

OFFICE SPACE FOR SALE/LEASE

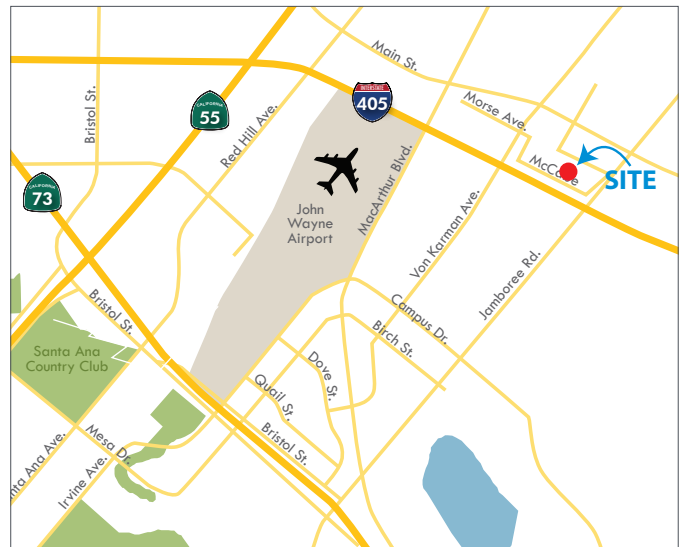
2569 McCabe Way | Irvine, CA 92614

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- ±23,073 SF freestanding 2-story, elevator served office building available for sale
- Highly upgraded office improvements
- Upgraded with all LEED silver compliant finishes
- 4:1,000 free surface parking
- Excellent access to the 405 Freeway
- Call to show
- Sale Price - TBD



LEASE AVAILABILITIES:

Suite 100:	±11,184 SF	\$2.65 FSG
Suite 210:	±2,947 SF	\$2.35 FSG
Suite 220:	±4,797 SF	\$2.35 FSG

For more information, contact:

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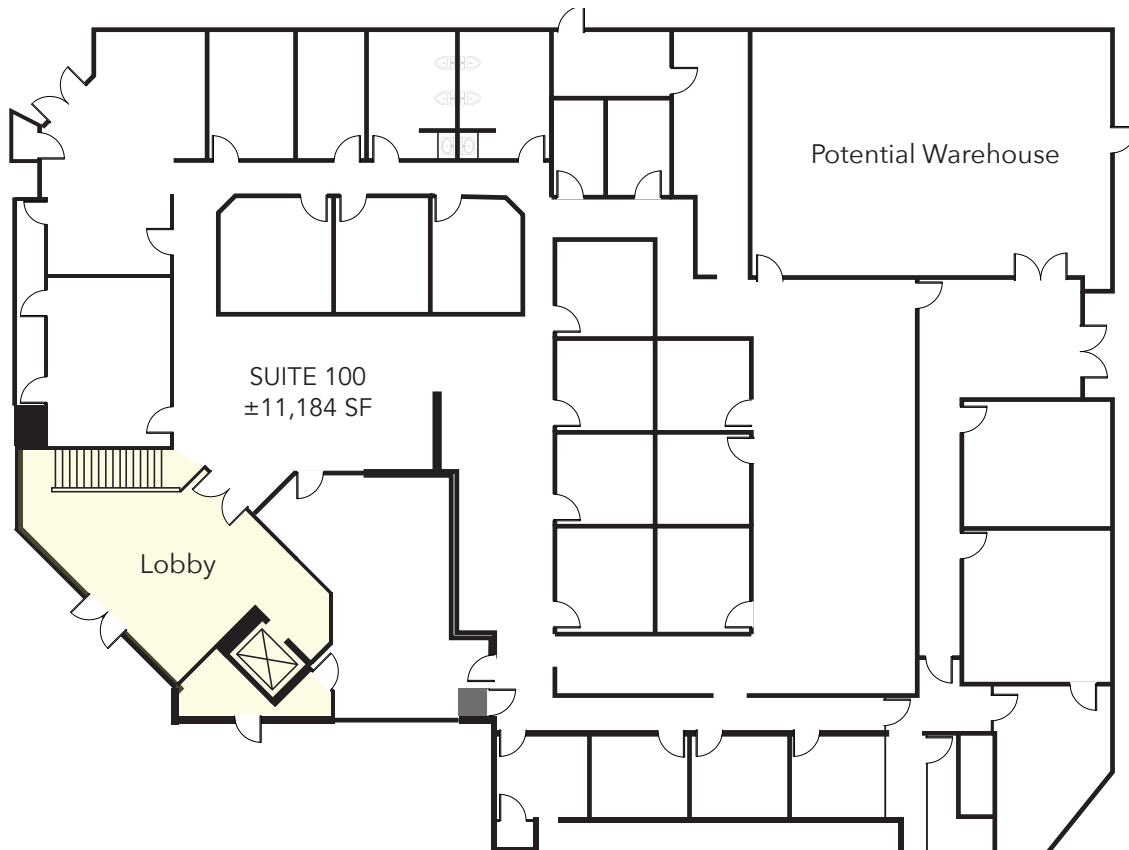
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1ST FLOOR PLAN



