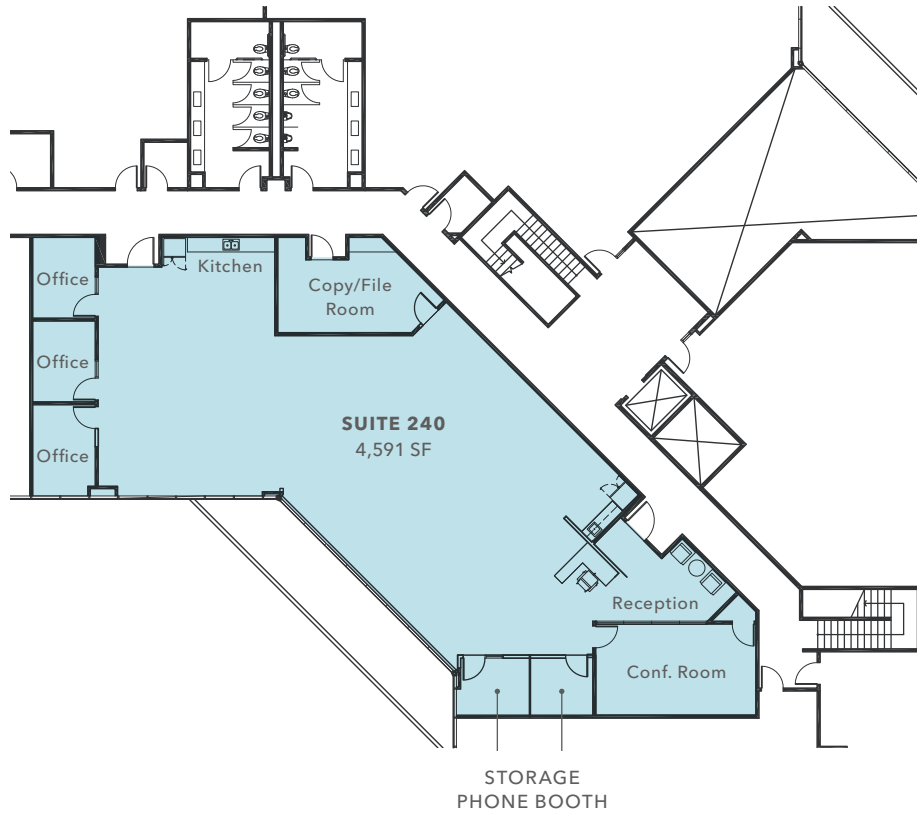
**4 MIN**

THE DISTRICT AT TUSTIN LEGACY SHOPPING



# SUITE 240 | FLOOR PLAN

## CURRENT CONFIGURATION



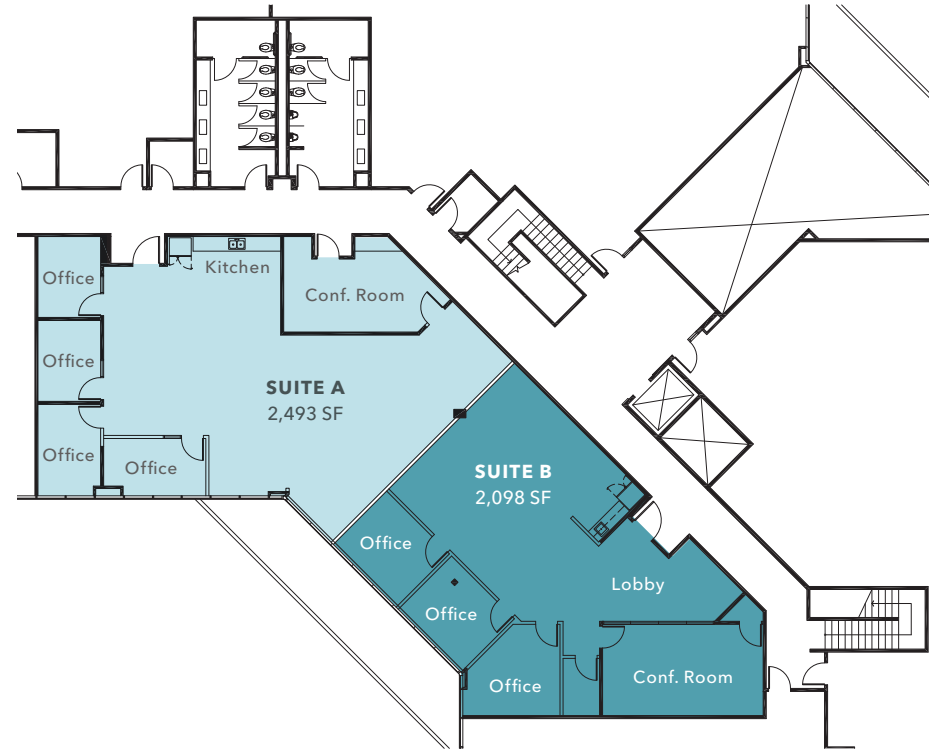
*NOW*

AVAILABLE

*4,591 SF*

TOTAL AVAILABLE

## HYPOTHETICAL DIVISIBILITY CONFIGURATION



*2,493 SF*

SUITE A

*2,098 SF*

SUITE B

# SUITE 240 | INTERIOR PHOTOS



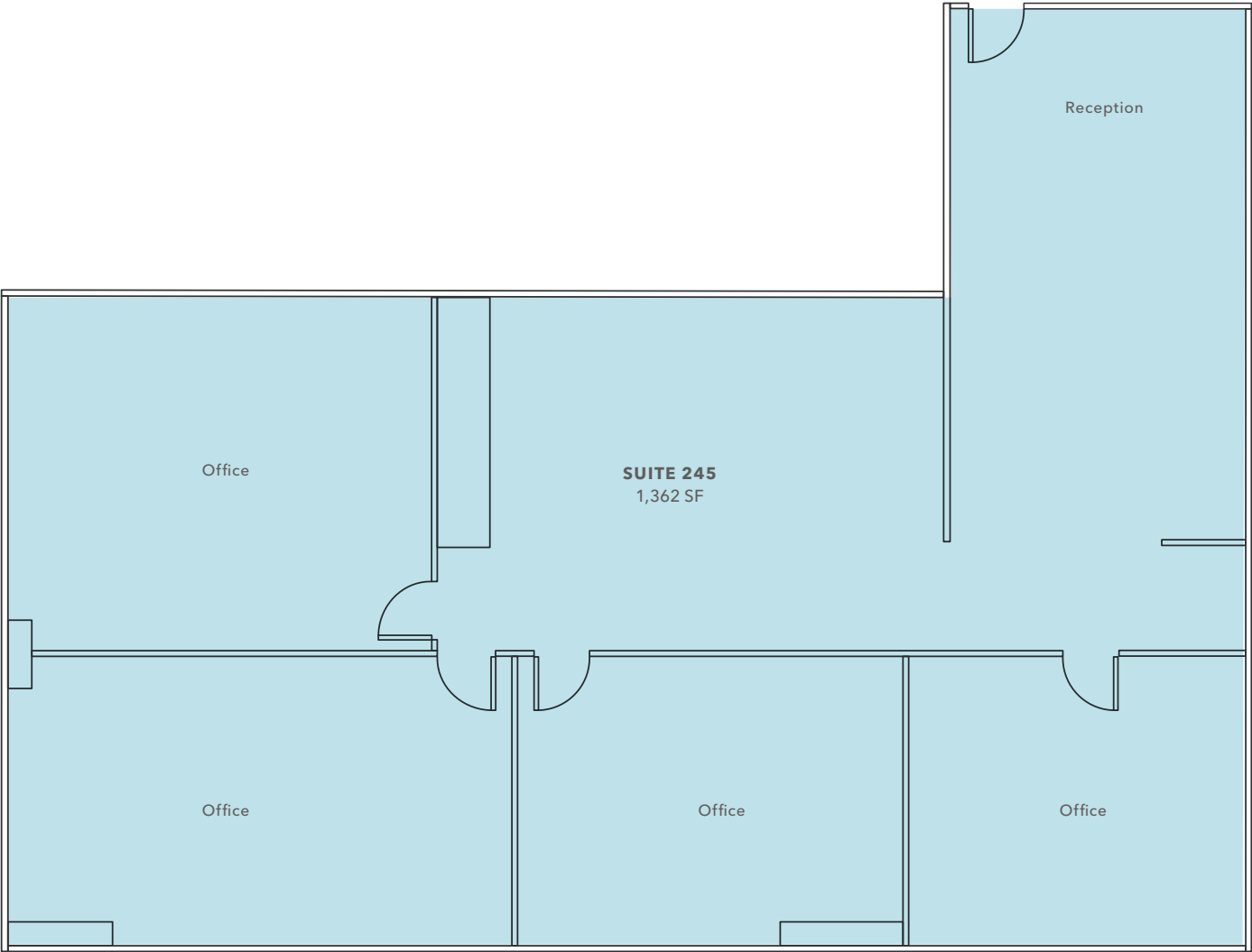
# SUITE 245 | FLOOR PLAN

*NOW*

