

2 CORPORATE PARK

IRVINE, CA

OFFICE SPACE FOR LEASE - ±2,440 SF - ±3,002 SF



For more information, please contact:

CARTER HARRINGTON

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949.724.4710

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BRIAN GARBUTT

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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

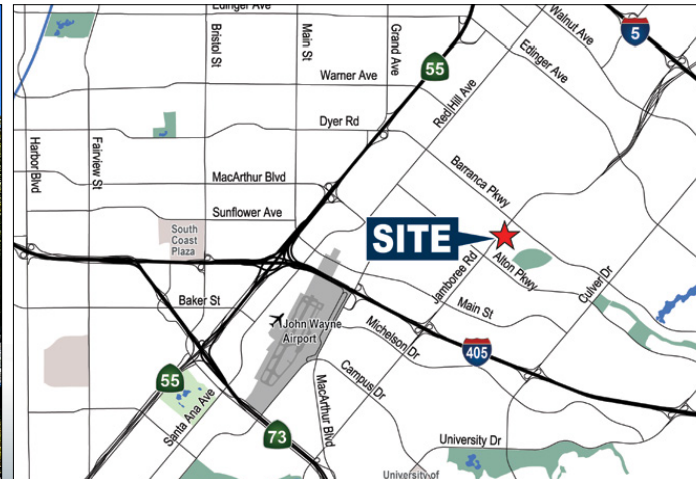
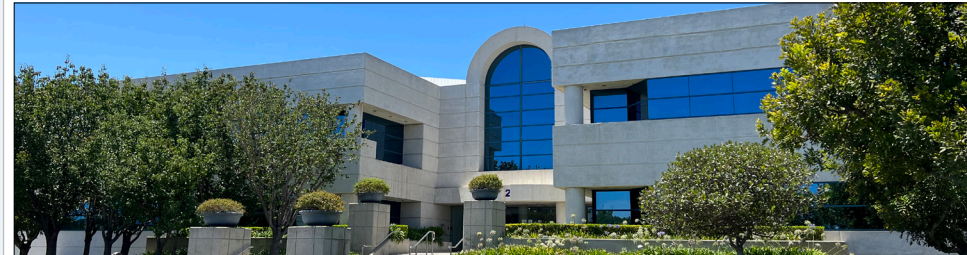


On-site proactive management with long term hold.



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.



