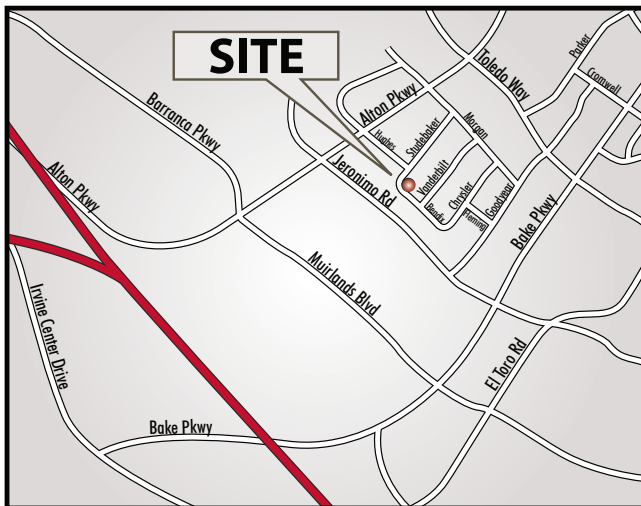


For Sale and Lease

Highly Divisible 16,000 SF Building

15 STUDEBAKER / 1 BENDIX, IRVINE, CA



PROPERTY FEATURES

- 16,000 sq.ft. divisible free-standing corner building
- Dual address building with separately metered suites
- Prominent corner location with drive through parking
- Abundant glass line spanning second floor offices
- 28' Warehouse clearance
- Highly desirable Irvine location
- Signage Opportunities
- Flexible floor plan
- High image lobby area
- Multiple layout and square footage configurations

For Further Information, Please Contact:

Joseph Woodka 949.608.2018 jwoodka@ngkf.com RE License #01404224

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Space Details

15 STUDEBAKER/1 BENDIX COMBINATION

- 16,000 sq.ft. corner building consisting of 12,000 sq.ft. of office area and 4,000 sq.ft. high clear warehouse and storage space

15 STUDEBAKER

- 10,000 Sq.Ft. Office Building
- Dramatic two story lobby
- Large updated conference room with adjoining kitchen and break room.
- Large storage room with exterior access for easy loading and unloading.
- Flexible configurations to allow for multiple occupants

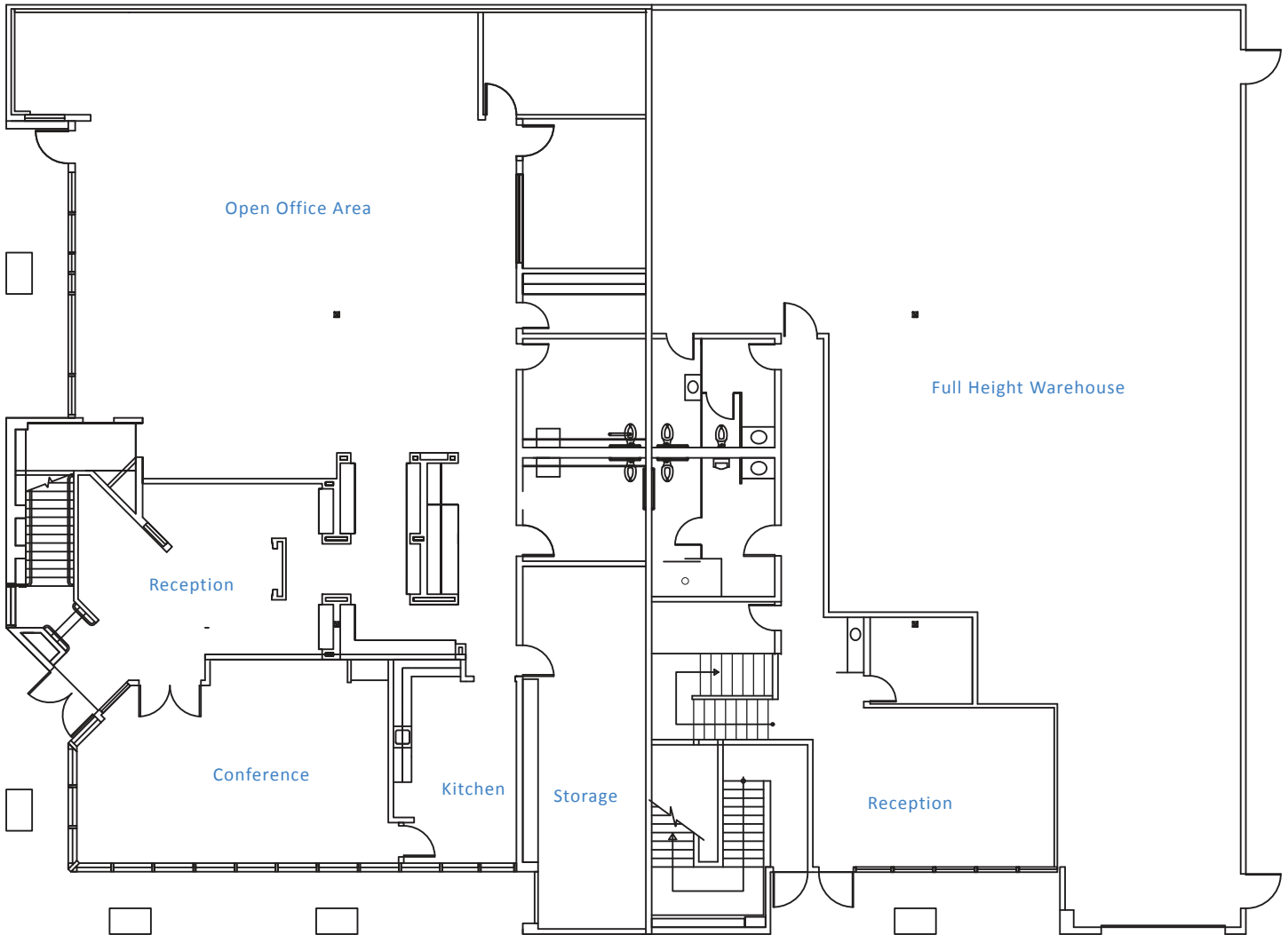
1 BENDIX

- 6,000 sq.ft. industrial building consisting of approximately 2,000 sq.ft. of two story office and 4,000 sq.ft. high clear warehouse





