

2532  
WHITE RD, IRVINE, CA

FLEX INDUSTRIAL  
±12,576 SF FOR LEASE  
CREATIVE OFFICE LAYOUT

2532

Caitlyn Minimalist

**TIDEMARK**  
Real Estate Services

3188 Airway Avenue., Bldg. A  
Costa Mesa, CA 92626  
Corp. Lic. 02185646

**CONTACT US**

**TAYLOR SNYDER, MBA**  
Senior Vice President  
(949) 533-1321  
taylor@tidemarkrealestate.com  
DRE Lic. 02092420

**PAT LACEY**  
Executive Vice President  
(714) 875-4134  
pat@tidemarkrealestate.com  
DRE Lic. 00988663

# FEATURES - 2532 WHITE RD IRVINE, CA

2532 White Road is a prominent, free-standing flex/industrial building in the heart of the Irvine Business Complex appealing to the contemporary Orange County business lifestyle.

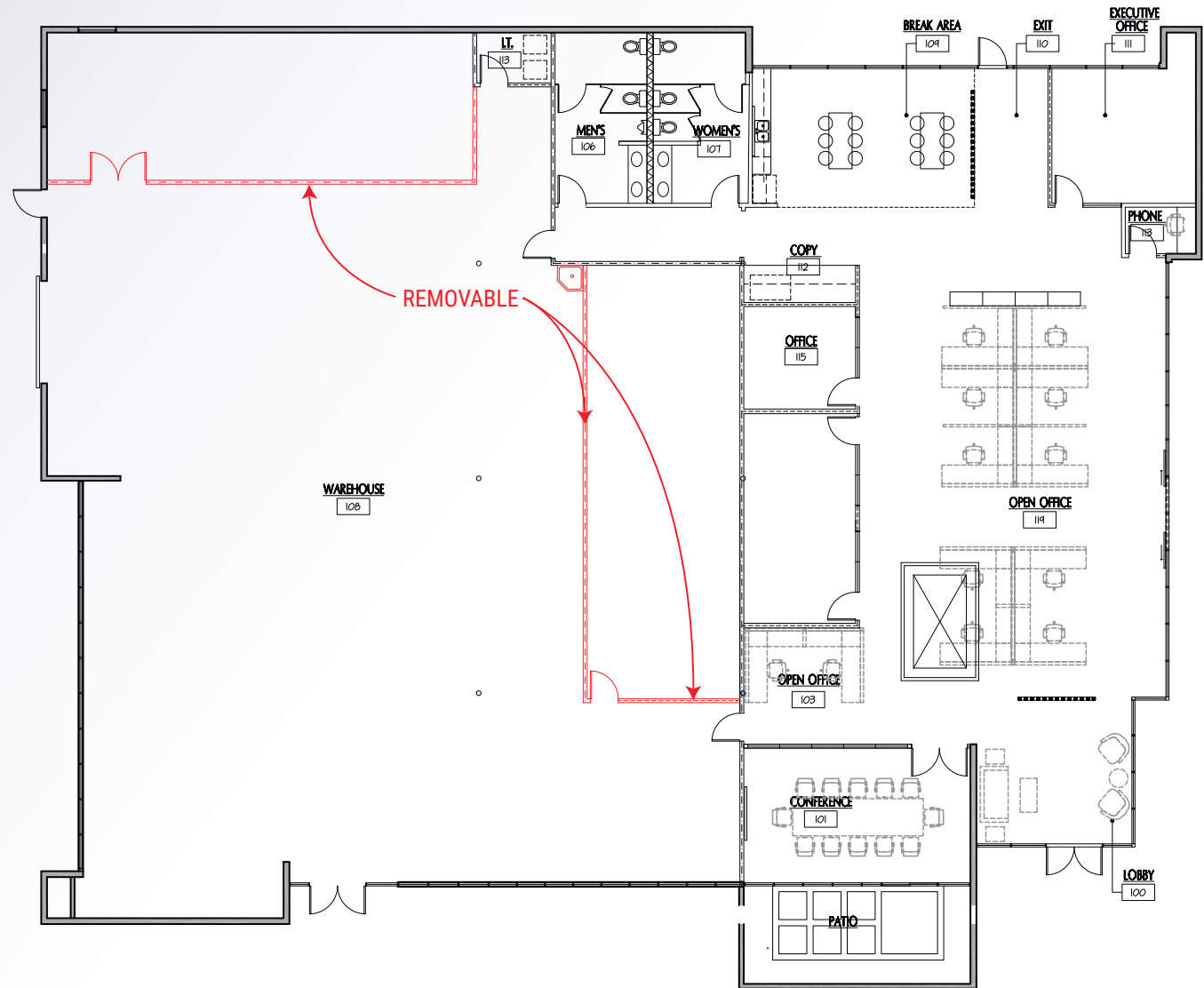
- ±12,576 SF total
- ±4,500 SF of new (5 years) creative office space
- Generous surface parking (3.7 : 1,000 SF)
- Extensive glass line on three sides providing abundant natural light
- Flexible 5.1 "multi-use" zoning (uses include industrial, R&D, manufacturing, and professional)
- One (1) ground-level loading door
- 400 amps of power (verify)
- 16' warehouse clear height
- Fully air-conditioned space available if required
- Amenity-rich area with fast-fresh and upscale dining venues within walking distance
- Immediate access to 405 / San Diego Freeway at Jamboree Road





# HIGHLIGHTS

- ±12,576 SF total
- ±4,500 SF creative office
- ±8,000 SF warehouse
- Glass line on all sides
- Executive office plus 3 private offices
- Lively glass conference room with adjacent decorative patio
- Acoustically private phone room for workstation employees
- Collaborative open-air break area





MCCABE WAY

VON KARMAN AVENUE



WHITE ROAD

JAMBOREE ROAD

MAIN STREET

# NEARBY AMENITIES



DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Tidemark Real Estate Services, Inc., its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.