

# 2 CORPORATE PARK

IRVINE, CA

OFFICE SPACE FOR LEASE - ±2,401 SF - ±3,002 SF



For more information, please contact:

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH





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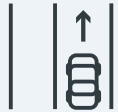
Building Signage Available



Elevator Served, 2-Story Office Building



Numerous Retail and Food Amenities



Secure Surface and Covered Parking

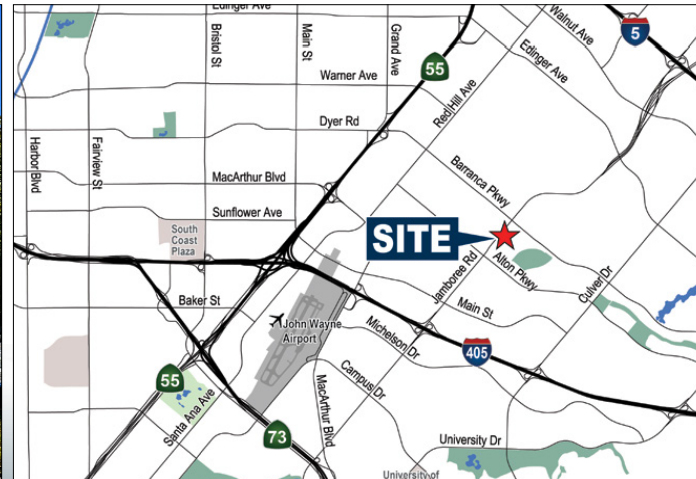
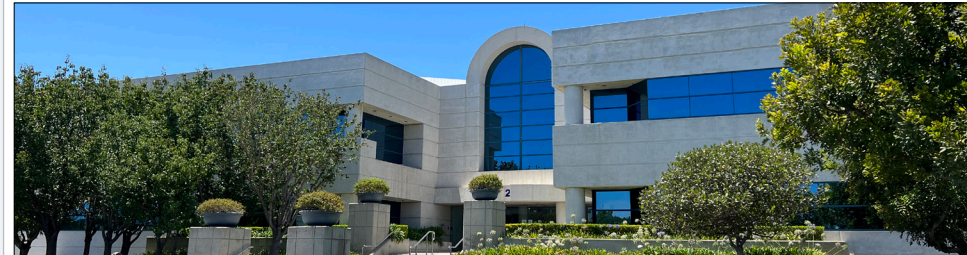


On-site proactive management with long term hold.



Strategically located off Jamboree with easy freeway access to the 405, 5, 73, 241

RSF	SUITE	DESCRIPTION
2,440	102	8 offices, kitchenette with sink, IT/storage room. 2nd generation suite.
2,668	106	New spec suite with 7 offices, conference room, kitchen with a sink, small open area.
3,002	108	Reception, conference room, 2 window offices, open area, and a break room with a sink.
2,982	201	6 offices, conference room, open area, kitchenette with sink.
2,401	202	Reception, small open area, 7 window offices, and a break room with a sink.