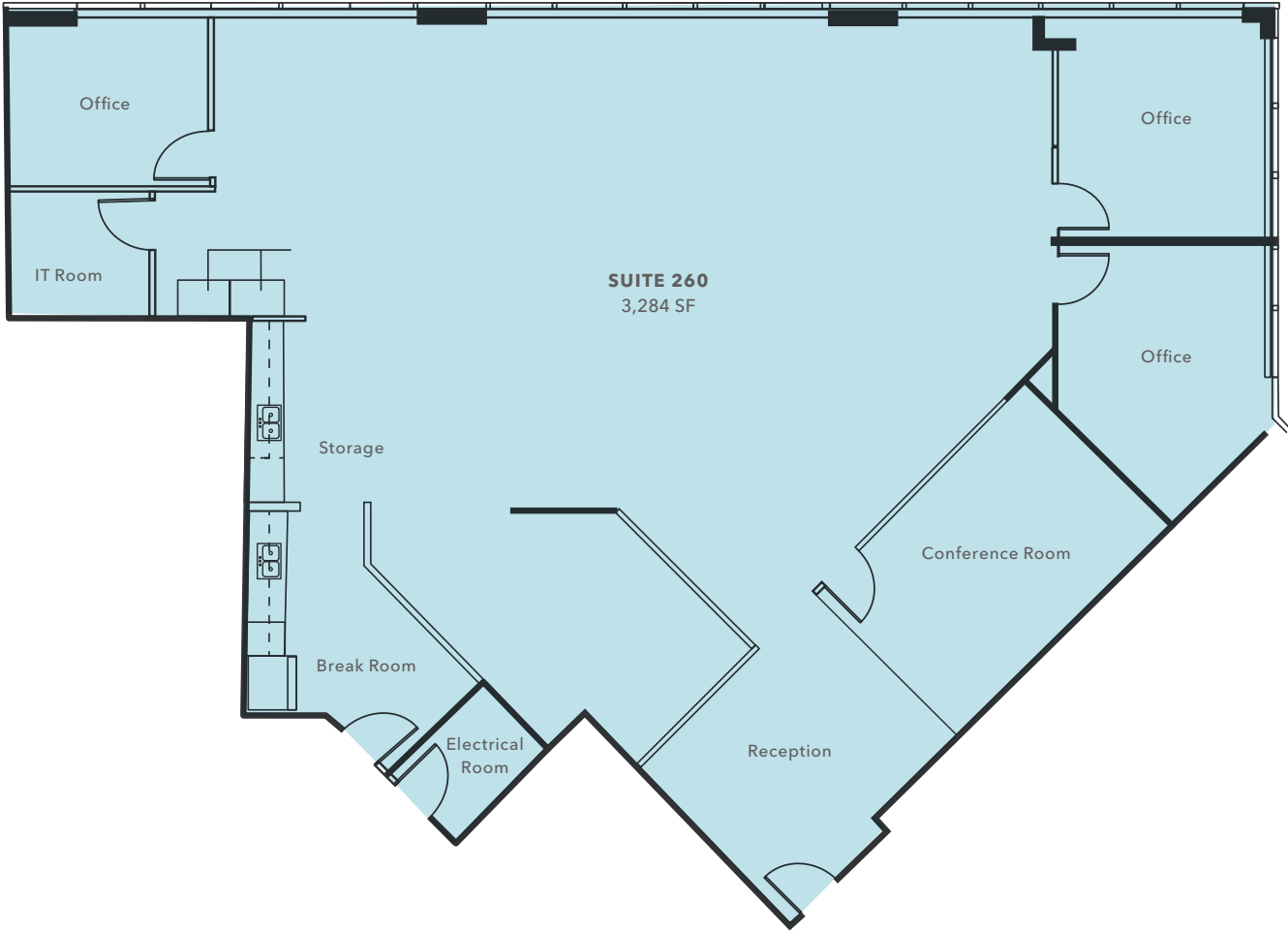
AVAILABLE

*1,362 SF*

TOTAL AVAILABLE



# SUITE 260 | FLOOR PLAN



*NOW*

AVAILABLE

*3,284 SF*

TOTAL AVAILABLE

# SUITE 260 | INTERIOR PHOTOS



THE PARC





**THE DISTRICT AT TUSTIN LEGACY**

BARNES & NOBLE	WHOLE FOODS MARKET	TJ-MAXX
Michaels	COSTCO WHOLESALE	LOWE'S
Target	PET SMART	AMC THEATRES

McDonald's	Chevron
Panera Bread	Arby's

**THE SQUARE**

7-ELEVEN	Carl's Jr.	FLAME & BROILER
Jordan Market	nékter	Starbucks

**CROSSROADS**

LA FITNESS	STONE ISLAND	CAVA
Target	URBAN PLATES	CHASE

**DIAMOND JAMBOREE**

MART	7 LEAVES	BCD TOFU HOUSE
85° Bakery Cafe	GGG ICHIBANYA	Meet Fresh
SUL & BEANS	Cherry's	WISHY CRAB

**WESTPARK PLAZA**

SPROUTS FARMERS MARKET	Marshalls	MART
CROSSROADS	Starbucks	Olive Garden

JOHN WAYNE AIRPORT

# THE PARC

*For more information on this property, please contact*

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