

SMITH | FRYER | WATTS

FREESTANDING INDUSTRIAL/FLEX BUILDING - CORPORATE IDENTITY & PRIME LOCATION



FOR LEASE

45 TESLA | IRVINE SPECTRUM | ±11,923 SQUARE FEET | \$1.80 NNN

DAVE SMITH
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

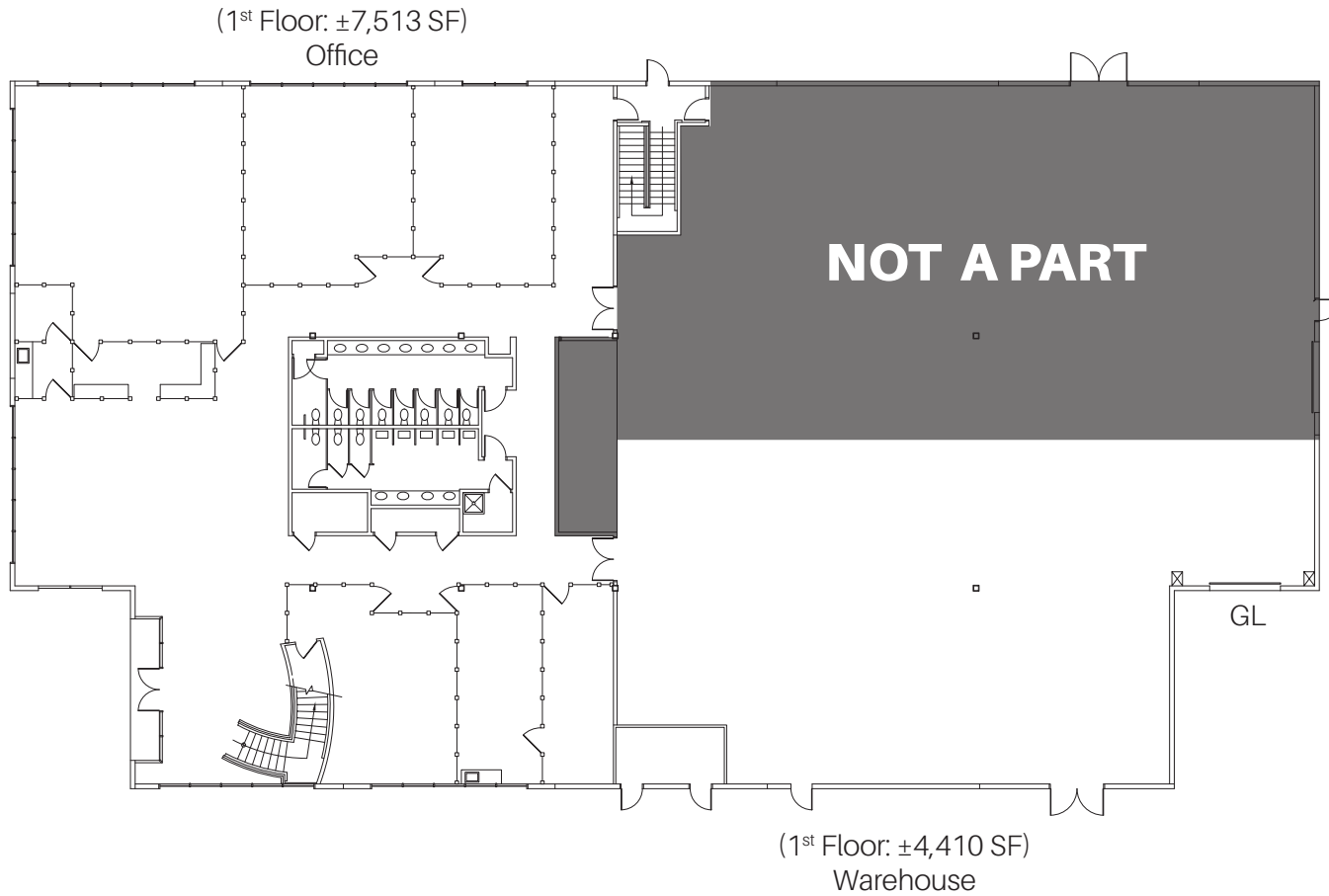
PROPERTY OVERVIEW

45 TESLA | IRVINE SPECTRUM

- Part of Larger ±25,026 SF High Image Two-Story Free-Standing Industrial Building.
- Suite 100:
 - ±11,923 Square Feet
 - ±7,513 SF Office and ±4,410 Warehouse
- One (1) Ground Level Loading Door: 10' x 15'
- Power: 1200 Amps (Tenant to Verify)
- Clear Height: 24 Feet
- 5.4A Zoning
- Construction: Reinforced Concrete
- Fully Sprinklered
- Drive Around Building
- Prime South OC Irvine Spectrum Location
- Ideal Corporate Headquarters
- Newer Construction - Built in 2001
- Creative Office on First Floor
- Skylights Throughout Warehouse
- Flexible Layout & Extensive Window Line
- Ample Free Surface Parking (3.5:1000)
- Close Proximity to the Irvine Spectrum Center & Numerous Retail Amenities
- Situated Near New High End Residential/Multi-Family Developments
- Immediate Access to the 5, 405, 73 & 133 FWYS
- **ASKING LEASE RATE: \$1.80 NNN (NNN EXPENSES = ±\$0.46 PSF)**



FLOOR PLAN



45 TESLA

IRVINE SPECTRUM, CALIFORNIA



EXTERIOR IMAGES

45 TESLA | IRVINE SPECTRUM





IRVINE
**SPECTRUM
CENTER.**

Great Park

**LAGUNA HILLS
RETAIL CENTER**

SPECTRUM CROSSROADS

45 TESLA
IRVINE SPECTRUM

PLAZA DEL LAGO

LAKE FOREST GATEWAY

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45 TESLA

IRVINE SPECTRUM, CA

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IRVINE SPECTRUM, CALIFORNIA



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