

FOR LEASE

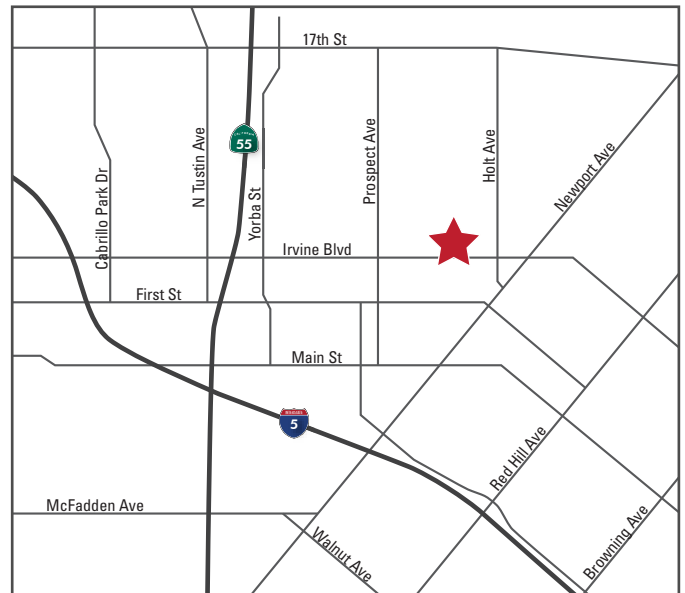
±3,165 Square Foot Building
18071 Irvine Blvd., Tustin



SINGLE-STORY FREESTANDING OFFICE BUILDING

PROPERTY FEATURES

- ±3,165 SF Single-Story Freestanding Office Building
- Medical Use May Be Possible (Confirm With City)
- Located In The Heart Of Tustin
- Move-In Ready With Efficient Layout
- High End Finishes With Upgraded Lighting & Flooring
- High Visibility At Signalized Corner
- Private Parking Lot Directly Adjacent To The Building
- Immediate Access To Interstate 5 (I-5) And Costa Mesa (55) Freeways
- Walking Distance To Numerous Retail Amenities
- Possibly Divisible to 1,950 SF (See Attached Plan)
- Asking Lease Rate: \$2.10 Modified Gross



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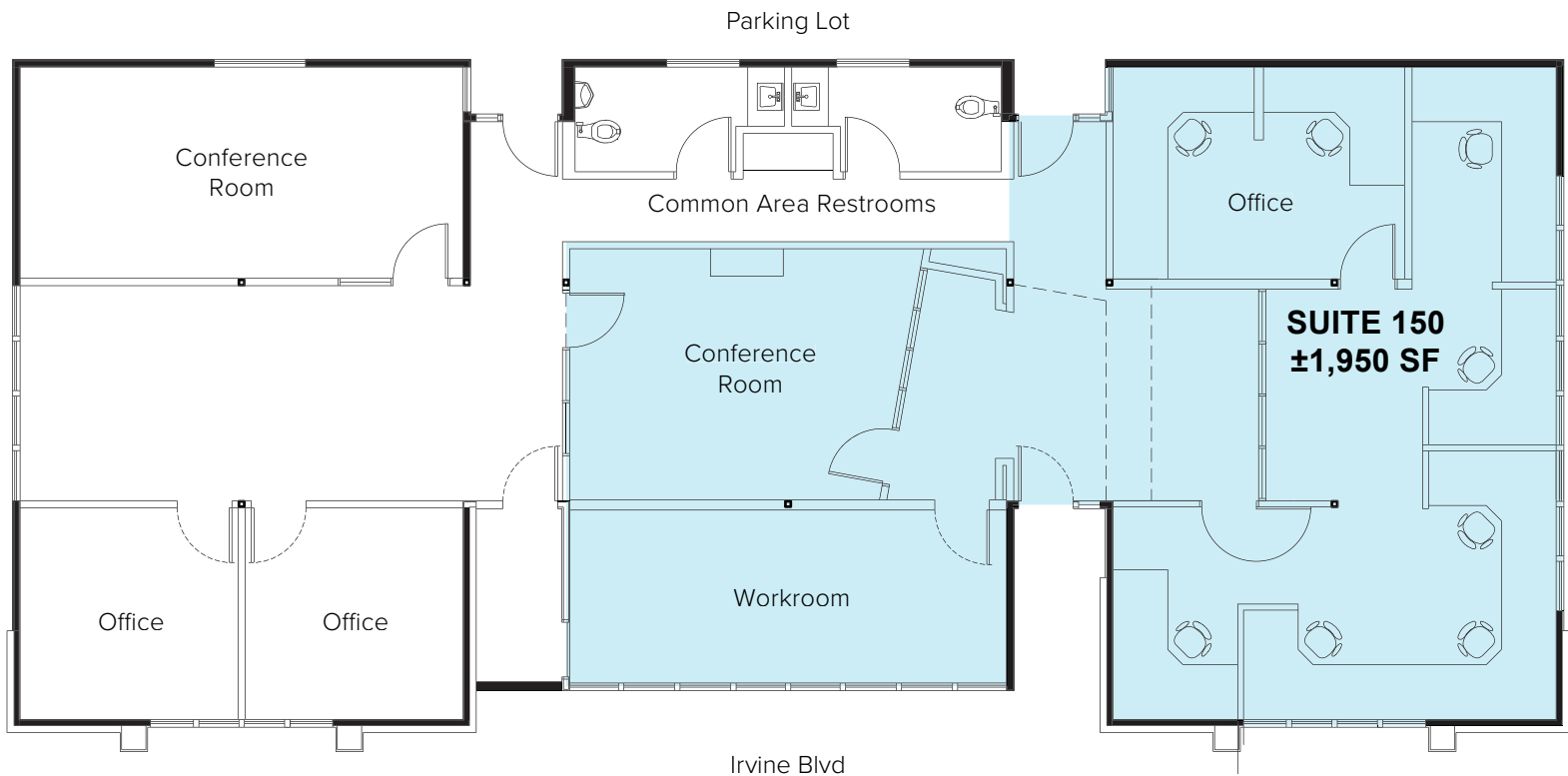
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AVAILABILITY

Suite 150: ±1,950 SF

Reception, Open Area, Work Room, Conference Room and One (1) Office

Suite 100*: Entire Bldg ±3,165 SF

Reception, Open Areas, Storage/ Work Room, Conference Room and Three (3) Offices

Asking Lease Rate: \$2.10 MG



RECEPTION DESK



WORK ROOM



CONFERENCE ROOM



PRIVATE OFFICE