

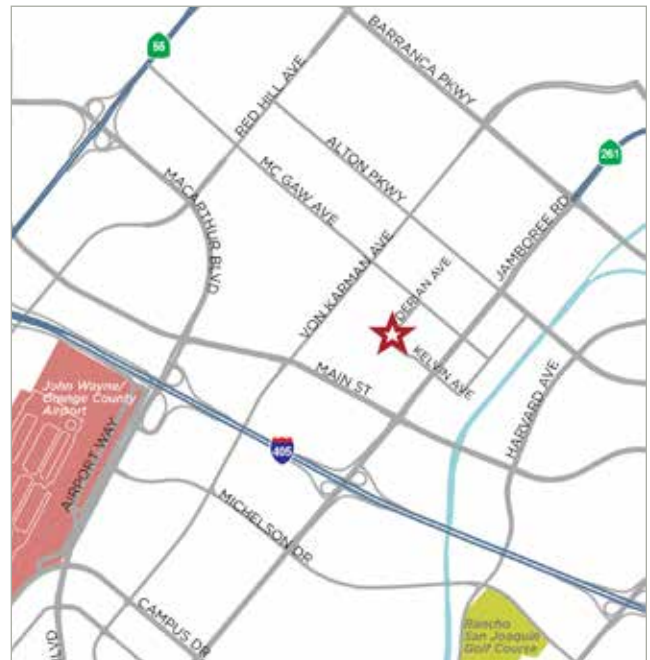


PROJECT HIGHLIGHTS

- › 107,720 SF, High Image, Multi-Tenant Office Building
- › Free Surface Parking at 4 per 1,000
- › Airport Area Location with Great Access to 405 & 5 Freeways
- › Short Distance to Multiple Retail Amenities including Diamond Jamboree, Park Place and The District
- › Professional Managed
- › Building Top and Monument Signage Available
- › Call to Tour

AVAILABILITY

Suite	Size	Available
106	8,473 SF	Now
112	2,021 SF	October 1, 2017
200	17,868 SF	October 1, 2017



JOHN GALLIVAN
 Executive Director
 949.955.7647
 john.gallivan@cushwake.com
 Lic. #01096309

JASON PALDA
 Director
 949.930.2469
 jason.palda@cushwake.com
 Lic. #01820370

2020 Main Street, Suite 1000
 Irvine, California 92614
 949.474.4007
cushmanwakefield.com
 Lic. #00616335

No warranty or representation, expressed or implied, is made as to accuracy of the information contained herein, and same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principles.



FOR LEASE
Derian Corporate Center
17461 Derian Avenue | Irvine, CA



SUITE 106 | 8,473 SF

- › Creative Open Ceiling
- › Fourteen (14) Private Offices
- › Three (3) Conference Rooms
- › Large Kitchen
- › Open Bull Pen
- › Double Door Glass Entrance off Lobby
- › Server Room with HVAC
- › Available Now