First Floor



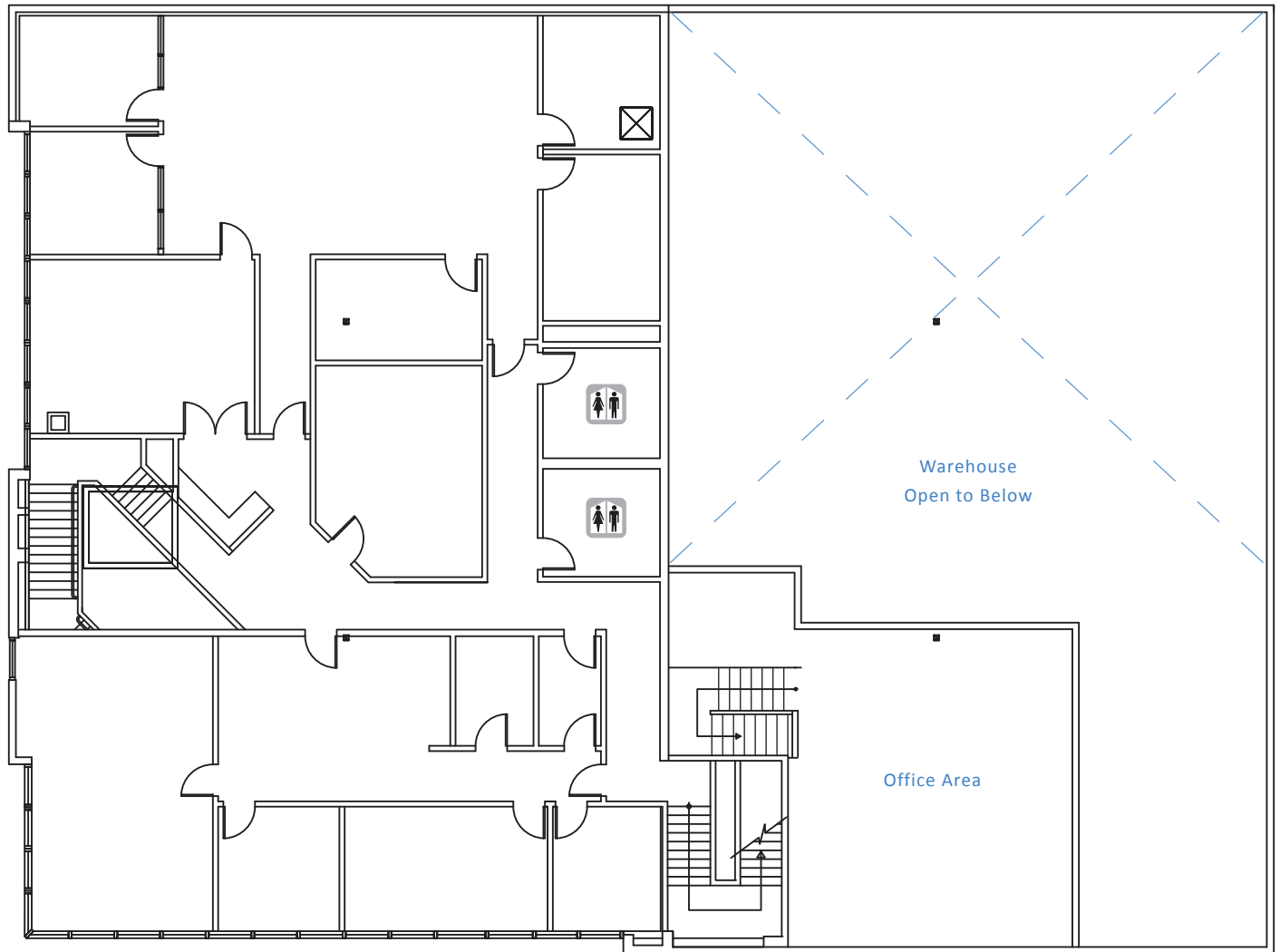
15 STUDEBAKER FIRST FLOOR

- Dramatic 2 story lobby/entrance
- Large 15+ person conference room
- Break room and kitchen
- Open office bullpen area
- Recent renovations completed

1 BENDIX FIRST FLOOR

- Private entrance
- Two sets of restrooms
- Lobby and private offices
- 4,000 Sq.Ft. of 28' warehouse
- 1 GL loading door

Second Floor



15 STUDEBAKER SECOND FLOOR

- 5,000 Sq.Ft. Office
- Wrap around glass line providing ample natural light
- Private and secured areas for one or multiple tenants
- Two sets of restrooms
- Divisible to 1,500 Sq.Ft.
- Break room and kitchen
- Mix of private offices and open office area

1 BENDIX SECOND FLOOR

- 1,000 Sq.Ft. of open office area