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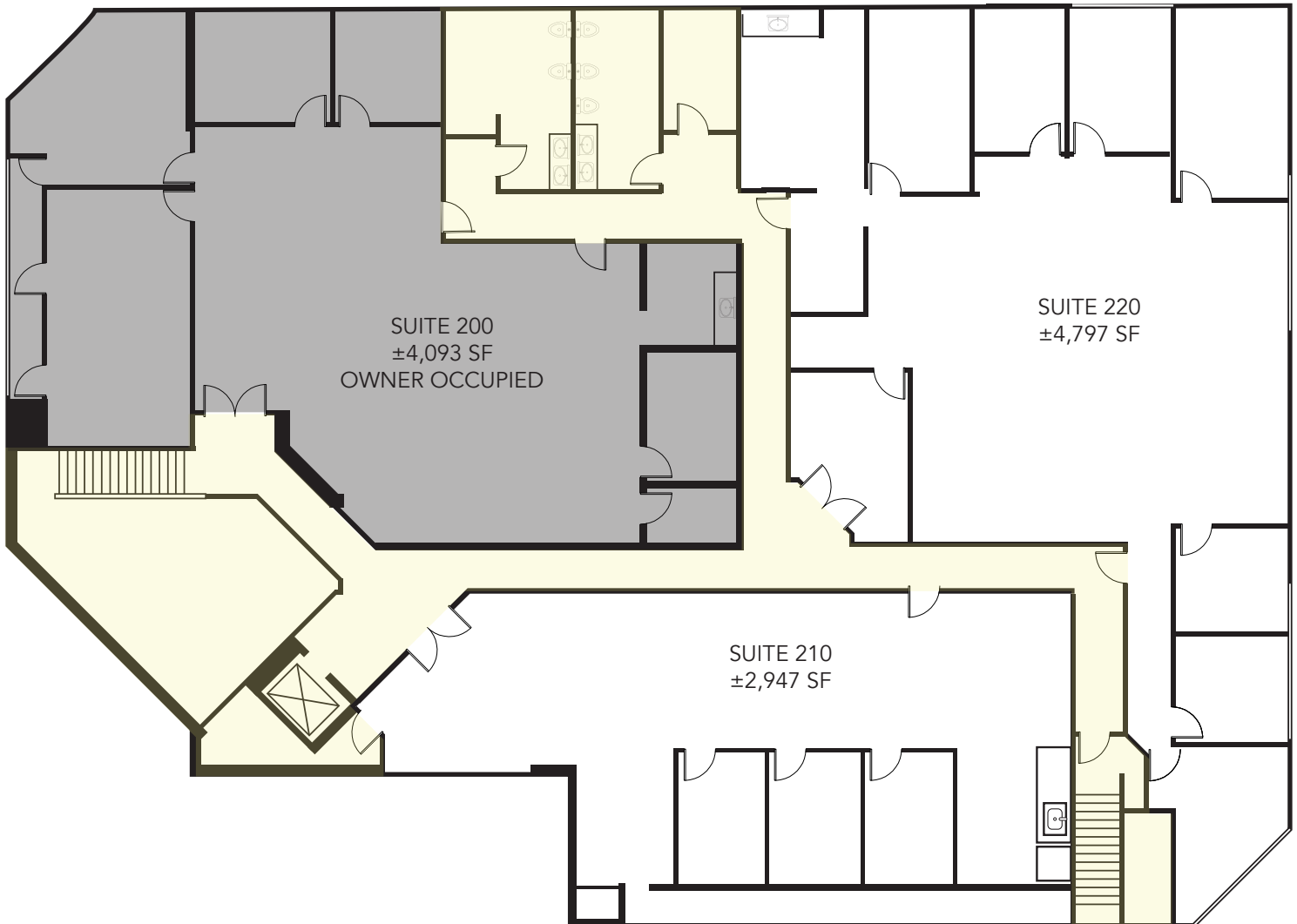
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2ND FLOOR PLAN



