



FOR LEASE

AIRPORT PROFESSIONAL CENTER

**17880 FITCH AVENUE
IRVINE, CALIFORNIA**

± 13,866 SF CREATIVE OFFICE SUITES AVAILABLE

JOE WINKELMANN | LIC. 01259378
Joe.winkelmann@colliers.com

MICHAEL HARTEL | LIC. 01031013
michael.hartel@colliers.com

NICK VELASQUEZ | LIC. 01946515
nick.velasquez@colliers.com

A photograph of an outdoor courtyard area. In the foreground, there are several picnic tables with wooden tops and metal legs, arranged on a light-colored concrete patio. Large, white, modern-style umbrellas provide shade over the tables. The courtyard is surrounded by lush greenery, including tall trees and various shrubs. In the background, a modern office building is visible under a clear blue sky. The overall atmosphere is bright and inviting.

PROPERTY OVERVIEW

Airport Professional Center is a premier, high-image office building in the heart of the Orange County Airport Area. Situated near Red Hill Avenue and MacArthur Boulevard, the LEED-Certified/ENERGY STAR Certified property offers contemporary, energy efficient design features for today's leading creative office users.

The Property consists of ±40,000 square feet of single-story office condominiums, and boasts convenient 4:1,000 surface parking and a newly renovated outdoor courtyard and lounge area.

PROPERTY FEATURES

17838-17880 FITCH AVE, IRVINE, CALIFORNIA

- › High Image Building
- › LEED Certified
- › ENERGY STAR Certified
- › Single Story Flexible Floor Plan
- › Major Street Frontage on Red Hill Avenue
- › Extensive Glass Line
- › 4:1,000 Parking
- › Reserved Subterranean Parking
- › Private Storage Area in Subterranean Level
- › Contemporary Architectural Design
- › Renovated Private Patio with Outdoor Lounge Chairs and Tables
- › Eco and Drought Friendly Landscaping
- › Conveniently Located two blocks from John Wayne Airport and South Coast Plaza
- › Close Proximity to the 405 and 55 Freeways and 73 Toll Road



WE EARNED IT!

Our building received
U.S. EPA's ENERGY STAR
signifying superior
energy performance!





Pacific Ocean

BALBOA PENINSULA

CORONA DEL MAR

FASHION ISLAND

NEWPORT BEACH

EASTSIDE COSTA MESA



SANTA ANA COUNTRY CLUB

JOHN WAYNE AIRPORT

CARLYLE

Bristol St

SOUTH COAST PLAZA

AIRPORT PROFESSIONAL CENTER



SEGERSTROM CENTER FOR THE ARTS

MacArthur Blvd



Main St

THE ENCLAVE AT SOUTH COAST

3400 AVE OF THE ARTS

THE SQUARE

Flower St



ESSEX SKYLINE

THE MARKE

Red Hill Ave

MacArthur Blvd

PINNACLE AT MACARTHUR PL

Main St

NEARBY AMENITIES

Airport Professional Center's central location within the Orange County Airport Area allows easy access to endless shopping, dining and lifestyle amenities. The following is a partial list of amenities within minutes from the property.

FOOD

Starbucks
Croutons
Carl's Jr
McDonalds
Flippin' Pizza
Flame Broiler
Mediterrania Grill
Nekter Juice Bar
Poke Dot
Tokio Grill
Jersey Mike's
El Torito Grill
McCormick &
Schmick's

SHOPPING CENTERS

Harvard Place
Westpark Plaza Shopping
Center
The Square
Bristol Plaza
Culver Plaza
University Center
South Coast Plaza
Diamond Jamboree
The District at Tustin Legacy
The LAB Anti-Mall
The CAMP
Fashion Island

LUXURY APARTMENTS

The Enclave at South Coast
3400 Avenue of the Arts
Essex Skyline
Pinnacle at MacArthur Place
The Marke
Axis 2300
Carlyle Apartments
Camden Main and Jamboree
Main Street Village
Kelvin Court
The Kelvin
San Marco Villa
Astoria at Central Park West