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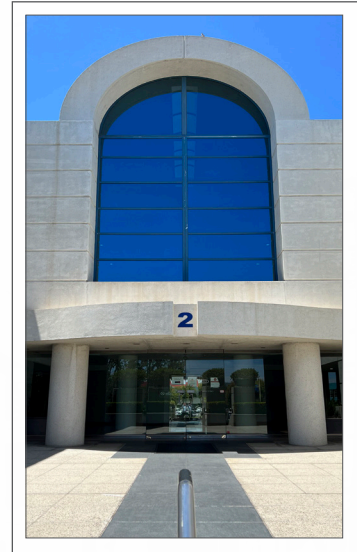
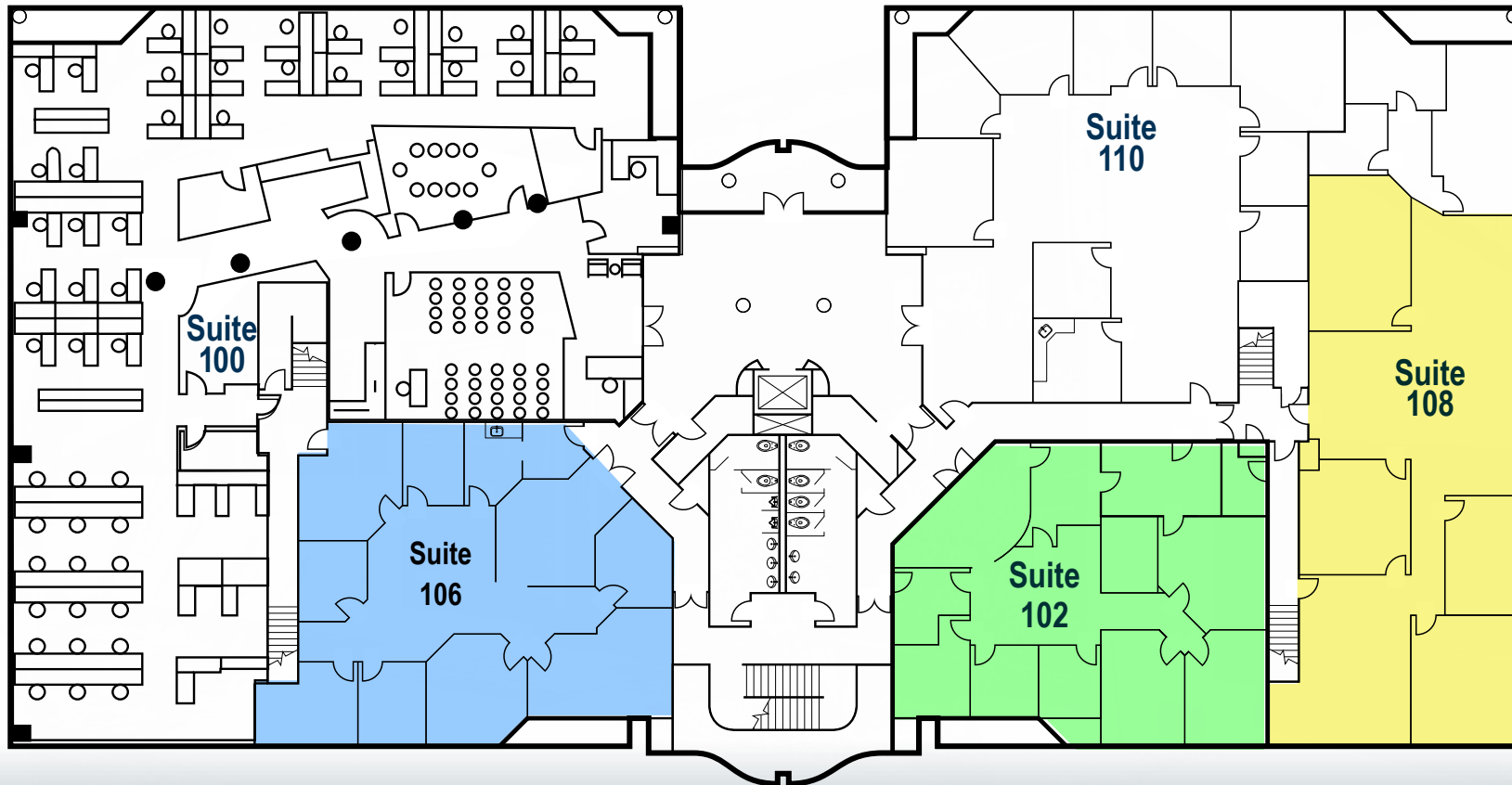
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IRVINE, CA

