



OFFICE SPACE FOR LEASE IN THE HEART  
OF THE AIRPORT AREA IN IRVINE

**2151**  
MICHELSON DR · IRVINE · CA



**CBRE**



# 2151

MICHELSON DR · IRVINE · CA



**BUILDING HIGHLIGHTS**

2151 Michelson Drive is a 2-story office building consisting of 93,000 square feet centrally located in the heart of the Airport Area in Irvine. The building has direct access to the San Diego (405) Freeway, immediate proximity to the Costa Mesa (55) Freeway, 73 Toll Road and is one block from John Wayne Airport.

- Collaborative open atrium with tranquil seating and surrounding water features
- Newly renovated surface parking lot with reserved, covered parking available
- Numerous retail and business service amenities within walking distance
- Responsive, on-site property management
- Project is fiber ready for immediate connectivity via AT&T and Cox Cable Fiber Networks







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# AVAILABILITY

Suite	Size	Monthly Rent	Available	Suite Description
Suite 100	5,633 RSF	\$13,237.55	July 1, 2018	Grand Lobby, Dedicated Copy Room, 15 Private Offices, 2 Large Conference Rooms, Bullpen Area. Divisible to 2,043 RSF & 3,590 RSF.
Suite 110	1,547 RSF	\$3,635.45	Immediate	Double door entry featuring glass conference room, two perimeter offices, storage room and built in work / file room.
Suite 162	1,437 RSF	\$3,376.95	April 1, 2018	Dedicated reception with large glass conference room and four private offices.
Suite 225	2,251 RSF	\$5,289.85	August 1, 2018	Double door entry featuring dedicated reception, large conference room, six private offices and break room.
Suite 235	1,848 RSF	\$4,342.80	Immediate	5 private offices or small conference rooms, 1 large glass conference room, break room and dedicated reception area.
Suite 260	3,770 RSF	\$8,859.50	Immediate	Highly improved space featuring dedicated, built in reception area, 10 private offices or small conference rooms, 1 large glass conference room and break room.
Suite 262	1,503 RSF	\$3,532.05	Immediate	Large conference room, three private offices, work / copy room and large dedicated reception area.
Suite 285	1,493 RSF	\$3,508.55	Immediate	Open collaborative work space and 2 private perimeter offices or small conference rooms.



# AMENITIES

## TRADE FOOD HALL

- Butterleaf
- Center Hub
- Dos Chinos
- Gyro King
- HiroNori Craft Ramen
- Krisp Fresh Living
- Megadon
- Pig Pen Delicacy
- Portside
- Sweet Comforts
- Two Birds
- Ootoro Sushi

## THE SQUARE

- 7-Eleven
- Carl's Jr.
- Croutons
- The Flame Broiler
- Flippin' Pizza
- Jersey Mike's Subs
- Mediterrania Grill
- Nekter Juice Bar
- Poke Dot
- Starbucks Coffee
- Tokio Grill

## PARK PLACE

- North Italia
- Houston's Restaurant
- Ruth's Chris Steak House
- Panini Cafe
- Market Cafe
- Wahoo's Fish Taco
- Lemonade
- Which Wich?
- The Counter
- Lady M
- Puesto (Coming Soon)
- Fatty Tuna (Coming Soon)
- Mother's Market
- LA Fitness