

2575 McCABE WAY

IRVINE • CA



FOR LEASE
SUITE SIZES FROM ±214 SF TO ±3,238 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



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

JASON G. DIROCCO

SVP/Partner

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Voit
Real Estate Services

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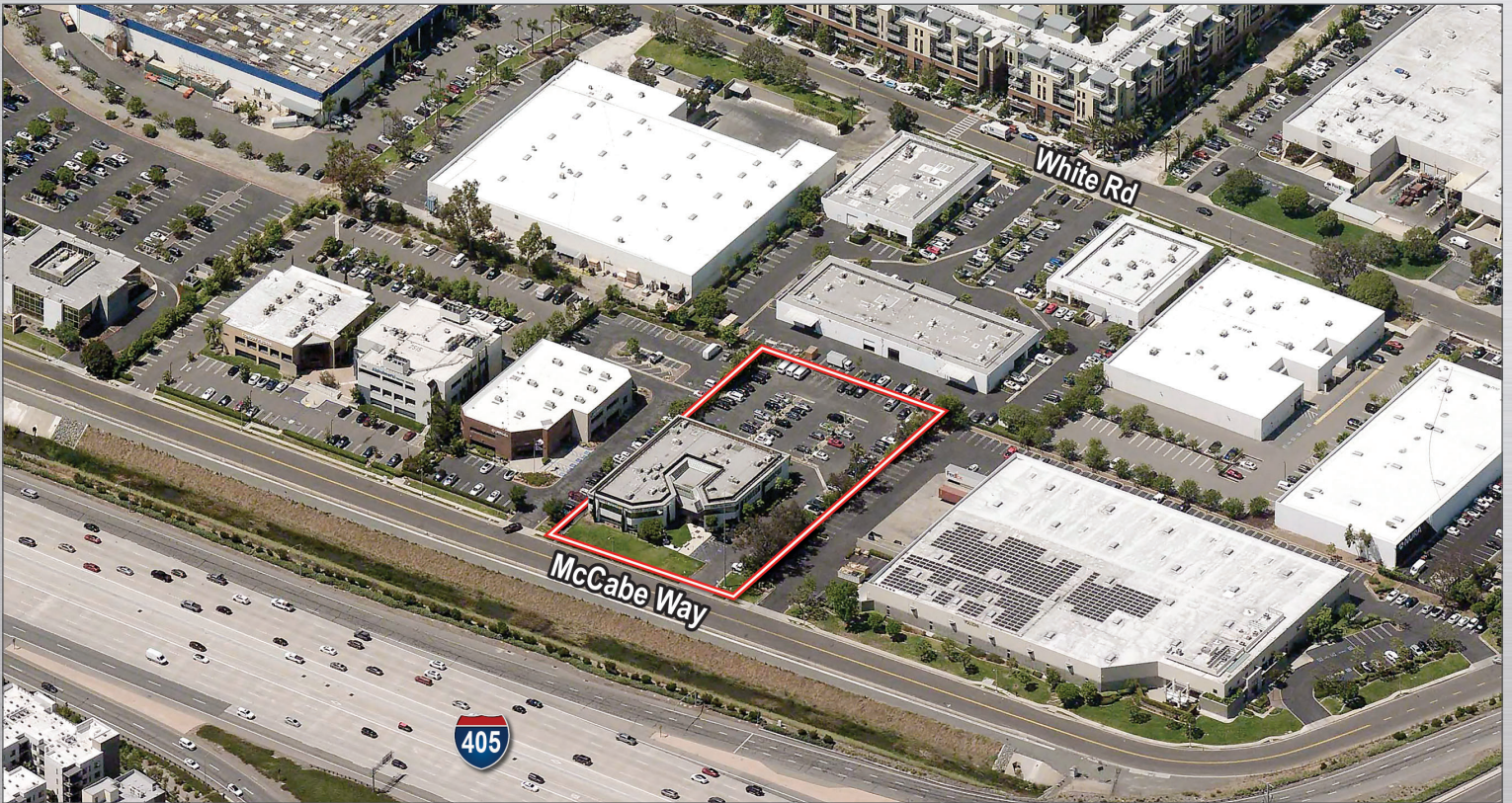
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AVAILABILITIES & AERIAL - 2575 MCCABE WAY

Suite 112	±3,238 RSF	\$3.99 FSG	5 offices, open area, brand new ground floor creative space.
Suite 242	±214 RSF	\$3.99 FSG	One office
Suite 245	±272 RSF	\$3.99 FSG	One office

