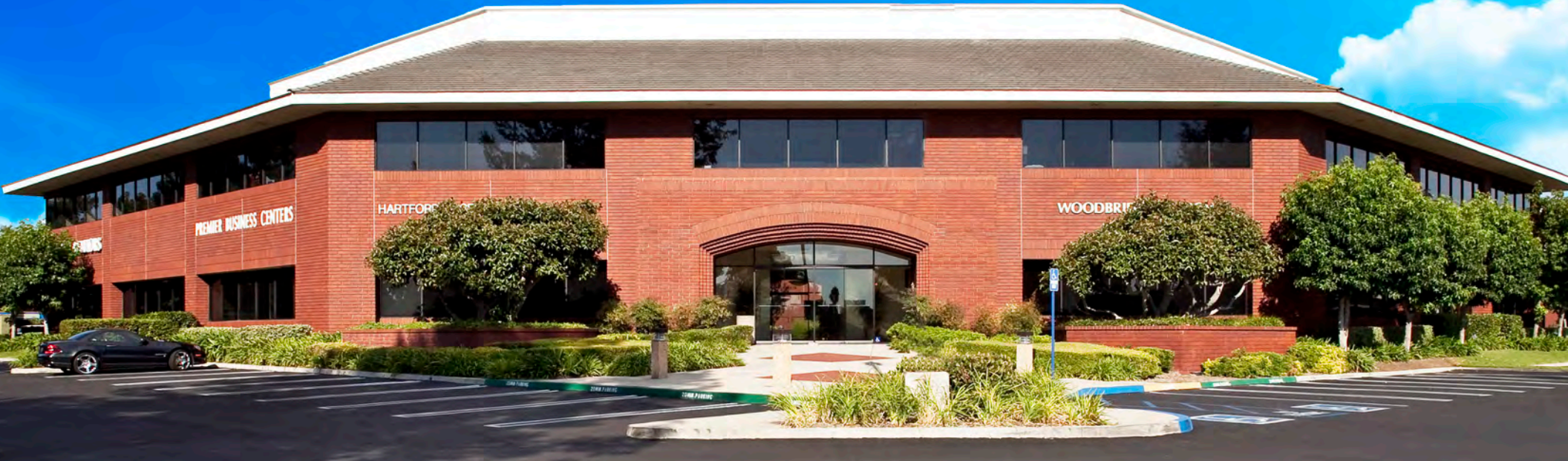


CIISIP

CENTERSTONE PLAZA

4000-4050 BARRANCA // IRVINE // CALIFORNIA 92604

OFFICE / MEDICAL SPACE AVAILABLE



Exclusive Agents:

ANDREW ROBBEN

CA RE License #01372891

t 949-608-2073

andrew.robber@nrmk.com

18401 Von Karman Avenue, Suite 150

Irvine, CA 92612

(Corporate CA RE License #01355491)

JOHN SCRUGGS

CA RE License #01796826

t 949-842-5897

john.scruggs@cbre.com

3501 Jamboree Rd. Suite 100

Newport Beach, CA 92660

(Corporate CA RE License #00409987)