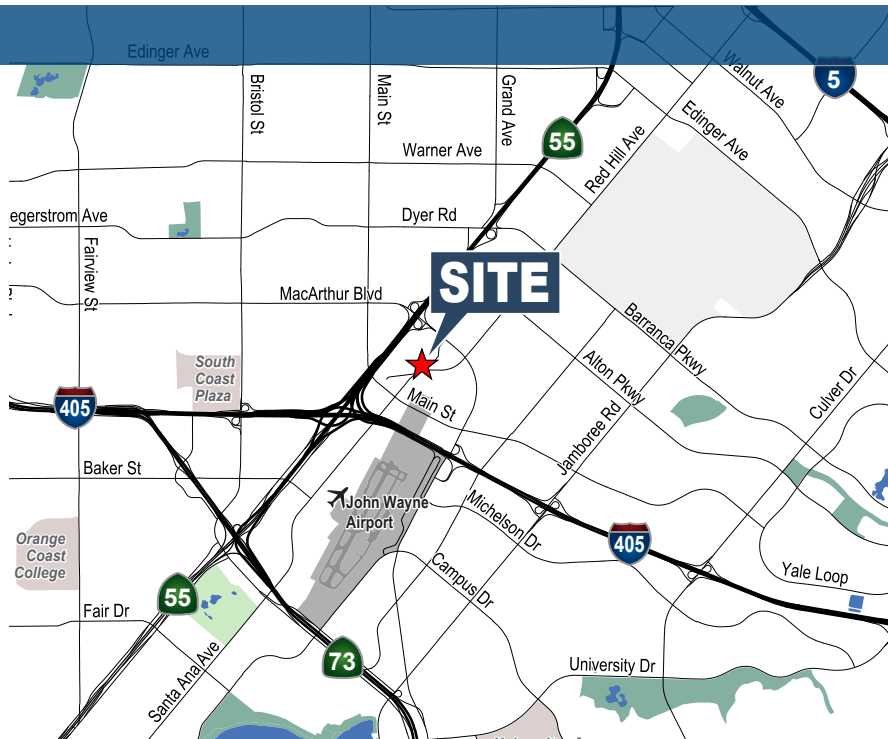
ACCESS

Airport Professional Center enjoys unparalleled access to all local freeways including the Costa Mesa (SR-55), San Diego (I-405) and Corona Del Mar (SR-73) toll road. These interstates are easily accessible to residents and visitors, and they conveniently connect with freeways to neighboring Los Angeles and San Diego Counties.

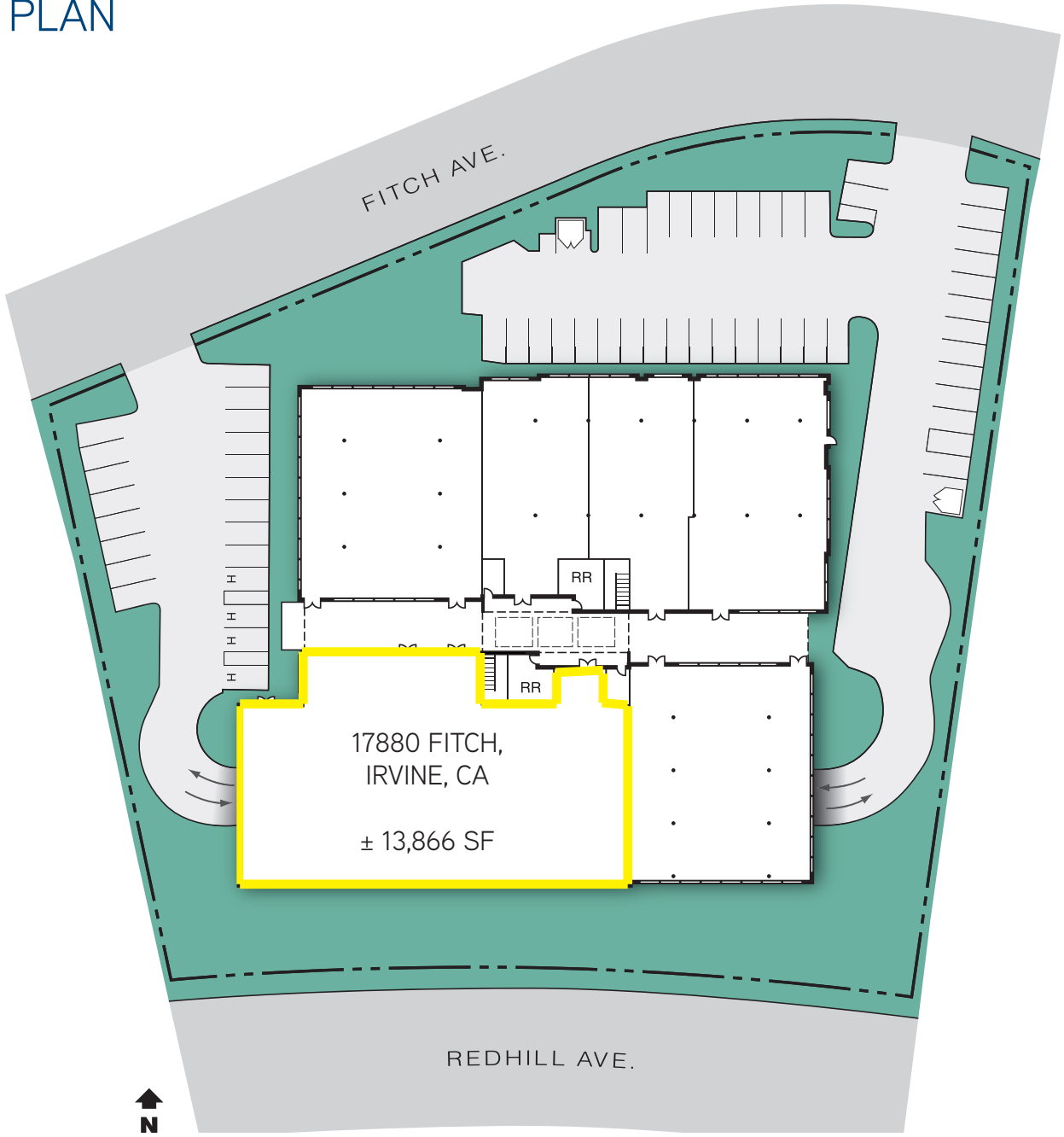
JOHN WAYNE AIRPORT

John Wayne Airport offers Orange County residents, tourists, and business travelers 11 commercial carriers, three commuter airlines, and 23 non-stop destinations. Serving 9.6 million passengers annually, John Wayne Airport is centrally located in Orange County with convenient access to hotels, conference centers and tourist destinations. Other airports located in close proximity to Irvine are: Long Beach, LAX and Ontario.

