

16782 VON KARMAN

IRVINE, CA



AVAILABLE FOR LEASE

Flex / Warehouse Space

LEASED BY:

RW | REDWOOD
WEST

WELCOME TO

16782 VON KARMAN AVENUE

Rare opportunity to lease a Flex/Warehouse unit off Von Karman in the heart of Irvine. 8,746 SF unit comprised of approx. 50/50 office to warehouse ratio. Highly functional unit with clean finishes, high ware-house ceilings, and functional office space. Convenient access to the 405, 55, and 73 Freeways and close to retail amenities.

- Lease Rate: \$1.85/sf NNN
- Total Industrial Warehouse: +/- 4,373 SF
- Total Office: +/- 4,373 SF
- Clear Height: +/- 27 feet to deck
- GL Loading: One (1)
- Sprinklered: Yes
- Free Surface Parking (8 common / 6 reserved)
- Power: 3 phase 225 amps. To be verified by Tenant
- High-end Kitchenette



AREA OVERVIEW

18782 VON KARMAN AVE

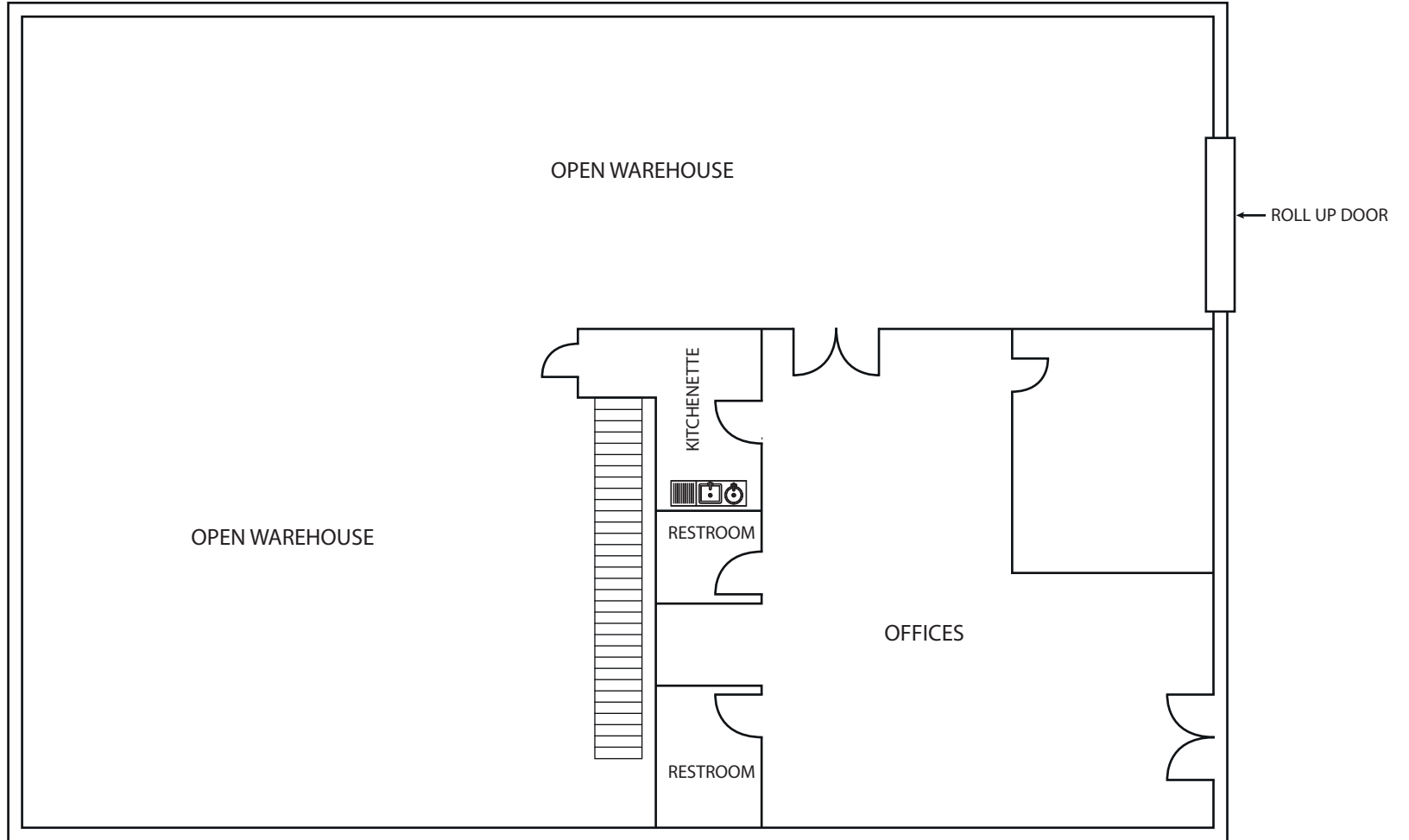
CREATIVE OFFICE SPACE



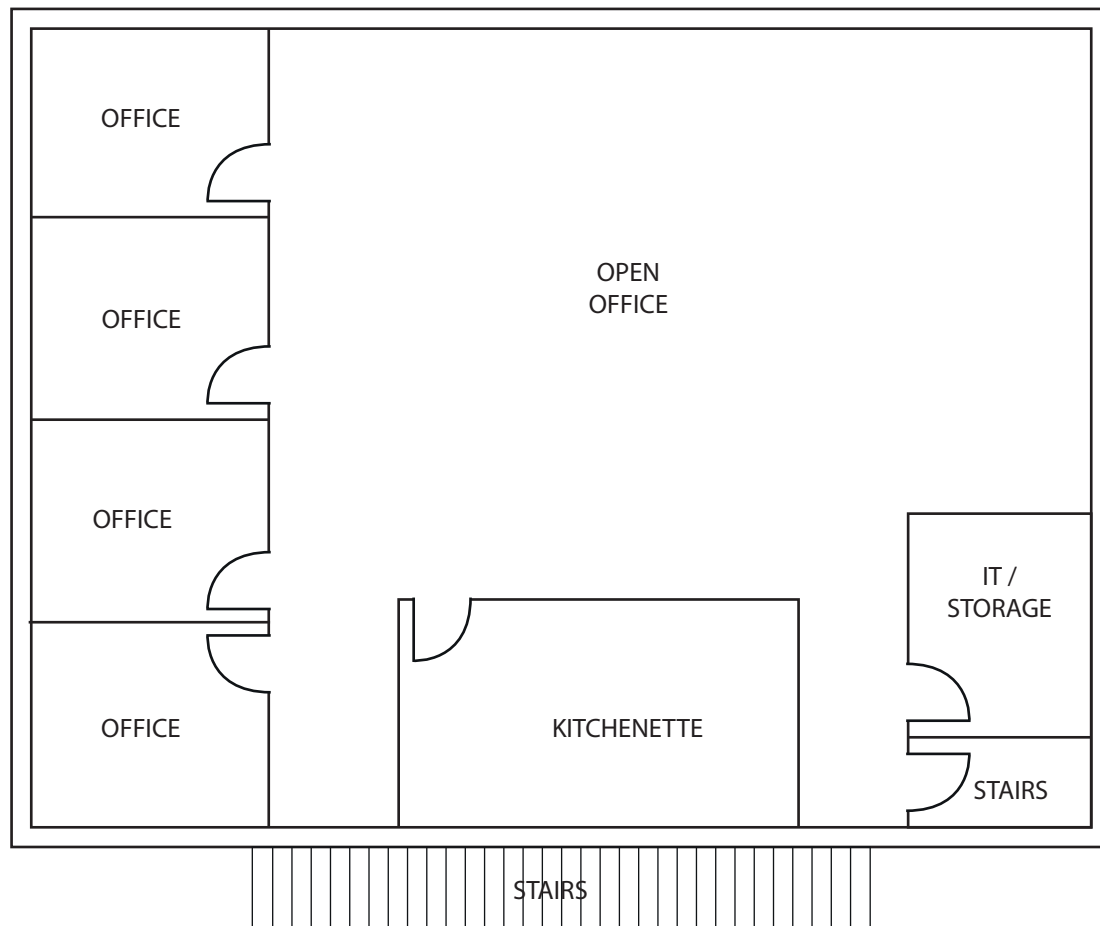
CREATIVE OFFICE SPACE

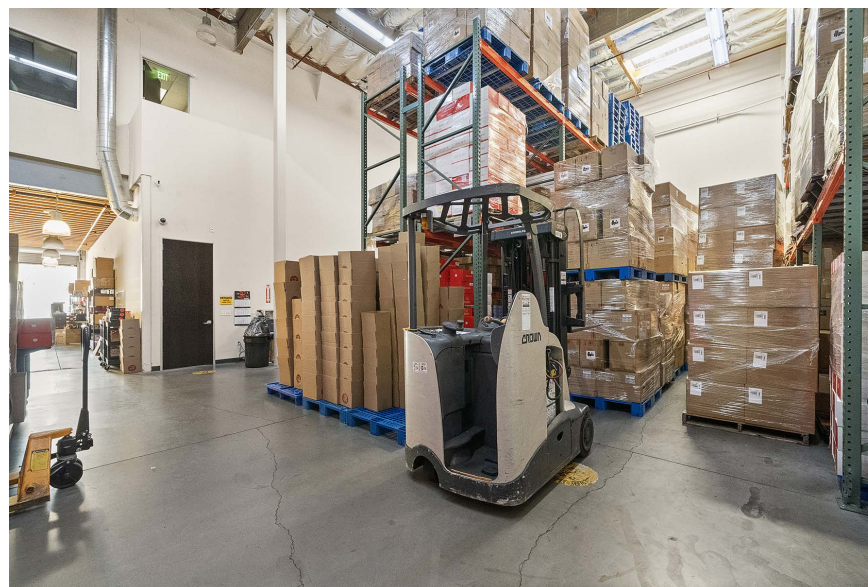
18782 VON KARMAN AVE

First Floor



Second Floor





16782 VON KARMAN

IRVINE, CA

For more information, please contact:

Ben Gott

949.945.2648

ben@redwoodwest.com

Lic. #01724507

Christian Heffelman

949.945.2645

christian@redwoodwest.com

Lic. #02101426



LEASED BY:

RW | REDWOOD
WEST

The information contained in this document has been obtained from sources believed reliable. While Redwood West does not doubt its accuracy, Redwood West has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction to the suitability of the property for your needs.