NEWMARK

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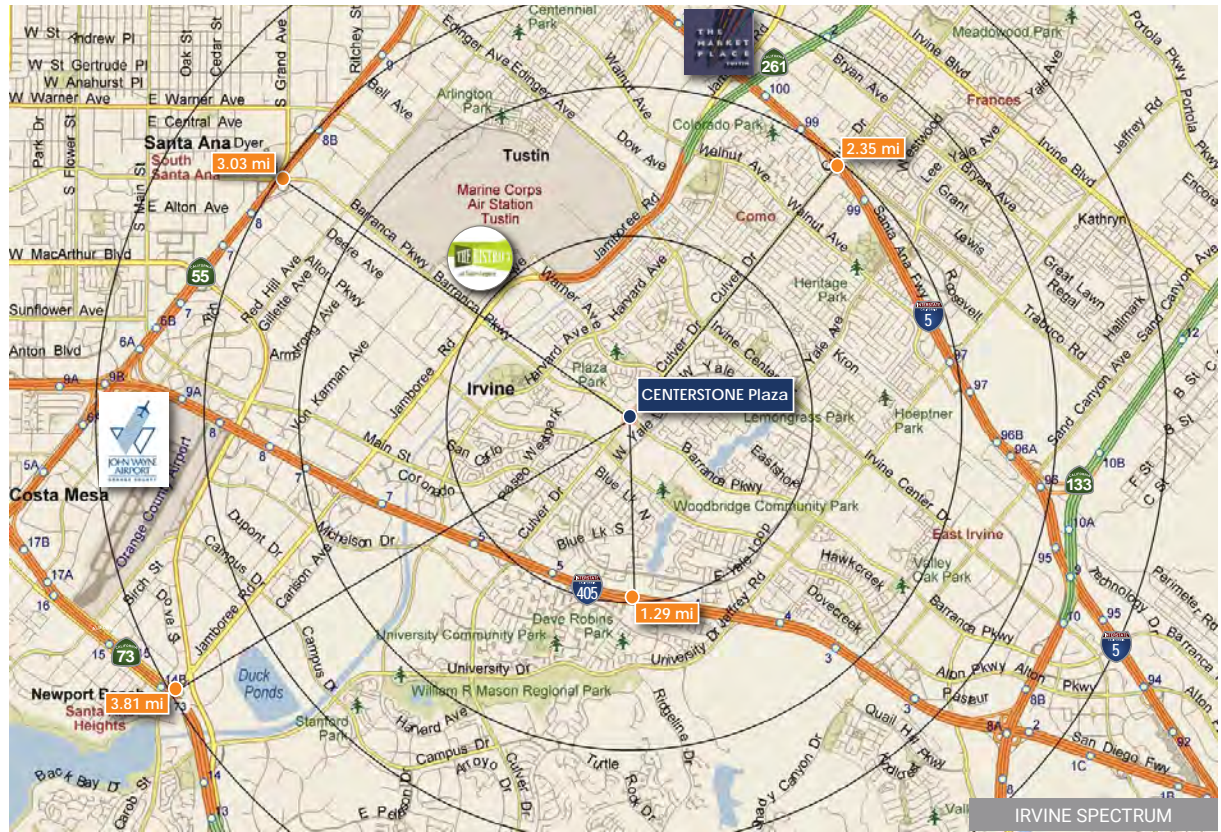
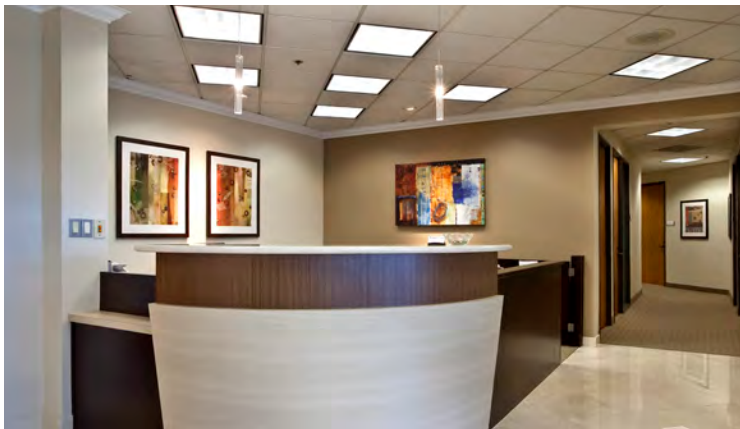