Second Floor

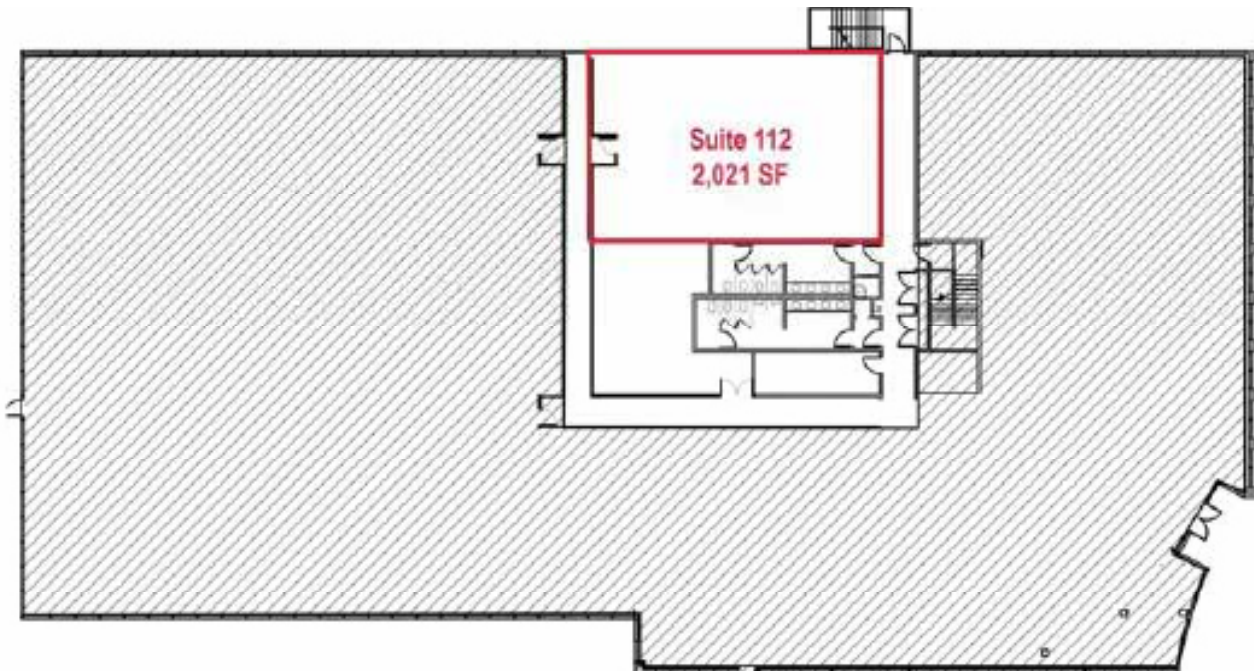


JOHN GALLIVAN
Executive Director
949.955.7647
john.gallivan@cushwake.com
Lic. #01096309

JASON PALDA
Director
949.930.2469
jason.palda@cushwake.com
Lic. #01820370

2020 Main Street, Suite 1000
Irvine, California 92614
949.474.4007
cushmanwakefield.com
Lic. #00616335

No warranty or representation, expressed or implied, is made as to accuracy of the information contained herein, and same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principles.



SUITE 112 | 2,021 SF

- › Shell Space
- › TI Ready
- › Available October 1, 2017

Second
Floor



JOHN GALLIVAN
Executive Director
949.955.7647
john.gallivan@cushwake.com
Lic. #01096309

JASON PALDA
Director
949.930.2469
jason.palda@cushwake.com
Lic. #01820370

2020 Main Street, Suite 1000
Irvine, California 92614
949.474.4007
cushmanwakefield.com
Lic. #00616335

No warranty or representation, expressed or implied, is made as to accuracy of the information contained herein, and same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principles.



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Derian Corporate Center

17461 Derian Avenue | Irvine, CA



SUITE 200 | 17,868 SF

- › Eight (8) Private Offices
- › Two (2) Conference Rooms
- › Large Open Bull Pen
- › Excellent Window Line
- › Large Break Room
- › Private Reception Area
- › Private Restrooms
- › Server and Storage Rooms
- › Available October 1, 2017