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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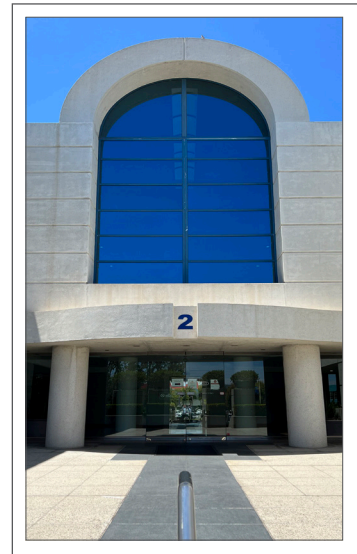
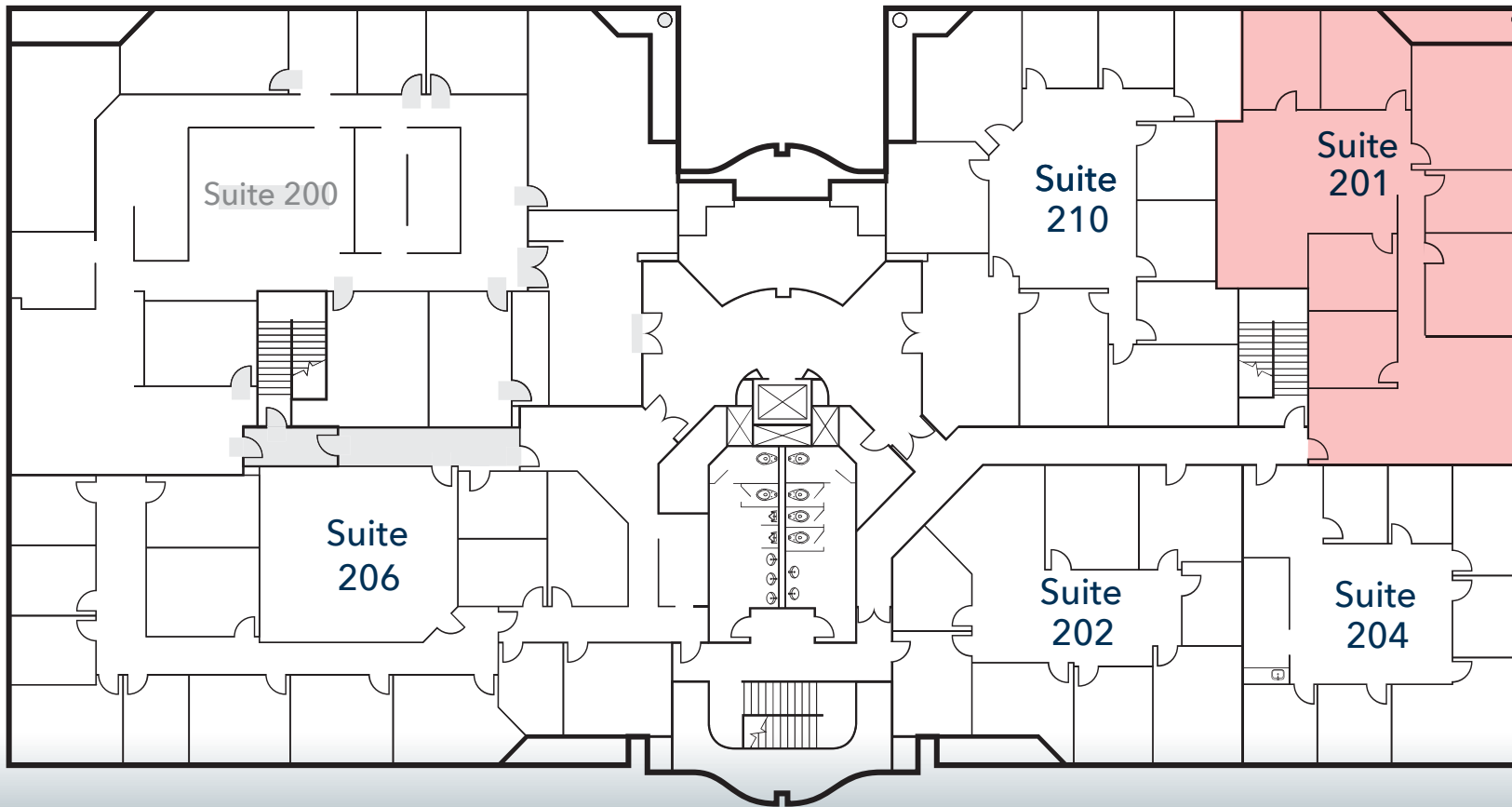
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SECOND FLOOR AVAILABILTY - ±2,440 - ±2,982 SQUARE FEET