HIGHLIGHTS

- 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

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BUILDING 4040

SECOND FLOOR

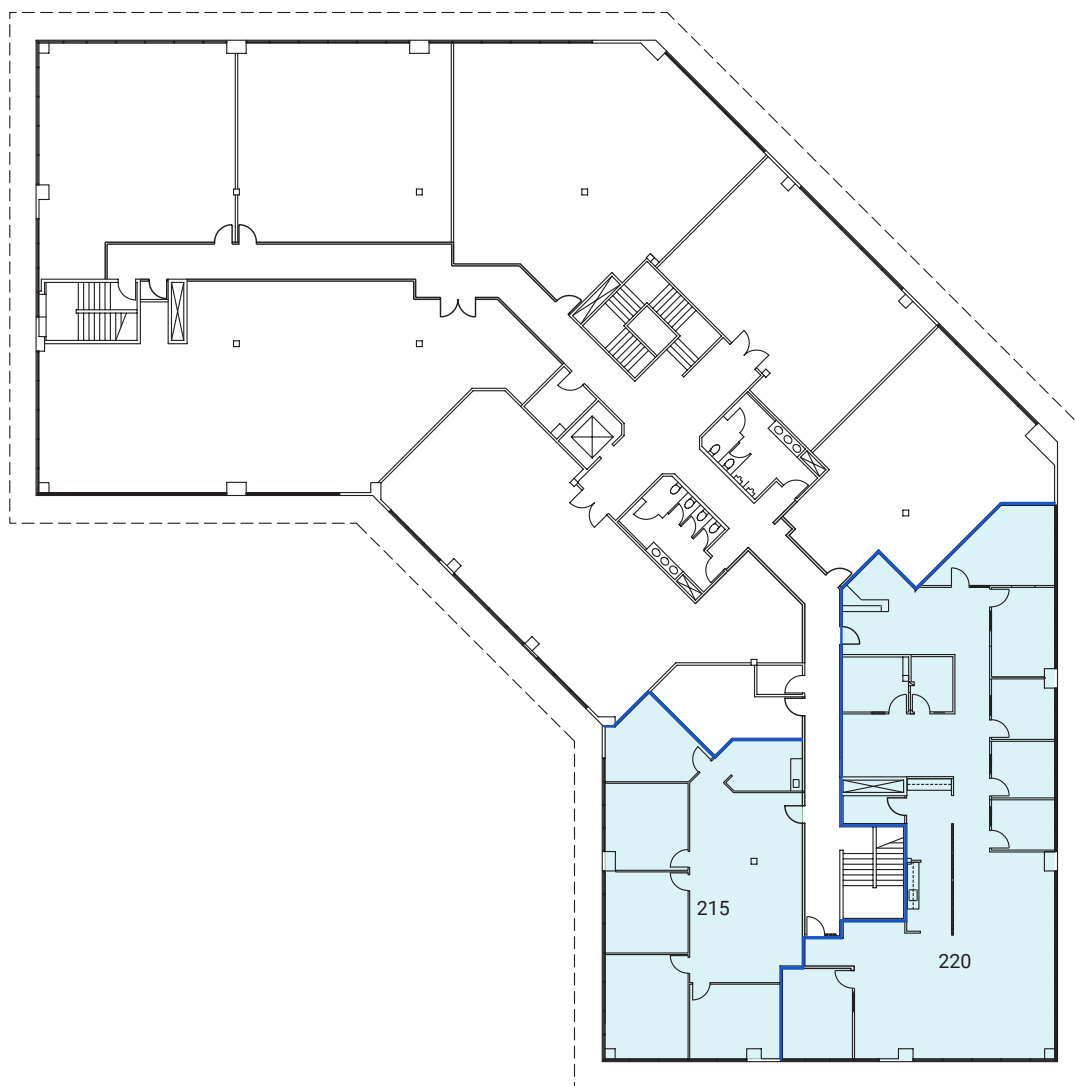
SUITE 215 - 2,153 SF

- 4 large private offices, conference room, break room and open collaborative area

SUITE 220 - 3,881 SF

- Reception, 6 private offices, conference room, break room, IT/storage Room and open collaborative area (Available January 2026)

