

CIISIP

CENTERSTONE PLAZA

4000-4050 BARRANCA // IRVINE // CALIFORNIA 92604

OFFICE / MEDICAL SPACE AVAILABLE



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NEWMARK

CBRE



REAL ESTATE
INVESTORS

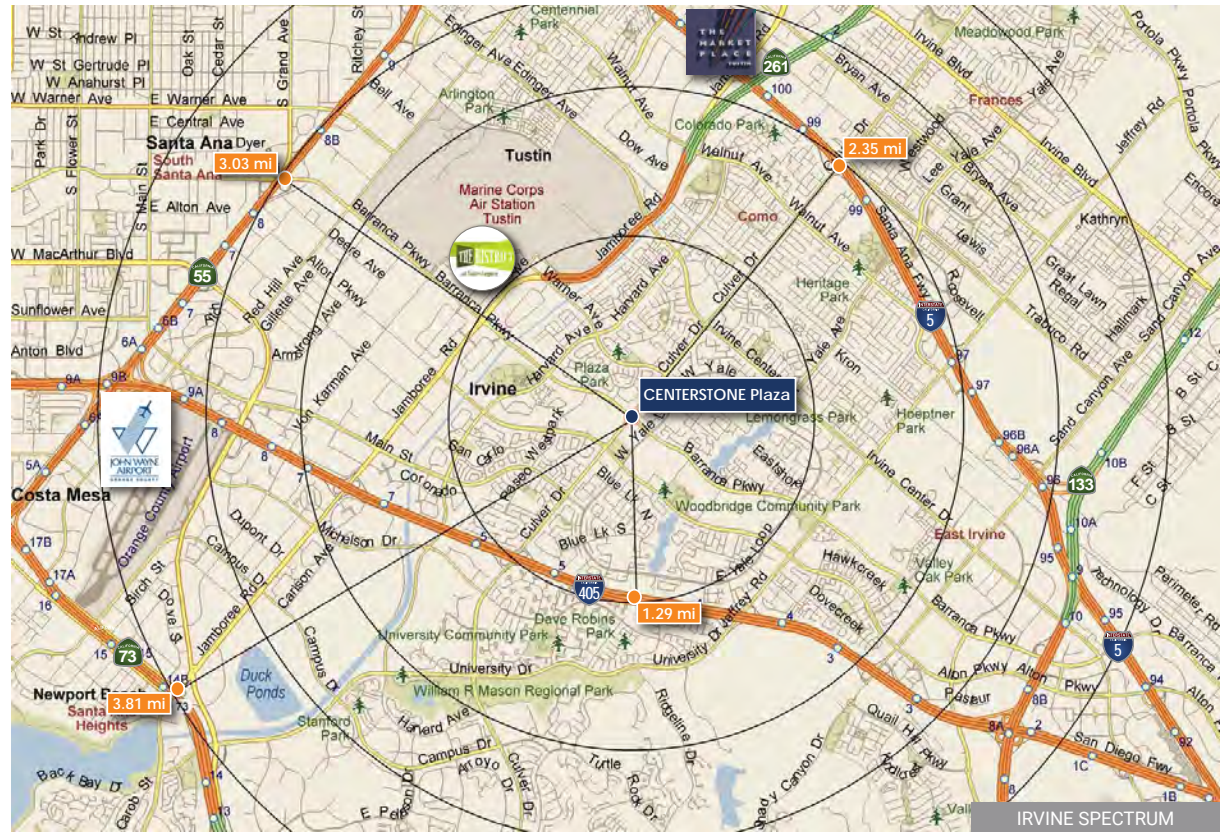


HIGHLIGHTS

- Small suites to large blocks of space
- Parking ratio: 4-5.5/1,000 SF
- Free surface parking
- Professionally managed office campus
- Excellent corporate image
- Easy access to I-405 and I-5
- Walking distance to numerous nearby amenities
- Restaurants on site are Mimi's Cafe and Islands
- Owned by strong institutional ownership

OVERVIEW

Centerstone Plaza, in Irvine is a four-building office campus comprised of approximately 158,000 square feet, featuring spacious abundantly landscaped common areas and a striking red brick facade, and includes an on-site management office. Located in a suburban setting in the heart of Irvine, Centerstone Plaza includes two full-service restaurants, and lies within easy walking distance to two major shopping centers. It also affords easy access to and from the San Diego and Santa Ana Freeways. It is a short five minute drive from the Orange County Airport, Irvine Spectrum, and Newport Beach business districts.