SUITE	RSF	RATE
201	2,982	\$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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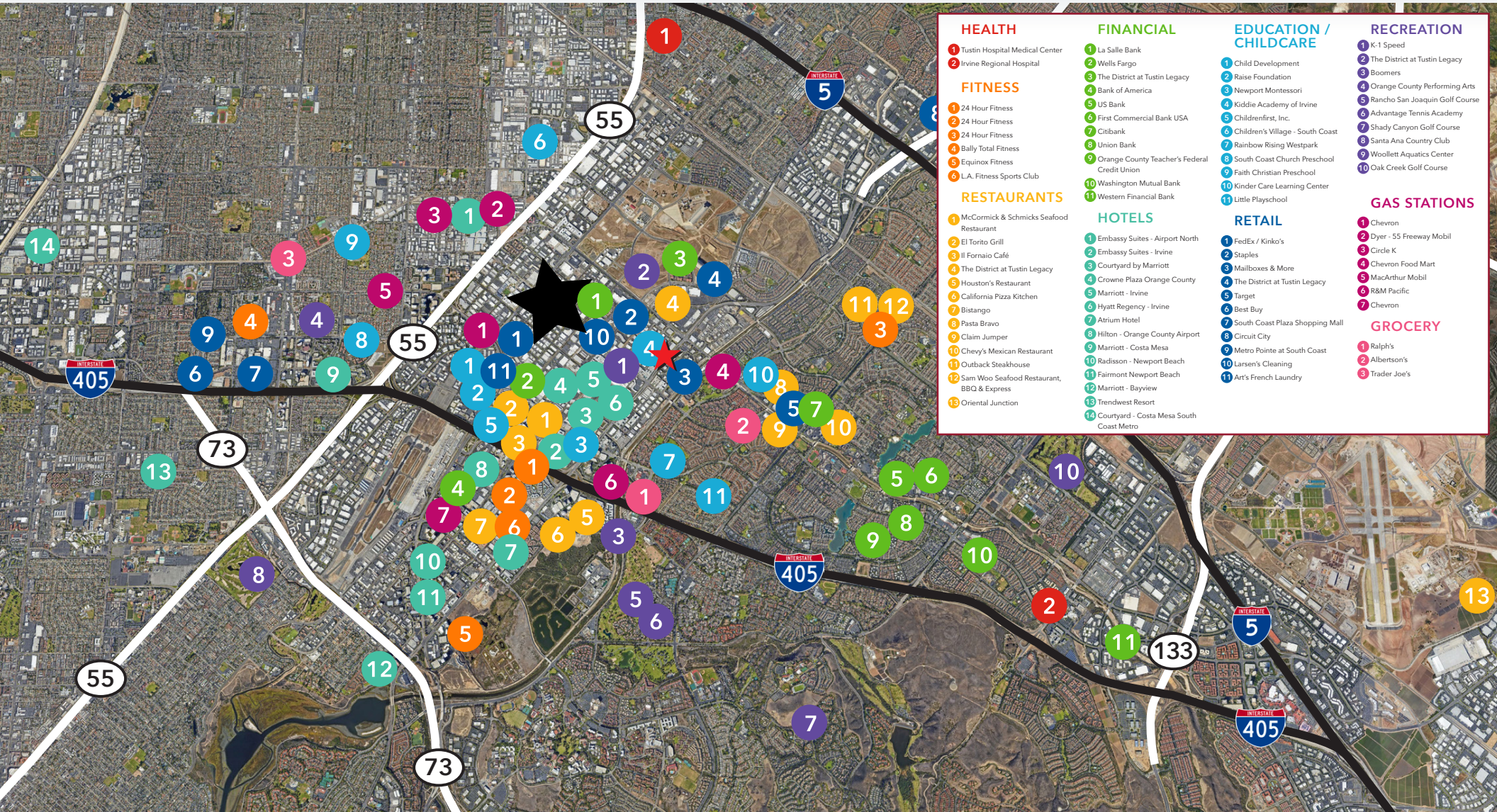
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AMENITIES MAP