* 215/220 Contiguous – 6,034 SF



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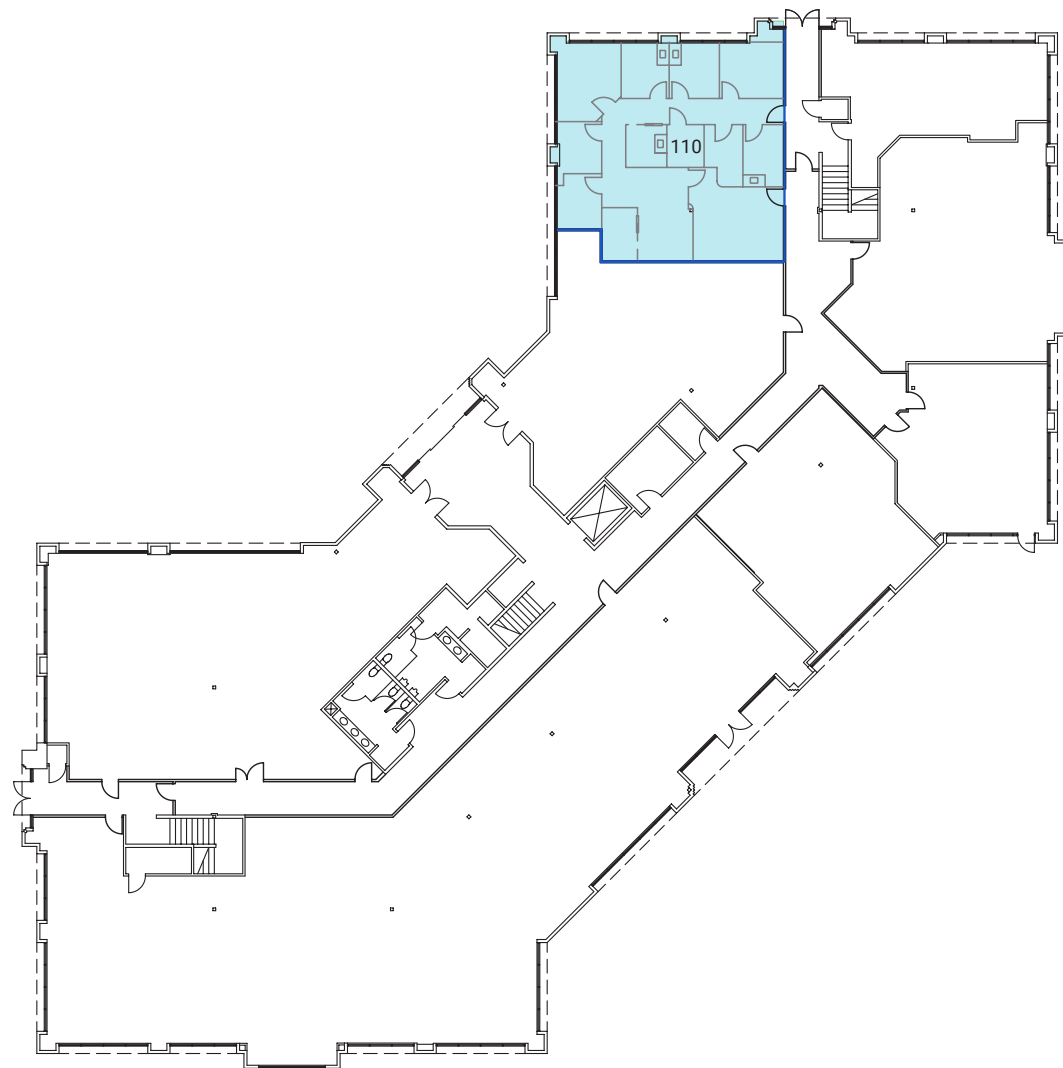
**REAL ESTATE
INVESTORS**

BUILDING 4050

FIRST FLOOR

SUITE 110 - 1,857 RSF

- Fully improved ground-floor clinical office suite
- Plumbed exam rooms
- Multiple access points



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