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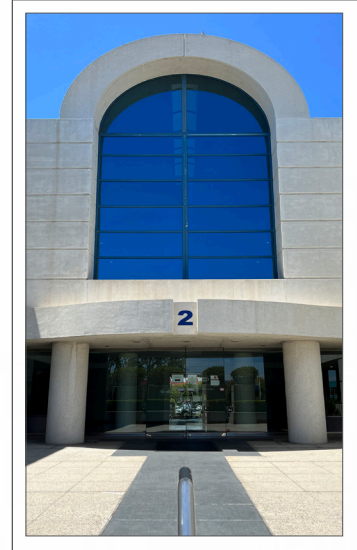
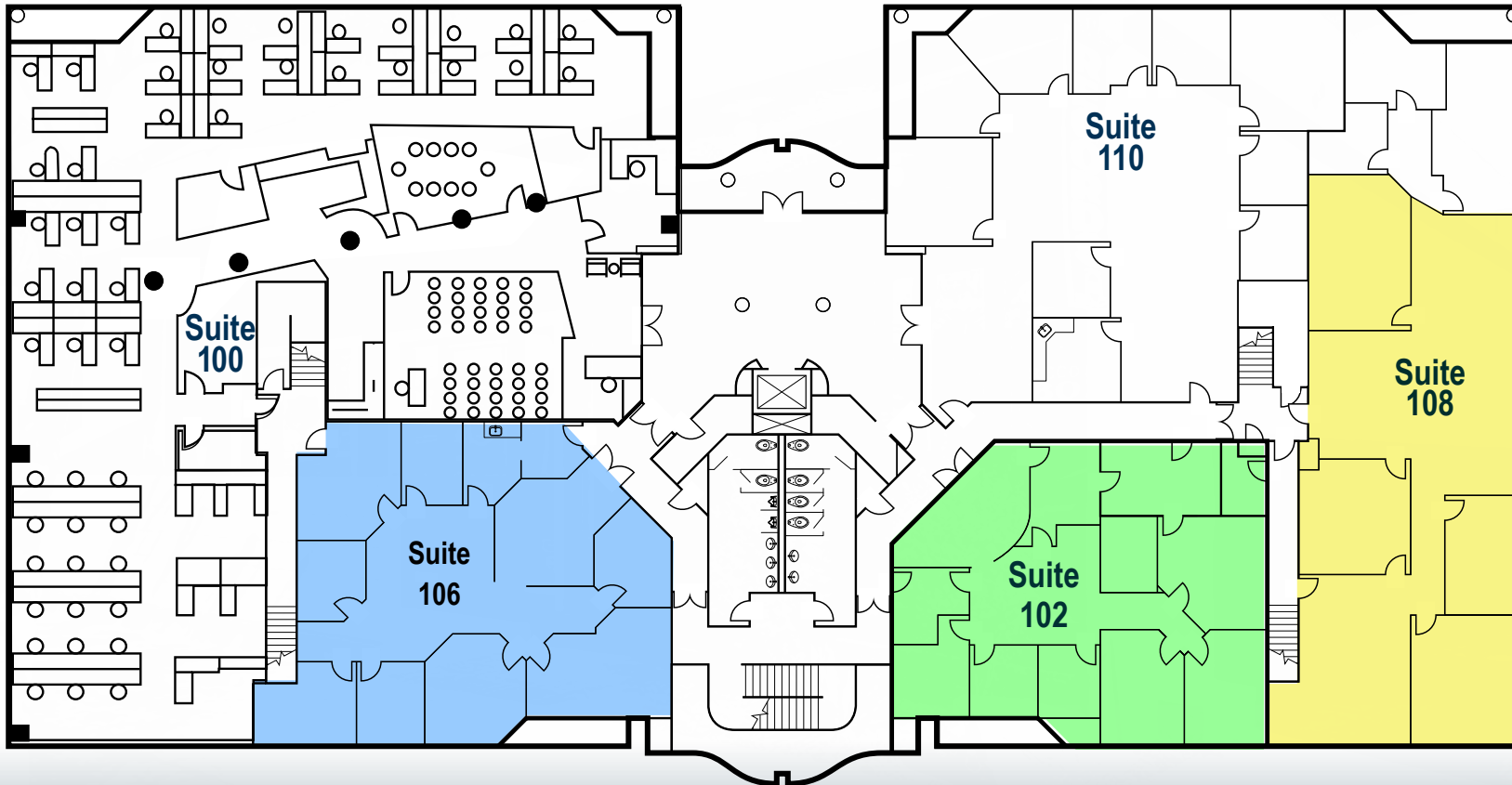
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# 2 CORPORATE PARK

