

FOR LEASE > HIGH IMAGE OFFICE/WAREHOUSE SPACE

# Waterworks Business Park

30 WATERWORKS WAY, IRVINE, CA

Colliers



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# SITE PLAN

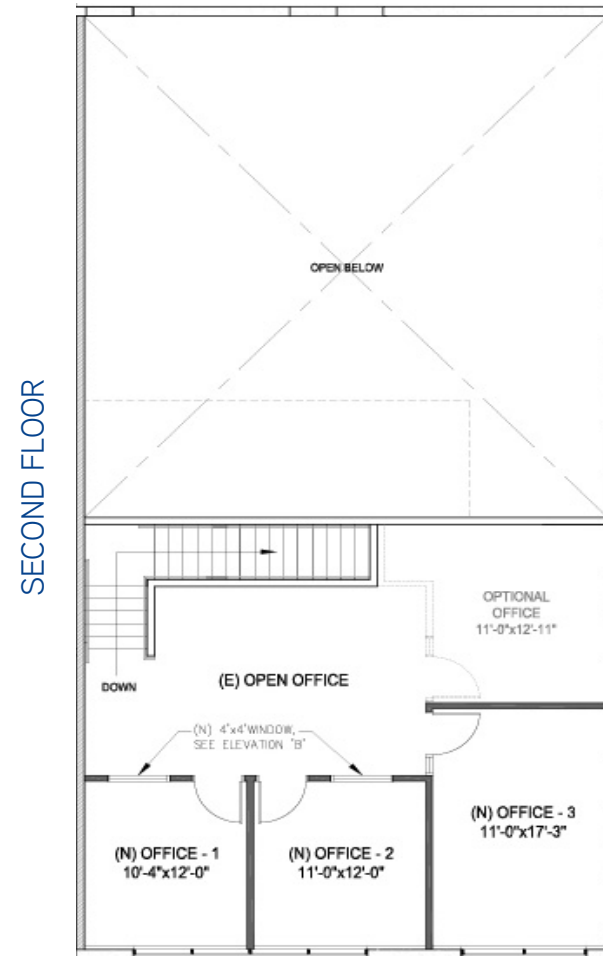
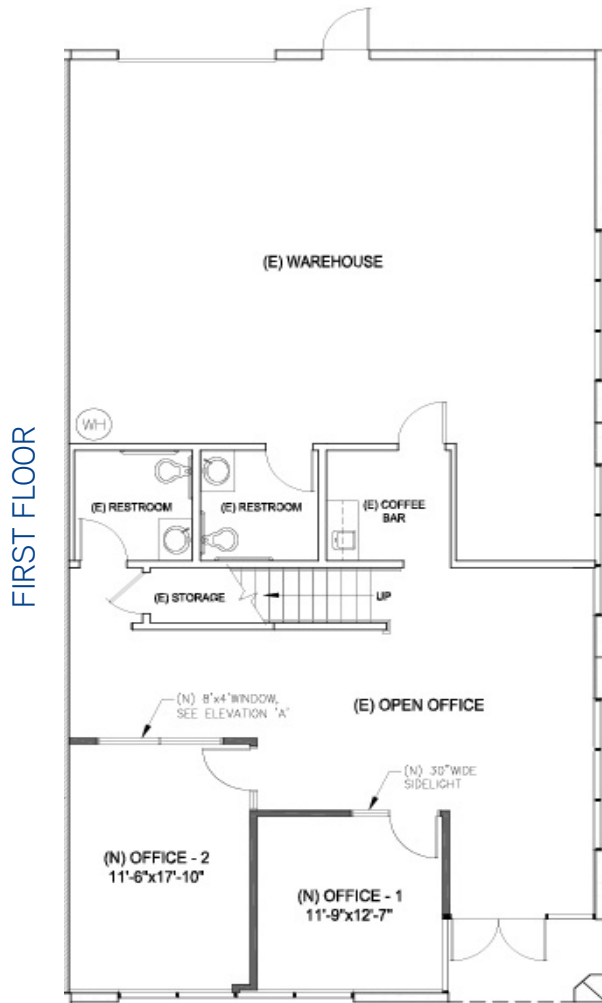


Building #	Total Square Feet	1st Floor Office (Approx.)	2nd Floor Mezzanine (Approx.)	Warehouse	Lease Rate Month/NNN	Availability
30	3,363	1,302	963	1,098	\$2.00	AVAILABLE
32	3,704	1,318	983	1,403	N/A	LEASED
34	3,923	1,307	971	1,645	N/A	LEASED
36	3,923	1,307	971	1,645	N/A	LEASED
38	3,707	1,302	963	1,442	N/A	LEASED
40	3,707	1,302	963	1,442	N/A	LEASED
42	3,923	1,307	971	1,645	N/A	LEASED
44	3,923	1,307	971	1,645	N/A	LEASED
46	3,704	1,318	983	1,403	N/A	LEASED
48	3,363	1,302	963	1,098	\$1.95	LEASED

\*Estimated operating expenses are \$0.51 PSF/month.