With John Wayne Airport being less than a mile away and many retail amenities close by, Airport Professional Center is easily one of the most desirable office locations in Orange County.

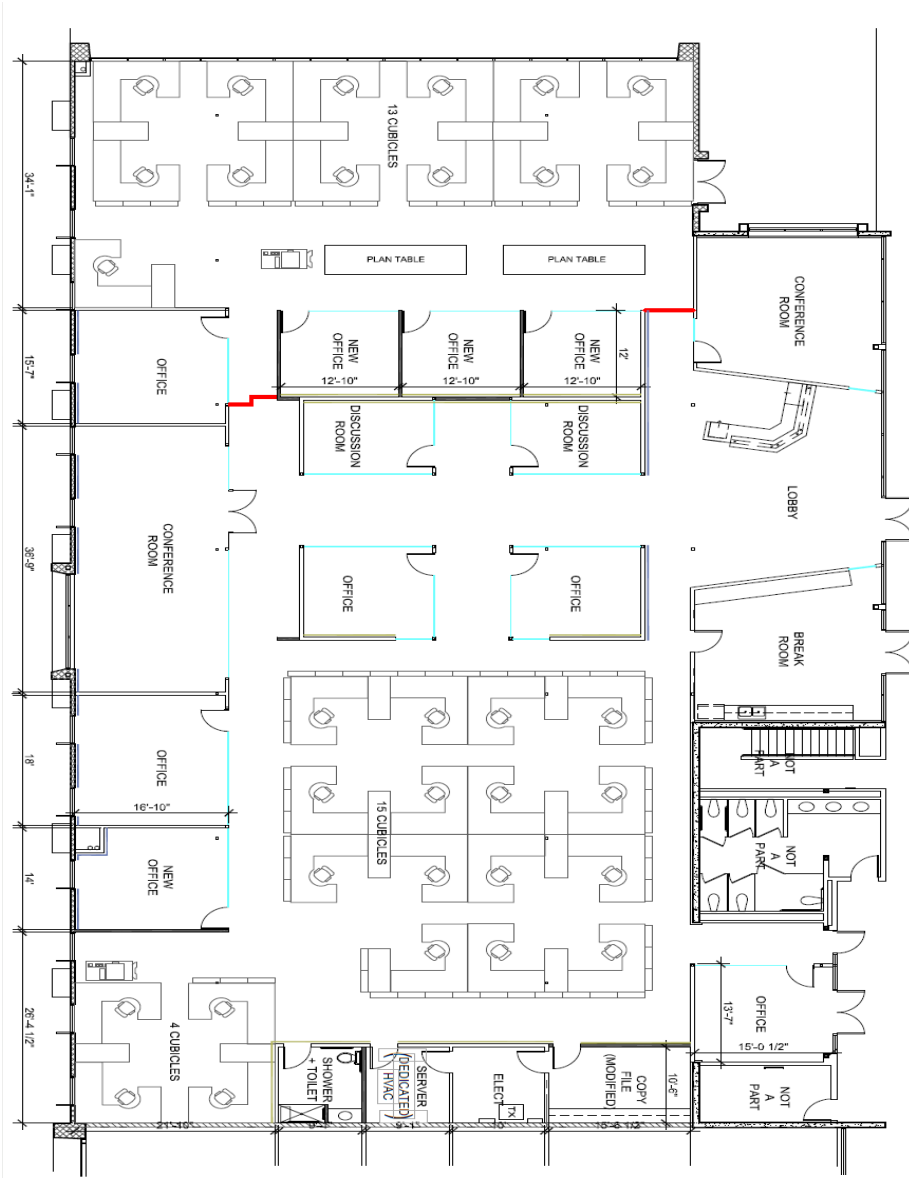


PROPERTY SITE PLAN



FLOOR PLANS

17880 Fitch
± 13,866 SF





JOE WINKELMANN | LIC. 01259378
949 724 5704
joe.winkelmann@colliers.com

MICHAEL HARTEL | LIC. 01031013
949 724 5700
michael.hartel@colliers.com

NICK VELASQUEZ | LIC. 01946515
949 724 5707
nick.velasquez@colliers.com



COLLIERS INTERNATIONAL | 3 Park Plaza, Suite 1200 | Irvine, California 92614 | 949 724 5500 | www.colliers.com/en-us/greaterlosangeles

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and/or its licensor(s). 2019. All rights reserved.