IRVINE, CA

FIRST FLOOR AVAILABILITY - ±2,440 - ±3,002 SQUARE FEET



SUITE	RSF	RATE
102	2,440	\$2.45* FSG
106	2,668	\$2.45* FSG
108	3,002	\$2.45* FSG

Suites with \* have a start rate of \$2.45 for a 3-year deal, which goes to \$2.65 year 2

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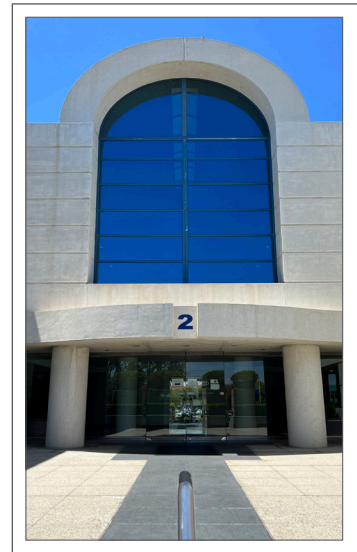
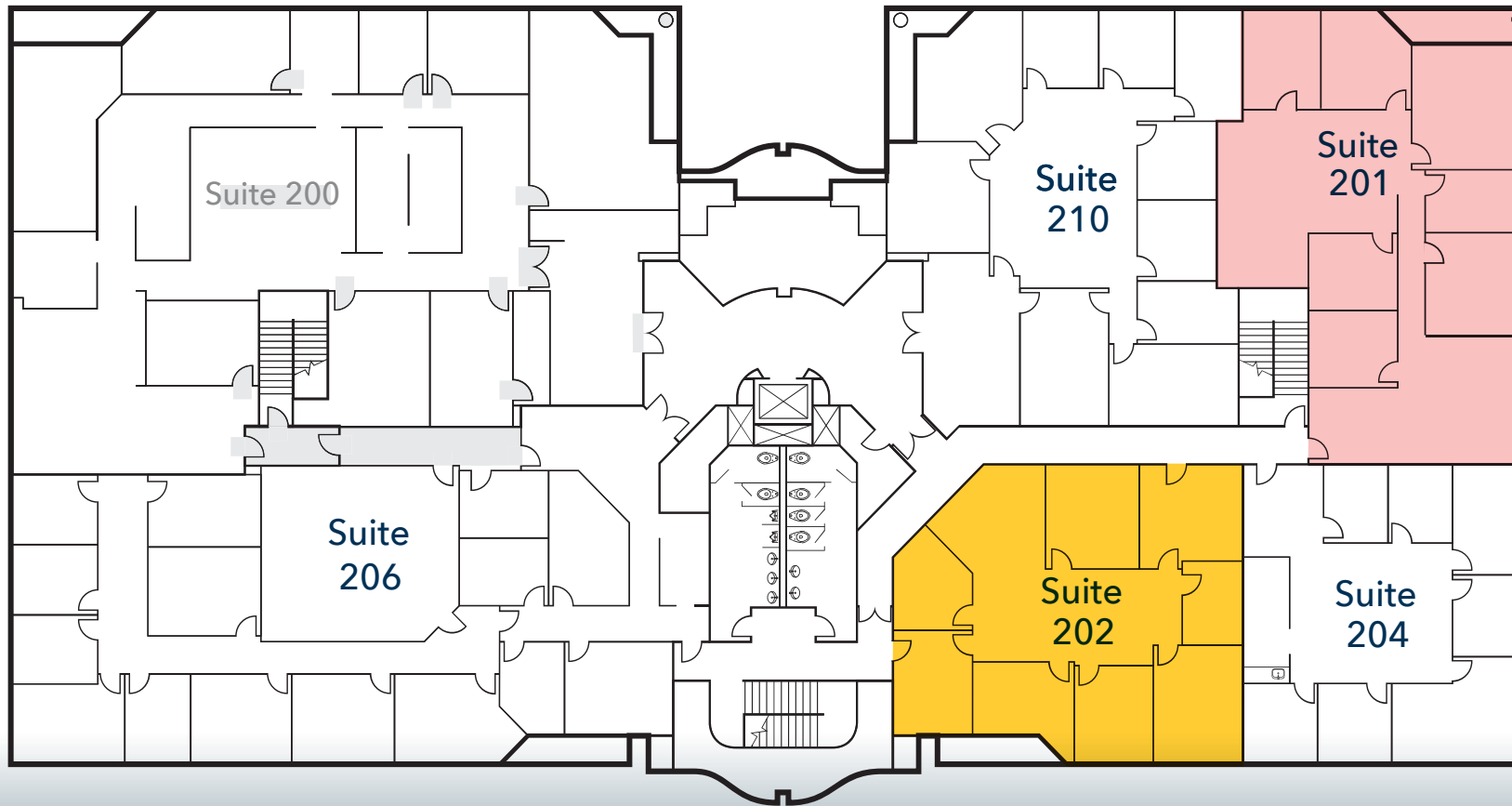
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# 2 CORPORATE PARK