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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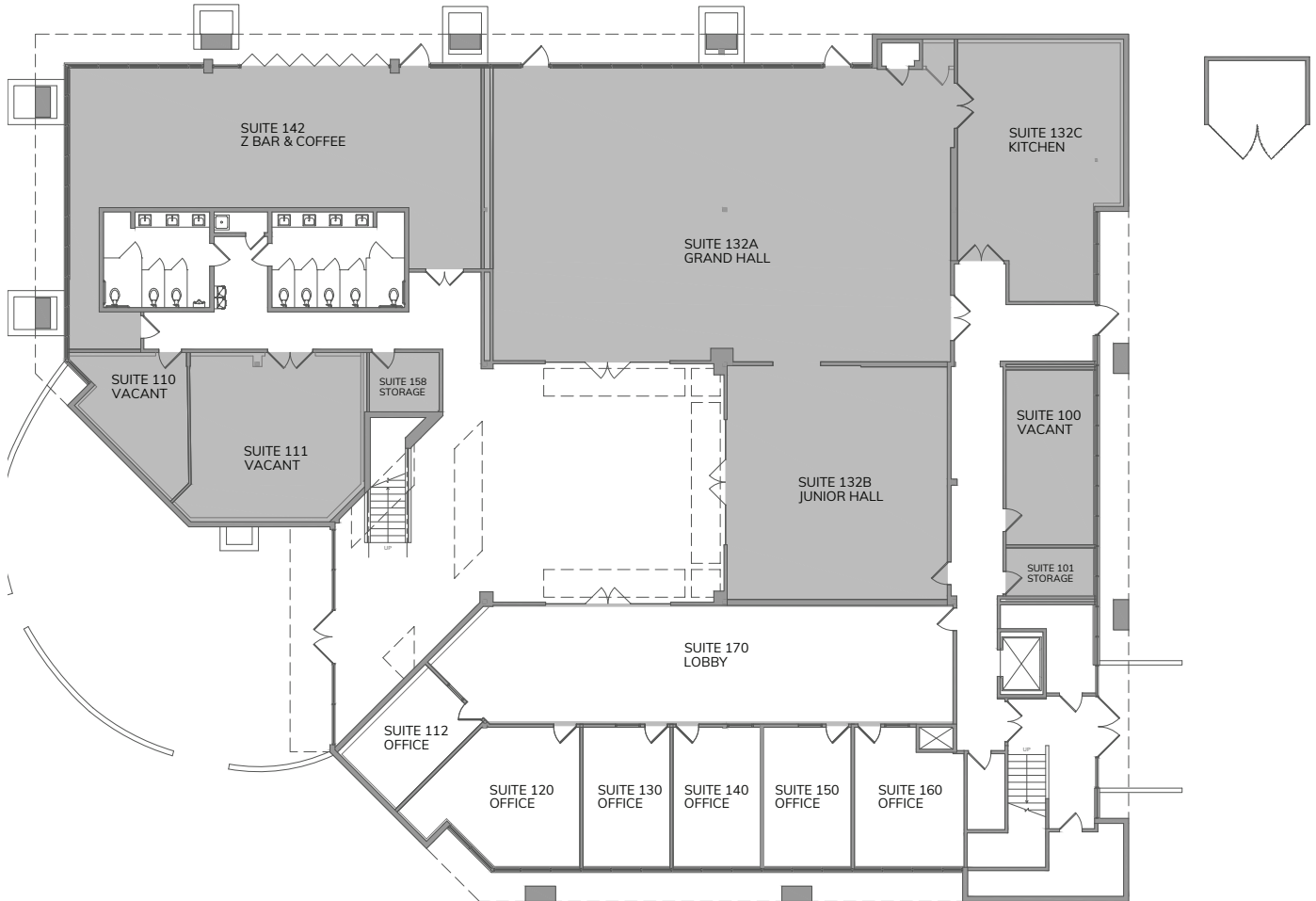
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1ST FLOOR - SUITE 112 - 2575 MCCABE WAY



