



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



FOR LEASE

ALTON CORPORATE PLAZA
16800 ASTON STREET | IRVINE, CA

PREMIUM OFFICE SUITE AVAILABLE



FOR LEASE

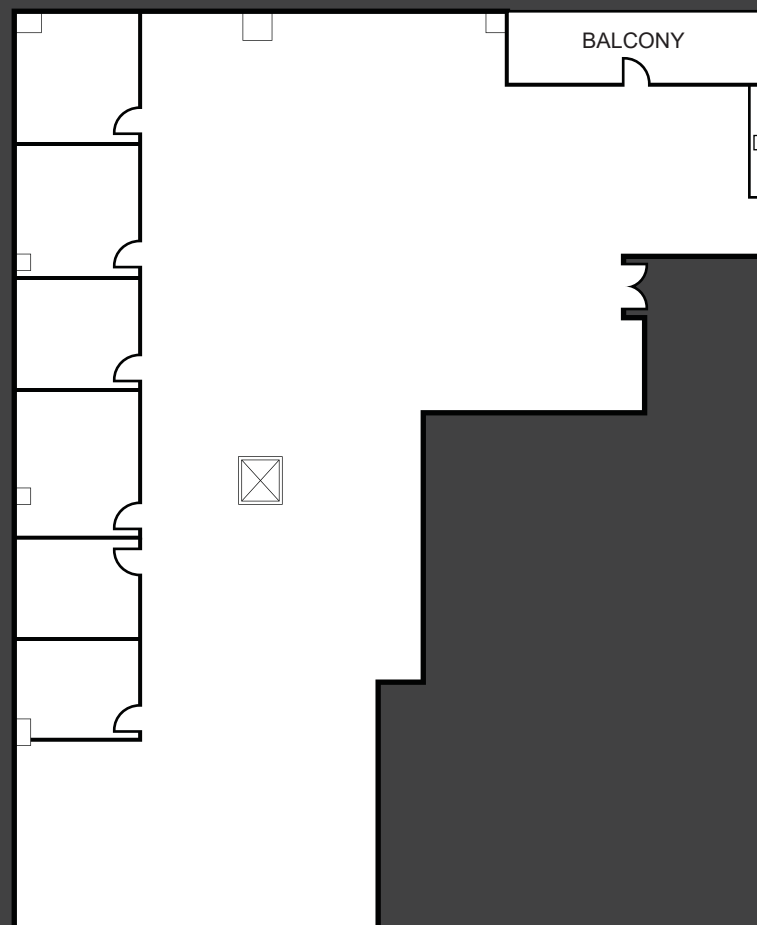
ALTON CORPORATE PLAZA
16800 ASTON STREET
IRVINE, CA 92606

BUILDING SIGNAGE AVAILABLE

SUITE 250

- SUITE HIGHLIGHTS -

- ±8,261 square foot office suite
- Divisible
- Located in the heart of Irvine Business Complex in the highly desirable Airport Area submarket
- Creative office opportunity
- Building signage available
- 4:1000 parking ratio
- Immediate access to the 55 & 405 Freeways
- Less than 2 miles from John Wayne Airport
- Within 1 mile of The District at Tustin Legacy
- Numerous retail amenities nearby
- Available October 2018
- Lease rate: \$2.75 FSG



Exclusively listed by: **BRIAN GARBUTT**
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 **LEE &
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 **PROPERTY GROUP**
MAXIMIZING PROPERTY VALUES™

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

ALTON CORPORATE PLAZA AREA AMENITIES

16800 & 16802 Aston, Irvine



RESTAURANTS

- 1 McCormick & Schmicks Seafood Restaurant
- 2 El Torito Grill
- 3 Il Fornaio Café
- 4 **The District at Tustin Legacy**
Auld Dubliner Irish Pub
Bluewater Grill
Aloha Hawaiian BBQ
Chick-fil-A
Daphne's Greek Café
Halal Guys
In-N-Out
Luna Rossa Ristorante Italiano & Pizzeria
JT Schmid's
Juice It Up
Lucille's Smokehouse Bar*B*Que
Flame Broiler
Portola Coffee Roasters
Pei Wei
Nothing Bundt Cakes
Subway
RA Sushi
Red Robin Gourmet Burgers
Sharky's Woodfired Mexican Grill
Mendocino Farms
The Winery Restaurant & Wine Bar
Whole Foods Market
- 5 Houston's Restaurant
- 6 California Pizza Kitchen
- 7 Bistango
- 8 Daily Grill
- 9 North Italia
- 10 **4020-4724 Barranca Parkway**
Champagne's French Bakery
Island's Restaurant
Mimi's Café
Thai Kitchen
- 11 Outback Steakhouse
- 12 Sam Woo Seafood Restaurant, BBQ & Express
- 13 Pho Ba Co

RETAIL

- 1 FedEx / Kinko's
- 2 Staples
- 3 Mailboxes & More
- 4 **The District at Tustin Legacy**
Target
Costco
Lowe's
Michael's
PetSmart
- 5 Target
- 6 Best Buy
- 7 South Coast Plaza Shopping Mall
- 8 CVS
- 9 Metro Pointe at South Coast
- 10 Wal-Mart
- 11 Larsen's Cleaning
- 12 Art's French Laundry

HOTELS

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

BANKS

- 1 Chase Bank
- 2 Wells Fargo
- 3 **The District at Tustin Legacy**
Wells Fargo
Farmers & Merchants Bank
Kinecta Federal Credit Union
- 4 Bank of America
- 5 US Bank
- 6 First Commercial Bank USA
- 7 Citibank
- 8 Union Bank
- 9 School First Federal Credit Union
- 10 East West Bank
- 11 California United Bank

ENTERTAINMENT/ACTIVITIES

- 1 K-1 Speed
- 2 **The District at Tustin Legacy**
AMC Tustin 14
Bowlmor Lanes
- 3 Boomers
- 4 Segerstrom Center
- 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
- 11 Tustin Rancho Golf Club

GAS STATIONS

- 1 Chevron
- 2 Dyer - 55 Freeway Mobil
- 3 Shell
- 4 Chevron Food Mart
- 5 MacArthur Mobil
- 6 Arco
- 7 Chevron

GROCERY STORES

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

CHILD CARE

- 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 KinderCare
- 9 Faith Christian Preschool
- 10 Michelson KinderCare
- 11 Childtime of Irvine

HEALTH CLUBS

- 1 24 Hour Fitness
- 2 Orange Coast Crossfit
- 3 24 Hour Fitness
- 4 Next Level Fitness
- 5 Equinox Fitness
- 6 L.A. Fitness Sports Club

HOSPITALS

- 1 Kaiser Permanente Hospital
- 2 Hoag Hospital Irvine