

2575
MCCABE WAY
IRVINE • CA



FOR LEASE
SUITE SIZES FROM ±272 SF TO ±288 SF



PROPERTY DESCRIPTION

Welcome to the most flexible, accessible, elevator served office building in Irvine. Recently fully renovated office suites including common areas. Excellent location for freeway access both Jamboree and MacArthur. Ample surface parking is complimented by a rear entrance door and multiple access points.

Tenant's will have use of a fully connected common conference room and dinette area with sink. The 2nd floor is elevator served and provides ample space to accomplish your business goals. Great glass line and access from the stairs or elevator. The space predominantly has perimeter offices with open bullpen areas to suit. Individual offices allow for executive suite style leasing opportunities.

Future onsite Coffee Shop with outside patio seating.

For more information, contact:

CARTER HARRINGTON
SVP/Principal
949.724.4710
charrington@lee-associates.com
DRE #: 01762924

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

JASON G. DIROCCO
SVP/Partner
714.935.2305
jdirocco@voitco.com
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Voit
Real Estate Services

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AVAILABILITIES & AERIAL - 2575 MCCABE WAY

Suite 241	±288 RSF	\$3.99 FSG	One office
Suite 244	±280 RSF	\$3.99 FSG	One office
Suite 245	±272 RSF	\$3.99 FSG	One office



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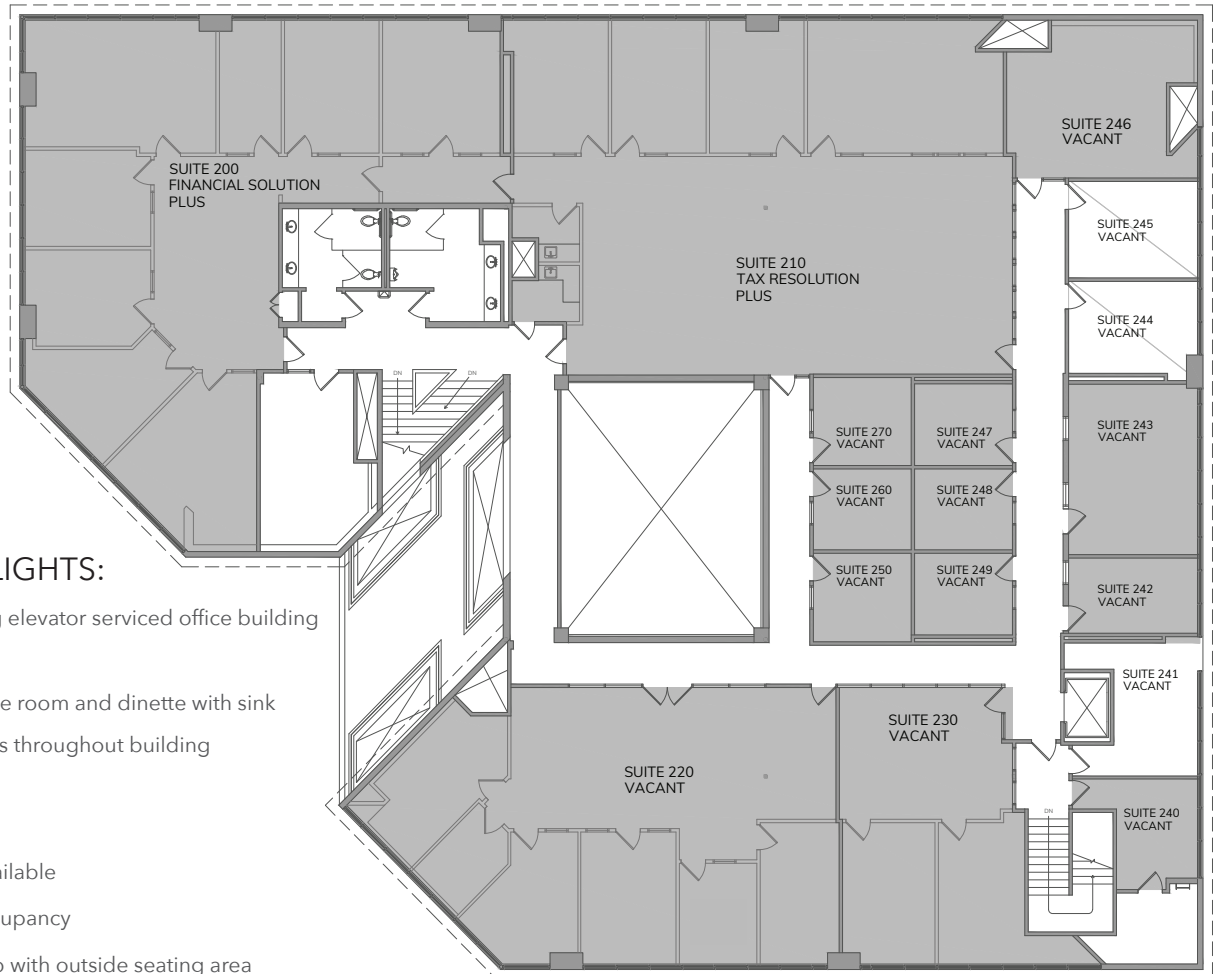
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2ND FLOOR - 2575 MCCABE WAY



PROPERTY HIGHLIGHTS:

- ±24,941 SF Freestanding elevator serviced office building
- Ample surface parking
- Common area conference room and dinette with sink
- Brand new improvements throughout building
- 1.4 acre site
- Great freeway access
- 405 Freeway signage available
- Spec suites ready for occupancy
- Future onsite coffee shop with outside seating area
- Fully remodeled ground floor event center for rent

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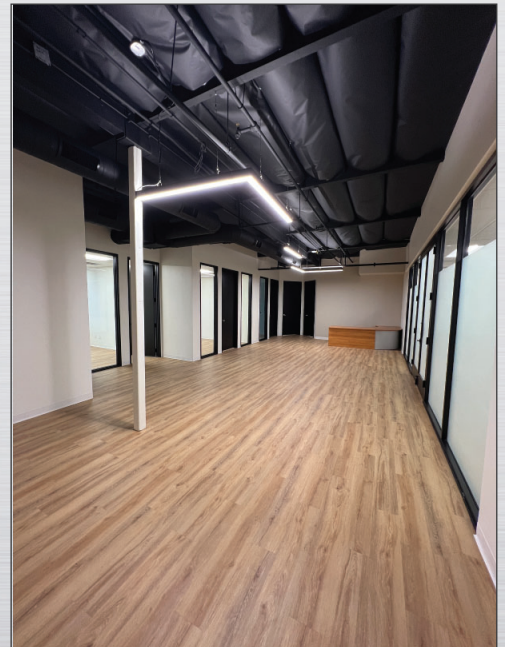
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