Centerstone Plaza is a close drive to The District, Irvine Spectrum, The Market Place, and John Wayne Airport.



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NEW YORK LIFE

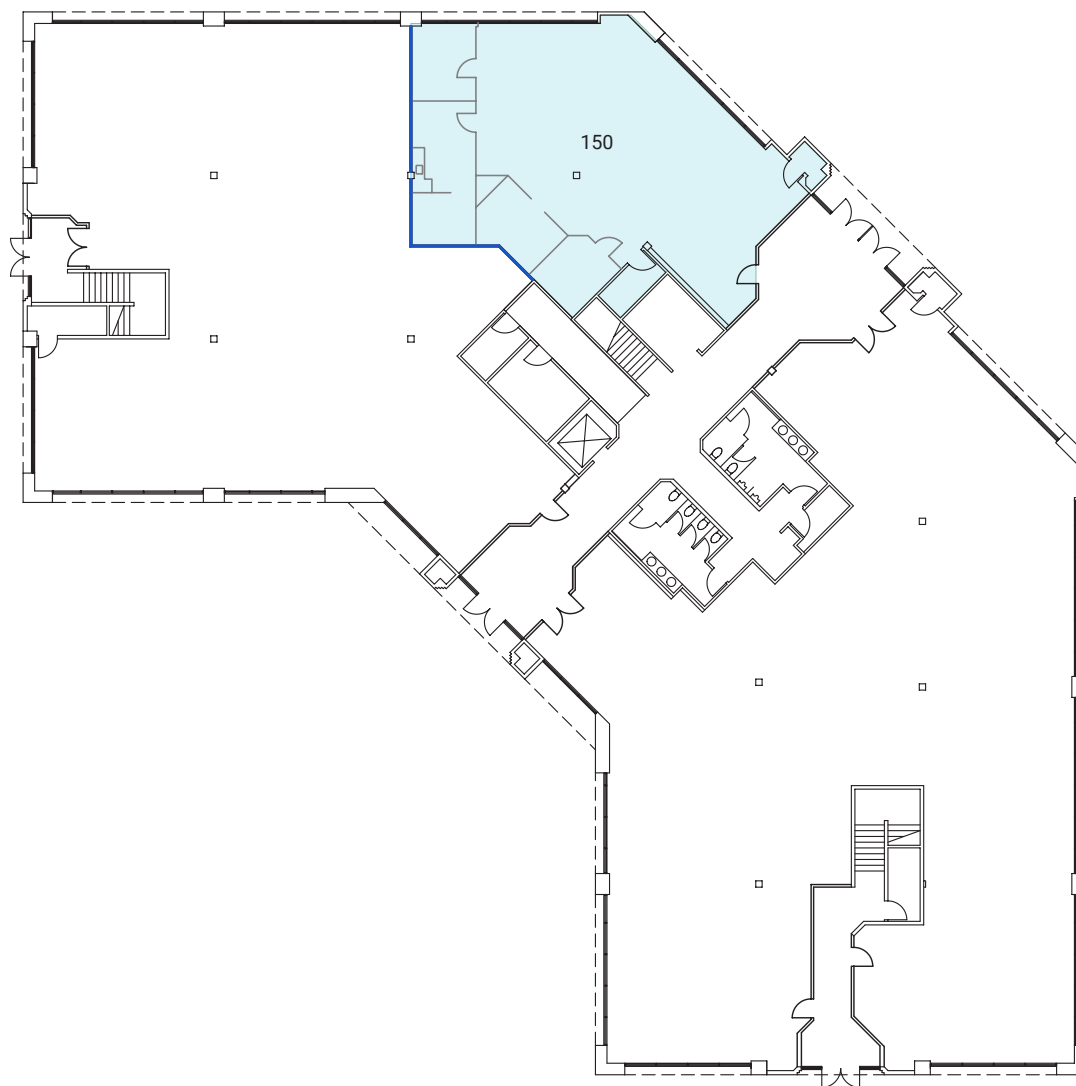
REAL ESTATE INVESTORS

BUILDING 4010

FIRST FLOOR

SUITE 150 - 2,659 SF

- Former Bank Branch.
- TIs to suit, Vault can be removed.
- Available w/ 60 days notice



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INVESTORS**

BUILDING 4010

SECOND FLOOR

SUITE 252 - 2,167 SF

- Excellent Psychology office layout
- Enclosed Reception, 8 private offices, IT Closet
- Contiguous with adjacent suite