IRVINE, CA

SECOND FLOOR AVAILABILTY - ±2,401 - ±2,982 SQUARE FEET



SUITE	RSF	RATE
201	2,982	\$2.45* FSG
202	2,401	\$2.45* FSG

Suites with \* have a start rate of \$2.45 for a 3-year deal, which goes to \$2.65 year 2

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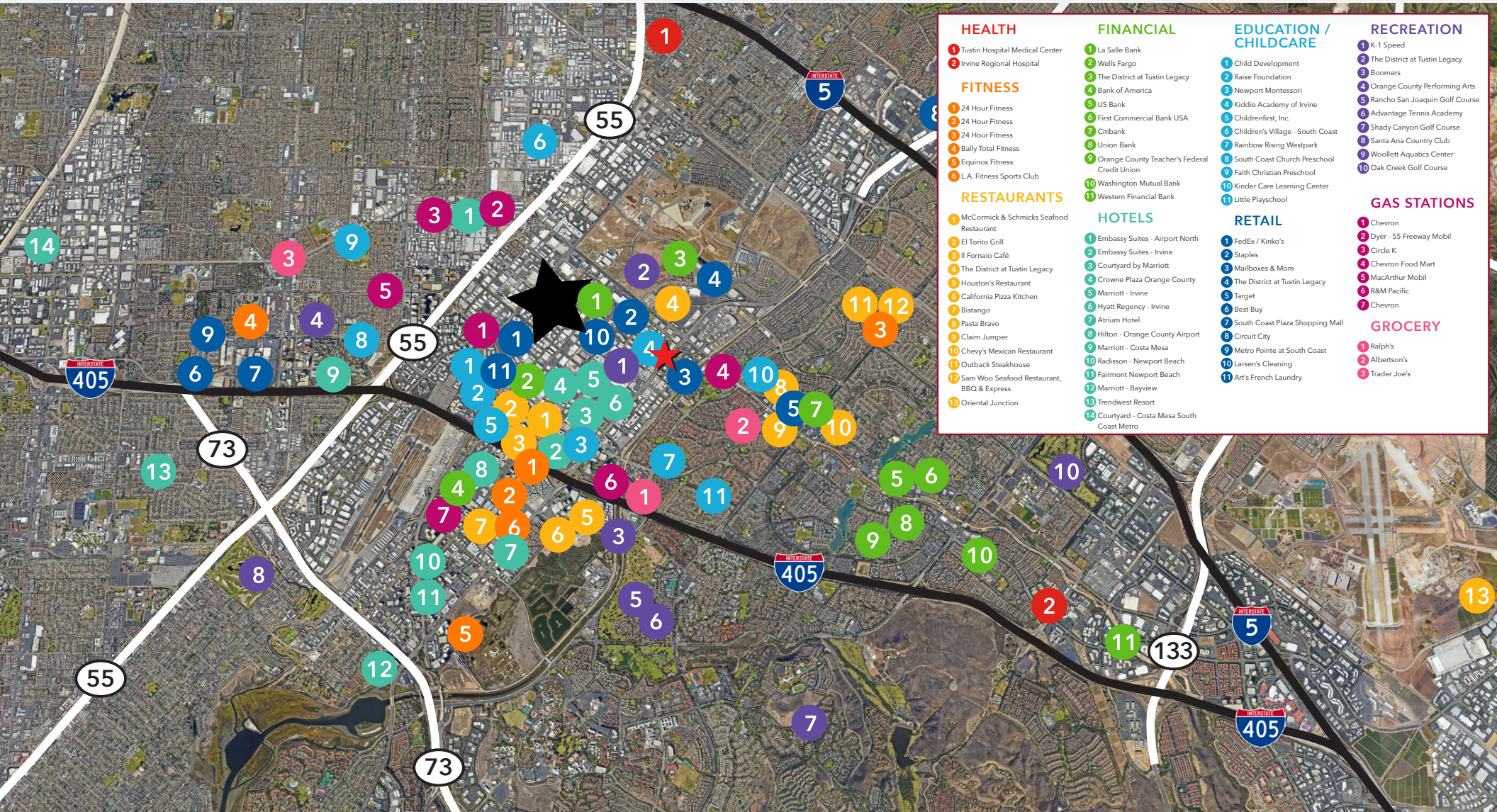




