

FOR SALE OR LEASE ±2,883 - ±3,891 SF

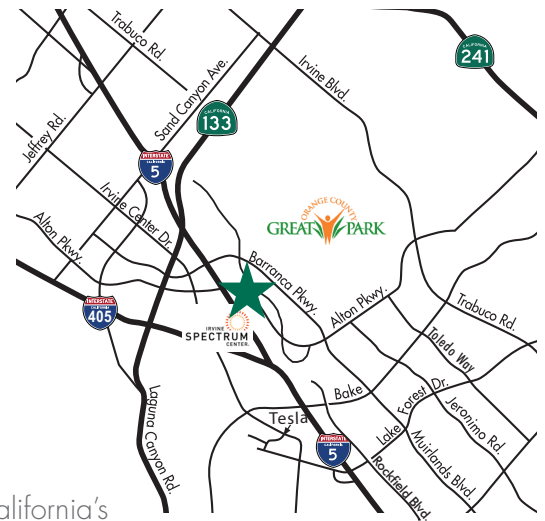
12 MAUCHLY, UNIT E

Irvine, CA 92618



BUILDING FEATURES

- + Two-story ±3,891 SF R&D Unit
- + Divisible to ±2,883 SF of Ground Floor Space
- + ±2,000 SF of Office Area
- + Corner Unit
- + 3:1,000 Parking Ratio
- + One (1) Ground Level Door
- + High Drop Ceiling in Warehouse
- + Strategic Irvine Spectrum Location
- + Easy Access to the 5, 405 and 133 Freeways
- + Close Proximity to the Irvine Spectrum Center, Southern California's most Popular Entertainment and Shopping Destination



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CBRE

FOR SALE OR LEASE $\pm 3,891$ SF

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