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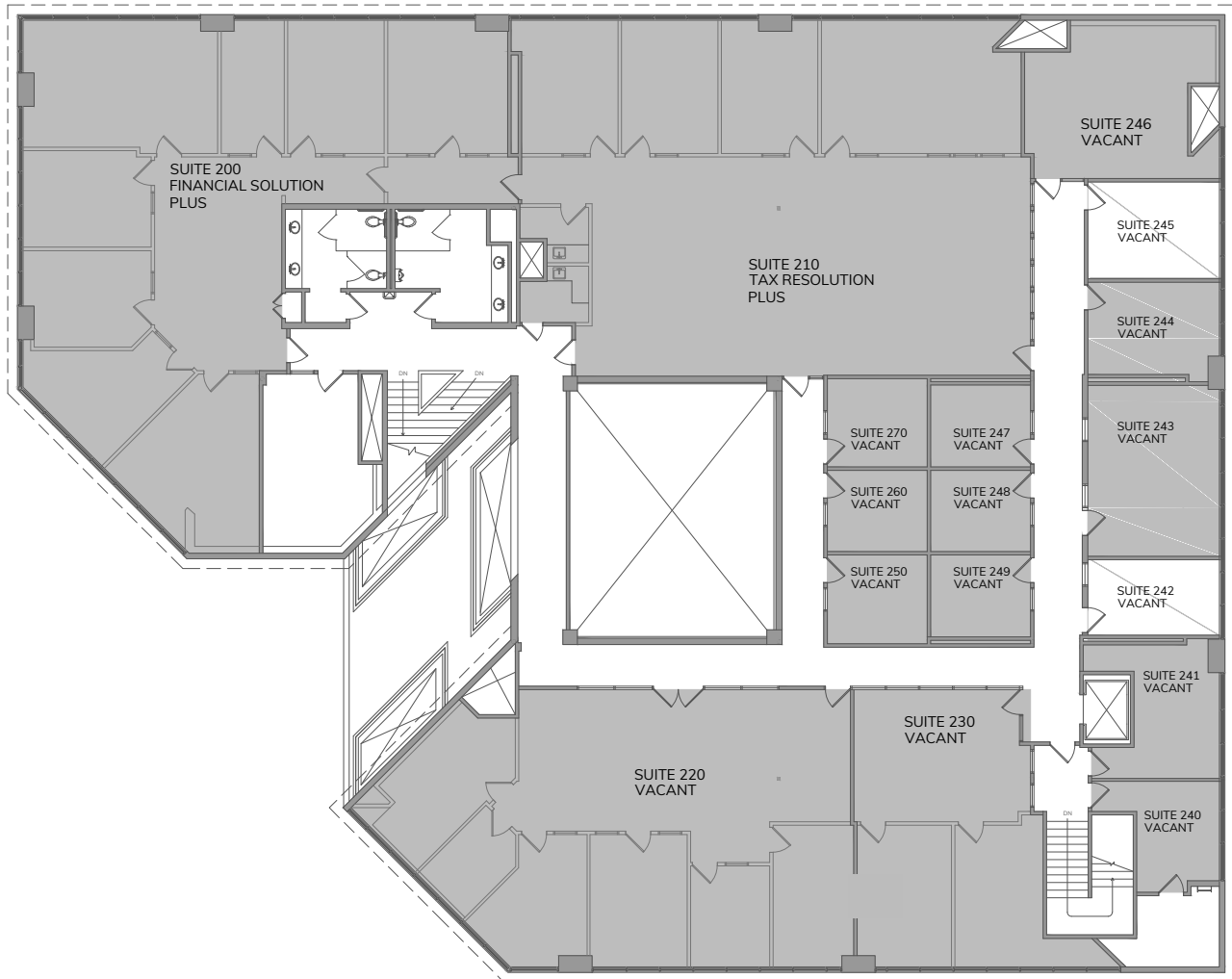
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2ND FLOOR - 2575 MCCABE WAY



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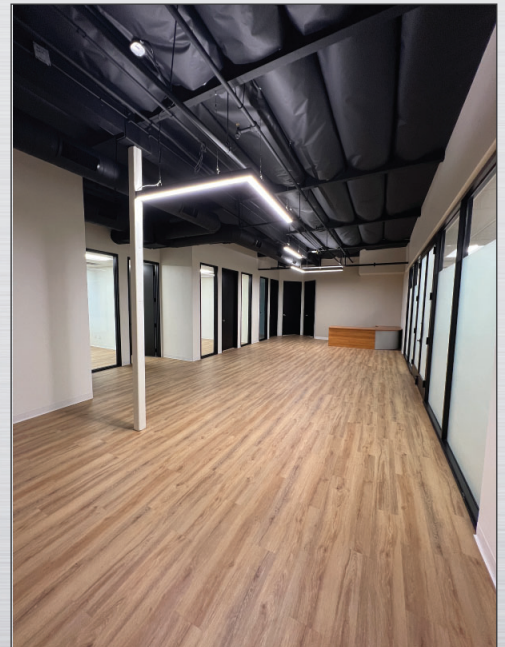
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