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## AMENITIES MAP



### HEALTH

- 1 Tustin Hospital Medical Center
- 2 Irvine Regional Hospital

### FITNESS

- 1 24 Hour Fitness
- 2 24 Hour Fitness
- 3 24 Hour Fitness
- 4 Bally Total Fitness
- 5 Equinox Fitness
- 6 L.A. Fitness Sports Club

### RESTAURANTS

- 1 McCormick & Schmicks Seafood Restaurant
- 2 El Torito Grill
- 3 Il Fornaio Café
- 4 The District at Tustin Legacy
- 5 Houston's Restaurant
- 6 California Pizza Kitchen
- 7 Bistango
- 8 Pasta Bravo
- 9 Claim Jumper
- 10 Chevy's Mexican Restaurant
- 11 Outback Steakhouse
- 12 Sam Woo Seafood Restaurant, BBQ & Express
- 13 Oriental Junction

### FINANCIAL

- 1 La Salle Bank
- 2 Wells Fargo
- 3 The District at Tustin Legacy
- 4 Bank of America
- 5 US Bank
- 6 First Commercial Bank USA
- 7 Citibank
- 8 Union Bank
- 9 Orange County Teacher's Federal Credit Union
- 10 Washington Mutual Bank
- 11 Western Financial Bank

### HOTELS

- 1 Embassy Suites - Airport North
- 2 Embassy Suites - Irvine
- 3 Courtyard by Marriott
- 4 Crowne Plaza Orange County
- 5 Marriott - Irvine
- 6 Hyatt Regency - Irvine
- 7 Atrium Hotel
- 8 Hilton - Orange County Airport
- 9 Marriott - Costa Mesa
- 10 Radisson - Newport Beach
- 11 Fairmont Newport Beach
- 12 Marriott - Bayview
- 13 Trendwest Resort
- 14 Courtyard - Costa Mesa South Coast Metro

### EDUCATION / CHILDCARE

- 1 Child Development
- 2 Raise Foundation
- 3 Newport Montessori
- 4 Kiddie Academy of Irvine
- 5 Childrenfirst, Inc.
- 6 Children's Village - South Coast
- 7 Rainbow Rising Westpark
- 8 South Coast Church Preschool
- 9 Faith Christian Preschool
- 10 Kinder Care Learning Center
- 11 Little Playschool

### RETAIL

- 1 FedEx / Kinko's
- 2 Staples
- 3 Mailboxes & More
- 4 The District at Tustin Legacy
- 5 Target
- 6 Best Buy
- 7 South Coast Plaza Shopping Mall
- 8 Circuit City
- 9 Metro Pointe at South Coast
- 10 Larsen's Cleaning
- 11 Art's French Laundry