SUITE 265 - 1,177 SF

- Former class room space with 1 private office, storage room, and a waiting room.
- Available w/ 30 days notice



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NEW
YORK
LIFE

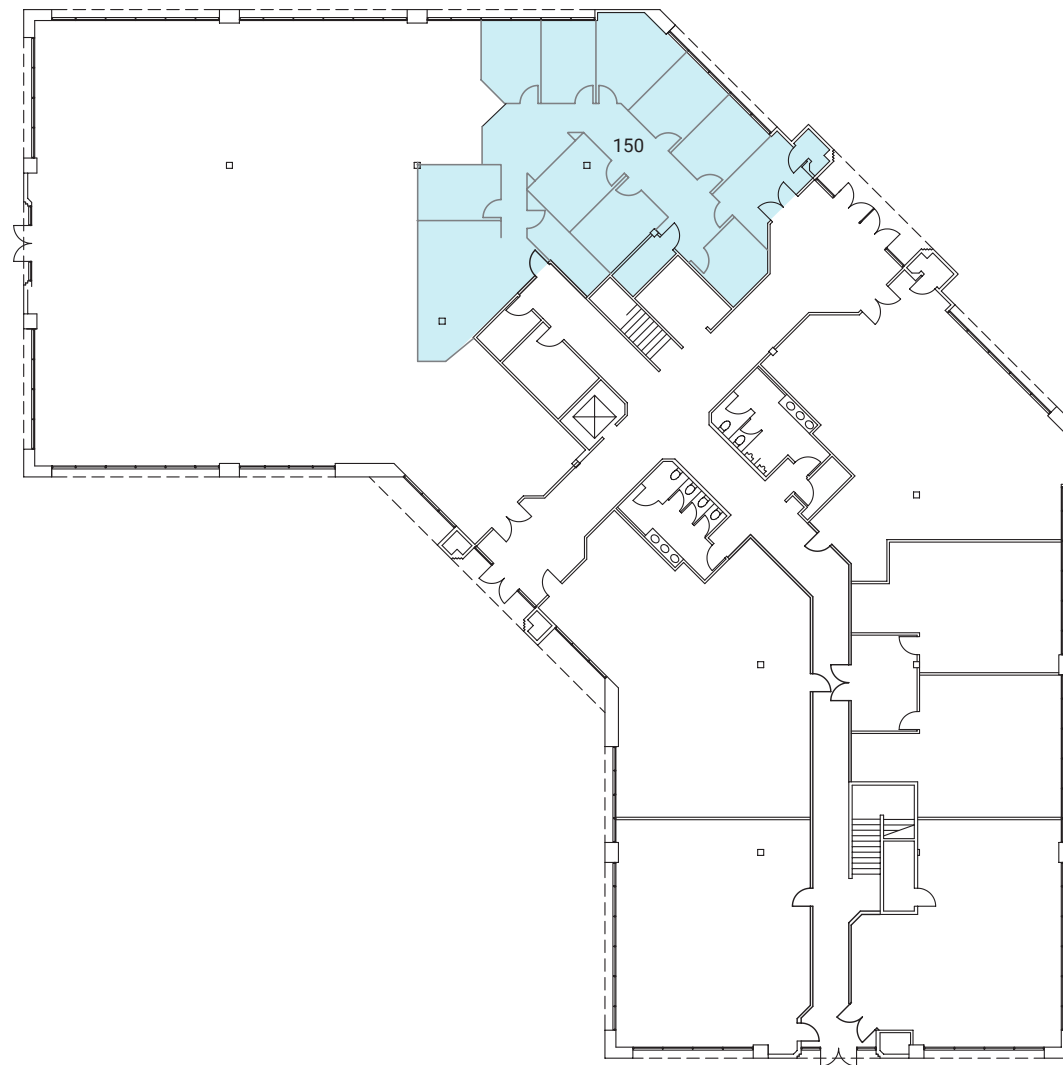
REAL ESTATE
INVESTORS

BUILDING 4040

FIRST FLOOR

SUITE 150 - 2,563 SF

- Breakroom
- Multiple Private Offices



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**REAL ESTATE
INVESTORS**

BUILDING 4040

SECOND FLOOR

SUITE 240 - 1,355 SF

- Reception
- 5 Private Offices
- Break Area
- Open collaboration area



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