

# FOR LEASE

**PROMO RATE**

**\$1.00 NNN**

FOR 1<sup>ST</sup> 3 MONTHS, \$1.75 NNN THEREAFTER

AND

**BROKER BONUS**

**\$1.00 PER SQUARE FOOT**

WITH MINIMUM 3-YEAR LEASE

# 25 EDELMAN

IRVINE SPECTRUM, CA

±13,463 SF AVAILABLE

(DIVISIBLE TO ±7,236 SF OR ±6,227 SF)

# AVAILABLE FOR LEASE

- **Promo Rate: \$1.00 NNN for First 3 Months, \$1.75 NNN Thereafter (Nets=\$0.65)**
- **Building Top Signage and Eyebrow Signage Available**
- **Brand New Modern Glass Suite Entrances**
- **Prime Irvine Spectrum Location**
- **Double-Door Entry**
- **High-End Creative Office**
- **Exposed Ceiling with Hard-Lid Ducting**
- **High-End Stone Flooring**
- **Floor to Ceiling Glass**
- **Elevator Served**
- **Dedicated/Reserved Surface Free Parking**
- **Outdoor Patio / Lunch Area**
- **Immediate Access to 5, 405 & 133 Freeway**



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# 25 EDELMAN

IRVINE, CA 92618

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# AVAILABILITIES

# 25 EDELMAN

IRVINE, CA 92618

Suite	Size	Suite Description
200	±13,463 (Divisible)	2 Conference Rooms, Executive Office, 19 Private Offices, Large Break Room and Open Area

Asking Rate: \$1.75 NNN (NETS=\$0.65) **PROMO RATE \$1.00 NNN FOR FIRST 3 MONTHS, \$1.75 NNN THEREAFTER**



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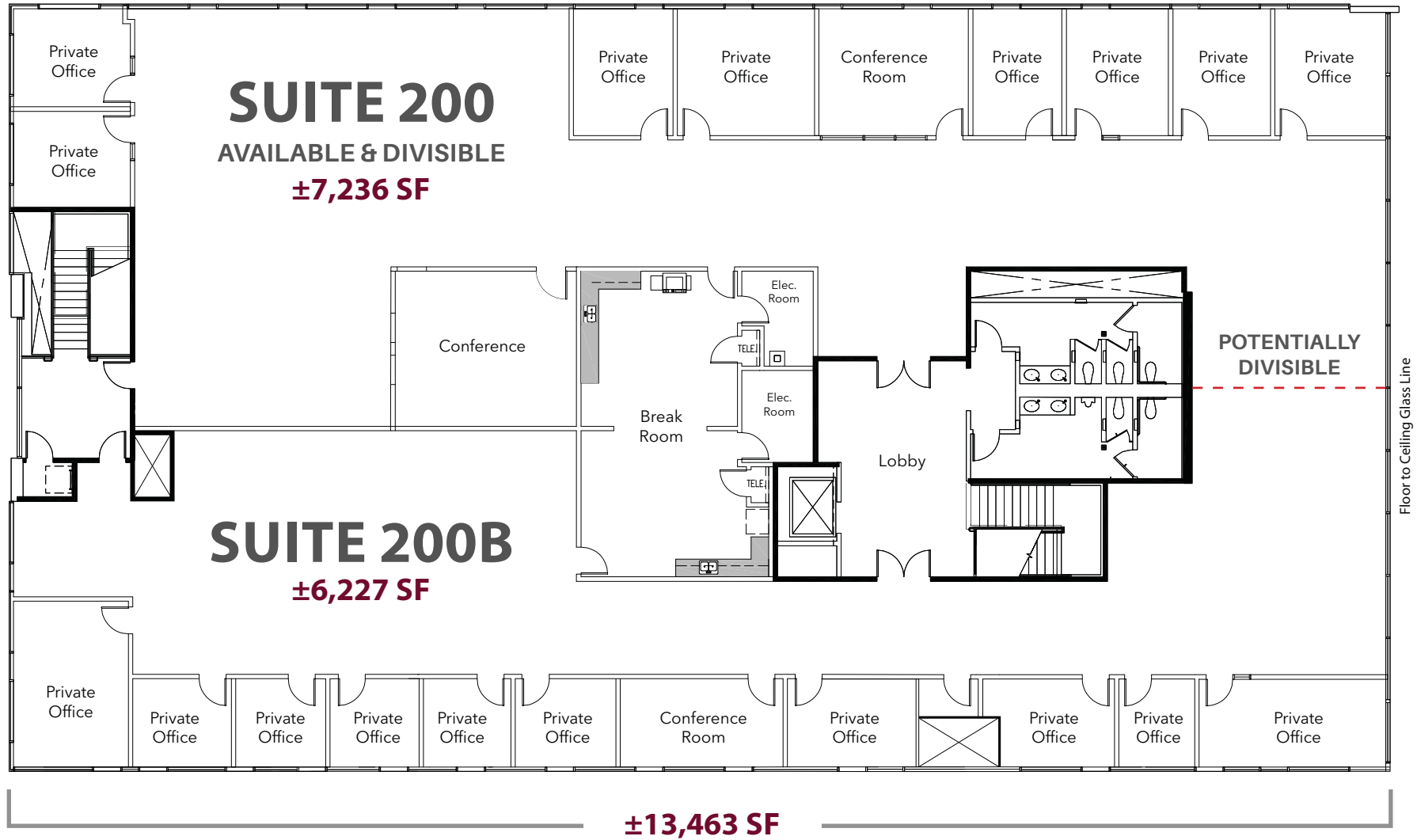


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## FLOOR PLAN

SECOND FLOOR  
DIVISIBLE







**25**  
EDELMAN



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