### RECREATION

- 1 K-1 Speed
- 2 The District at Tustin Legacy
- 3 Boomers
- 4 Orange County Performing Arts
- 5 Rancho San Joaquin Golf Course
- 6 Advantage Tennis Academy
- 7 Shady Canyon Golf Course
- 8 Santa Ana Country Club
- 9 Woollett Aquatics Center
- 10 Oak Creek Golf Course

### GAS STATIONS

- 1 Chevron
- 2 Dyer - 55 Freeway Mobil
- 3 Circle K
- 4 Chevron Food Mart
- 5 MacArthur Mobil
- 6 R&M Pacific
- 7 Chevron

### GROCERY

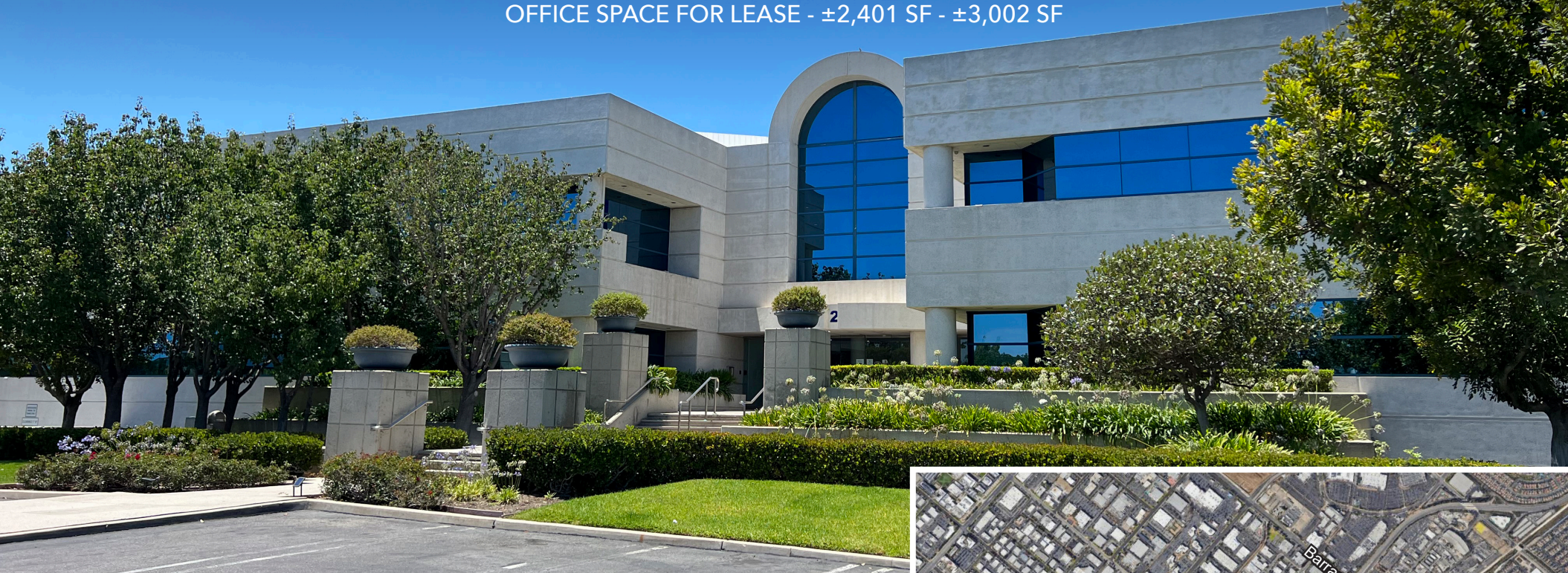
- 1 Ralph's
- 2 Albertson's
- 3 Trader Joe's



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