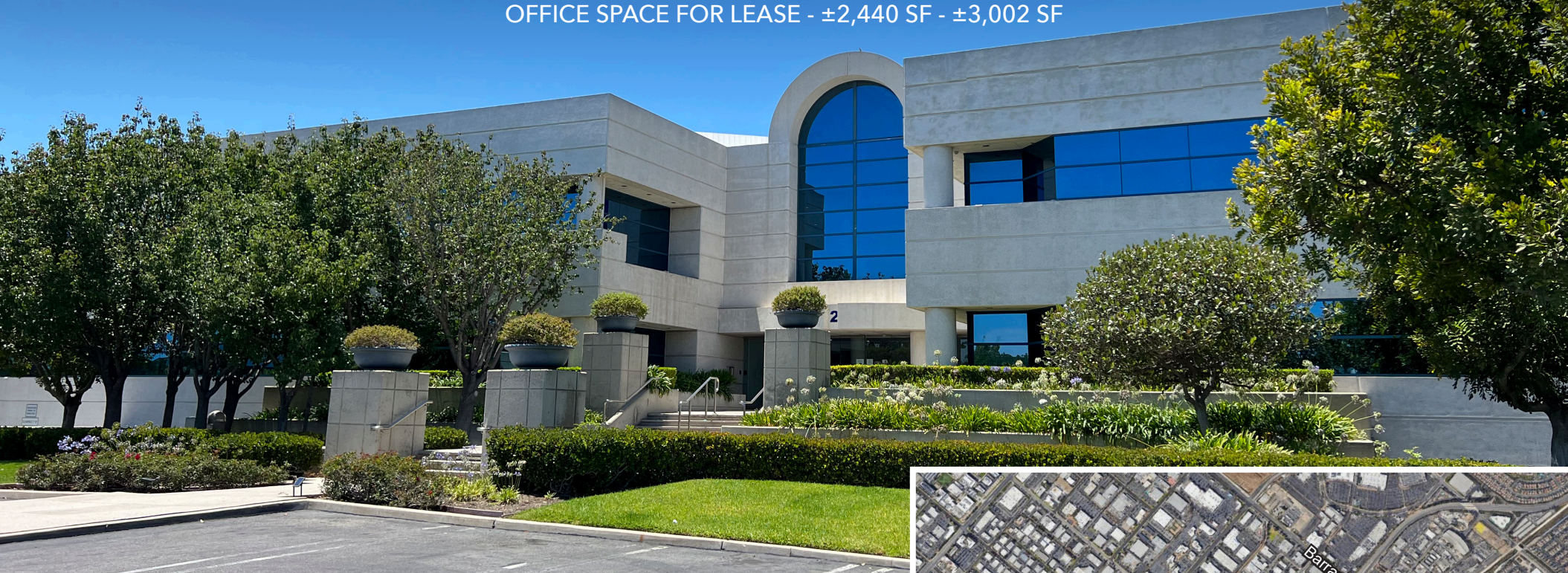


<p>HEALTH</p> <ul style="list-style-type: none"> 1 Tustin Hospital Medical Center 2 Irvine Regional Hospital <p>FITNESS</p> <ul style="list-style-type: none"> 1 24 Hour Fitness 2 24 Hour Fitness 3 24 Hour Fitness 4 Bally Total Fitness 5 Equinox Fitness 6 L.A. Fitness Sports Club <p>RESTAURANTS</p> <ul style="list-style-type: none"> 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 	<p>FINANCIAL</p> <ul style="list-style-type: none"> 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 <p>HOTELS</p> <ul style="list-style-type: none"> 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 	<p>EDUCATION / CHILDCARE</p> <ul style="list-style-type: none"> 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 <p>RETAIL</p> <ul style="list-style-type: none"> 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 	<p>RECREATION</p> <ul style="list-style-type: none"> 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 <p>GAS STATIONS</p> <ul style="list-style-type: none"> 1 Chevron 2 Dyer - 55 Freeway Mobil 3 Circle K 4 Chevron Food Mart 5 MacArthur Mobil 6 R&M Pacific 7 Chevron <p>GROCERY</p> <ul style="list-style-type: none"> 1 Ralph's 2 Albertson's 3 Trader Joe's
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