## 30 - WATERWORKS WAY

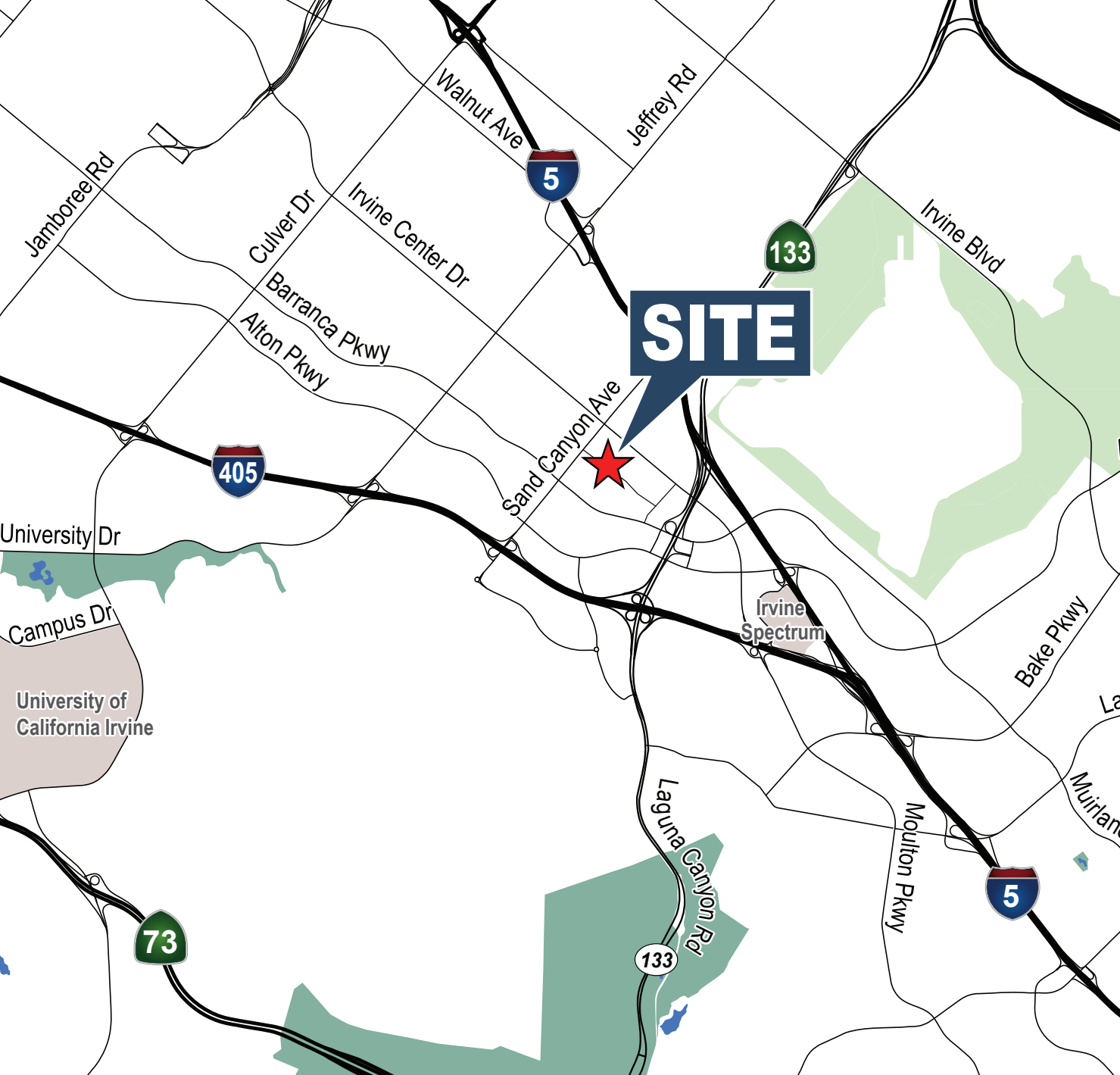
- First Floor Office: ± 1,302 SF
- Second Floor Office: ± 963 SF
- Warehouse Area: ± 1,098 SF
- Total Area: ± 3,363 SF
- Private Offices
- Coffee Bar / Break Area
- Restrooms
- Ground Level Loading (12' W x 14' H)
- Approximately 3:1 Parking Ratio
- Approximately 22' Warehouse Clearance
- 200 Amps, 208/120 Power (3 Phase, 4 Wire)
- High Image Business Park
- End Unit



# PROPERTY FEATURES

- ±50% Improved Office Area, Restrooms Included
- Close Proximity to Irvine Regional Hospital and Kaiser Permanente
- One Block to Retail Amenities
- Fully Sprinklered
- Close to the 5, 405 & 133 Freeways
- Close to the Irvine Spectrum Entertainment Center





## Waterworks Business Park >

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Irvine, CA

### Contact Us

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