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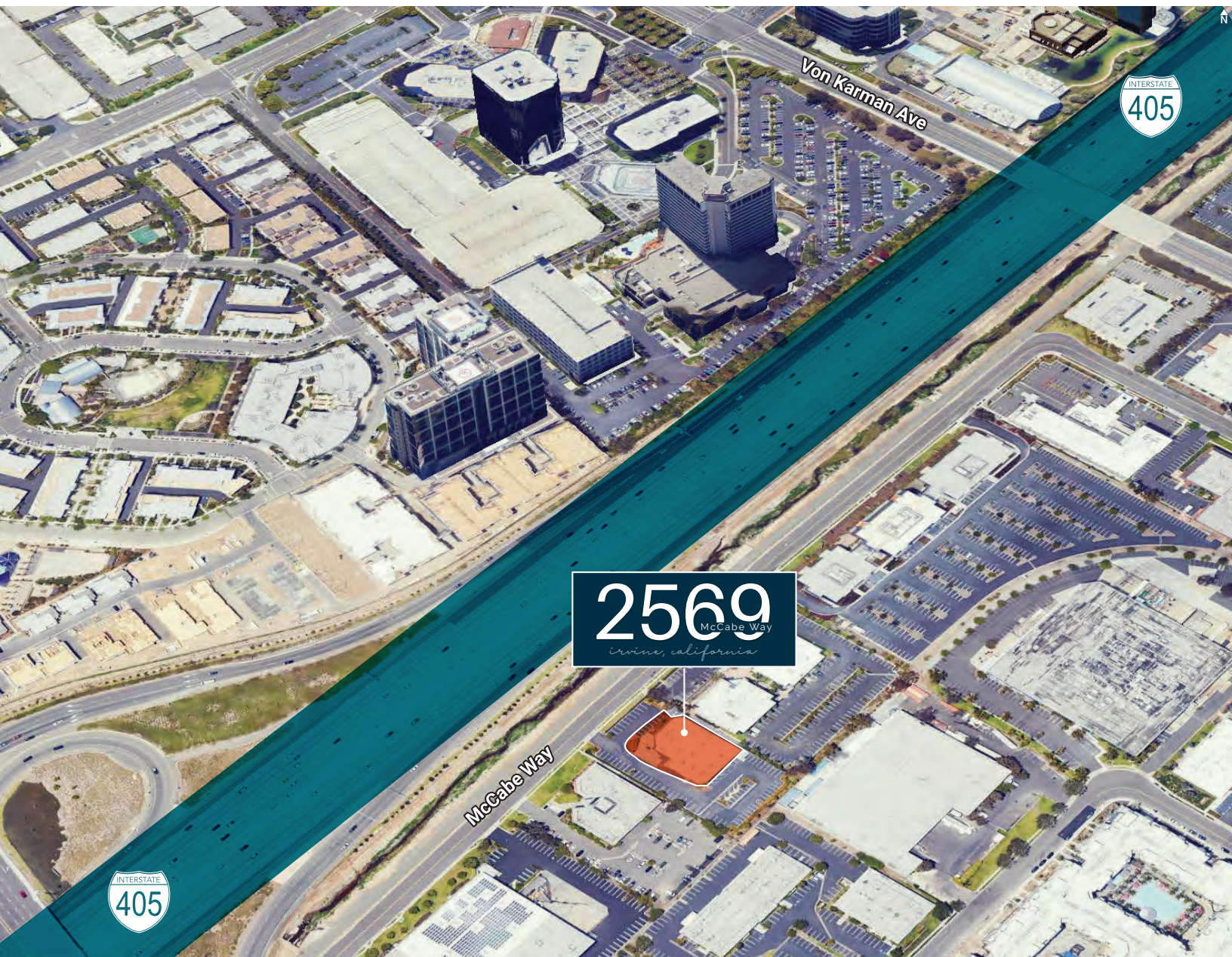
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