Second
Floor

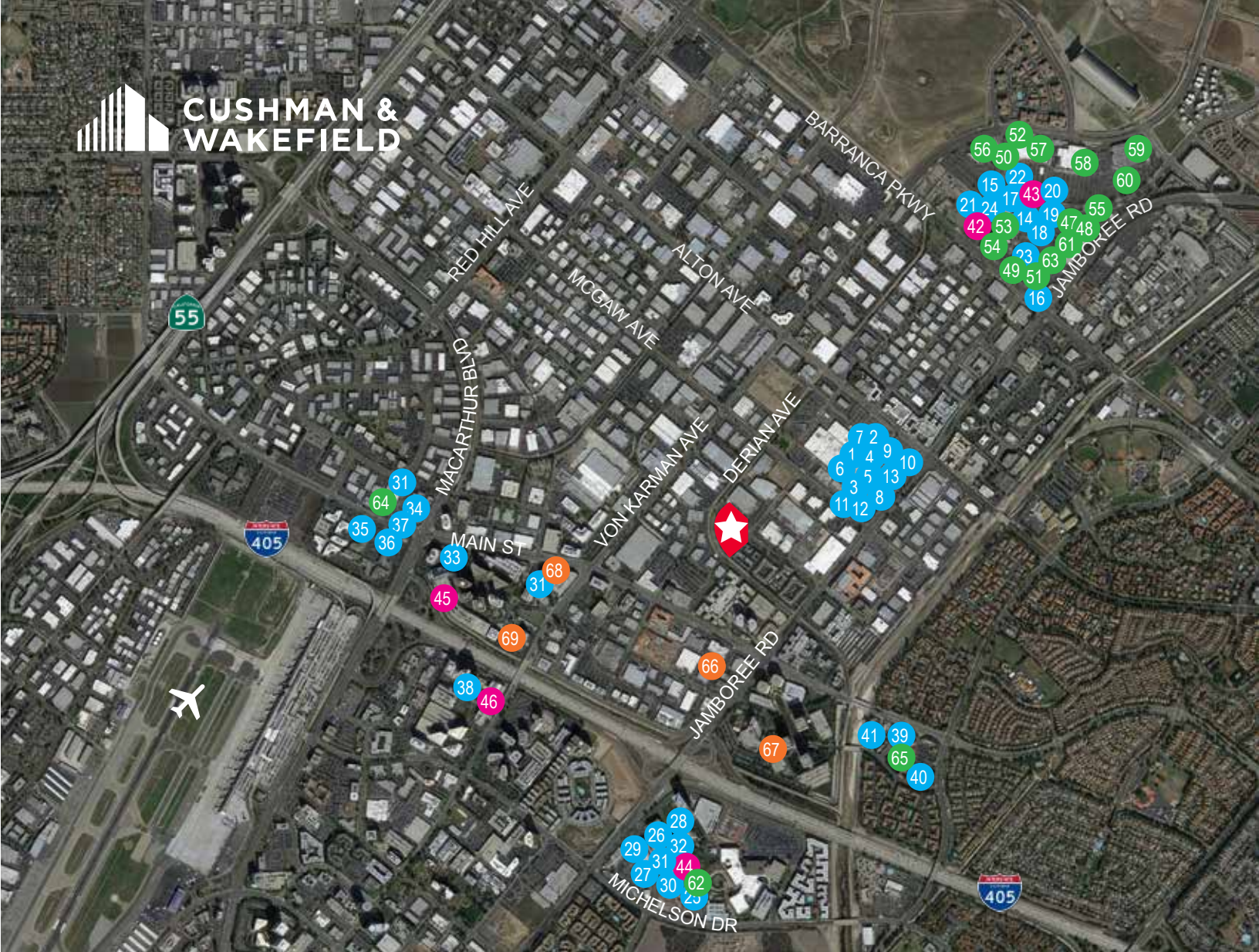


JOHN GALLIVAN
Executive Director
949.955.7647
john.gallivan@cushwake.com
Lic. #01096309

JASON PALDA
Director
949.930.2469
jason.palda@cushwake.com
Lic. #01820370

2020 Main Street, Suite 1000
Irvine, California 92614
949.474.4007
cushmanwakefield.com
Lic. #00616335

No warranty or representation, expressed or implied, is made as to accuracy of the information contained herein, and same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principles.



LOCAL AMENITIES

DINING

1. 85°C Bakery Cafe
2. Ajisen Ramen
3. Balcony Grill & Bar
4. BCD Tofu House
5. Capital Seafood Restaurant
6. Chef Hung Noodles
7. Curry House
8. Guppy Tea House Cafe
9. The Kickin Crab
10. Pho Saigon Pearl
11. SWSH Shabu Shabu
12. Tokyo Table
13. Urban Seoul
14. Auld Dubliner Irish Pub
15. Bluewater Grill Seafood
16. Chick-fil-A
17. RA Sushi
18. Red Robin
19. The Winery Restaurant & Wine Bar
20. Lucille's Smokehouse BBQ
21. Thai Bamboo Bistro
22. Subway

23. Pei Wei Asian Diner
24. JT Schmid's Restaurant
25. North Italia
26. Houston's Restaurant
27. Ruth's Chris Steak House
28. Wahoo's Fish Taco
29. Which Wich?
30. The Counter
31. Starbucks
32. Panini Cafe
33. El Torito Grill
34. Carl's Jr
35. McDonald's
36. Agora Churrascaria
37. Crouton's
38. Il Fornaio
39. Corner Bakery Cafe
40. Rubio's
41. Del Taco

ENTERTAINMENT/FITNESS

42. AMC Tustin 14
43. Bowlmor Lanes
44. LA Fitness
45. Equinox Sports/Club Irvine
46. 24 Hour Fitness Ultra

SERVICES/SPECIALTY

47. District Eye Care
48. TJ Maxx/HomeGoods
49. Farmers & Merchants Bank
50. Legacy Cleaners
51. Sprint
52. The UPS Store
53. Verizon Wireless
54. Wells Fargo
55. Michaels
56. PetSmart
57. Target
58. Lowe's
59. Costco
60. Costco Gasoline
61. Whole Foods Market
62. Mother's Market
63. Ulta Beauty
64. 7-Eleven
65. Raphs

LODGING

66. Courtyard Irvine Marriott
67. Hotel Irvine
68. Embassy Suites by Hilton
69. Wyndham Irvine