

PROFESSIONAL OFFICE BUILDING FOR SALE

±40,268 SF

2860

MICHELLE DRIVE
IRVINE, CA



JAMBOREE, 261 TOLL ROAD & I-5 FREEWAY

Exclusively Offered by:

Kevin Turner
Senior Vice President
(949) 263-5391
kturner@voitco.com
lic. #00968394

Dan Vittone, SIOR
Senior Vice President
(949) 263-5328
dvittone@voitco.com
lic. #01221454

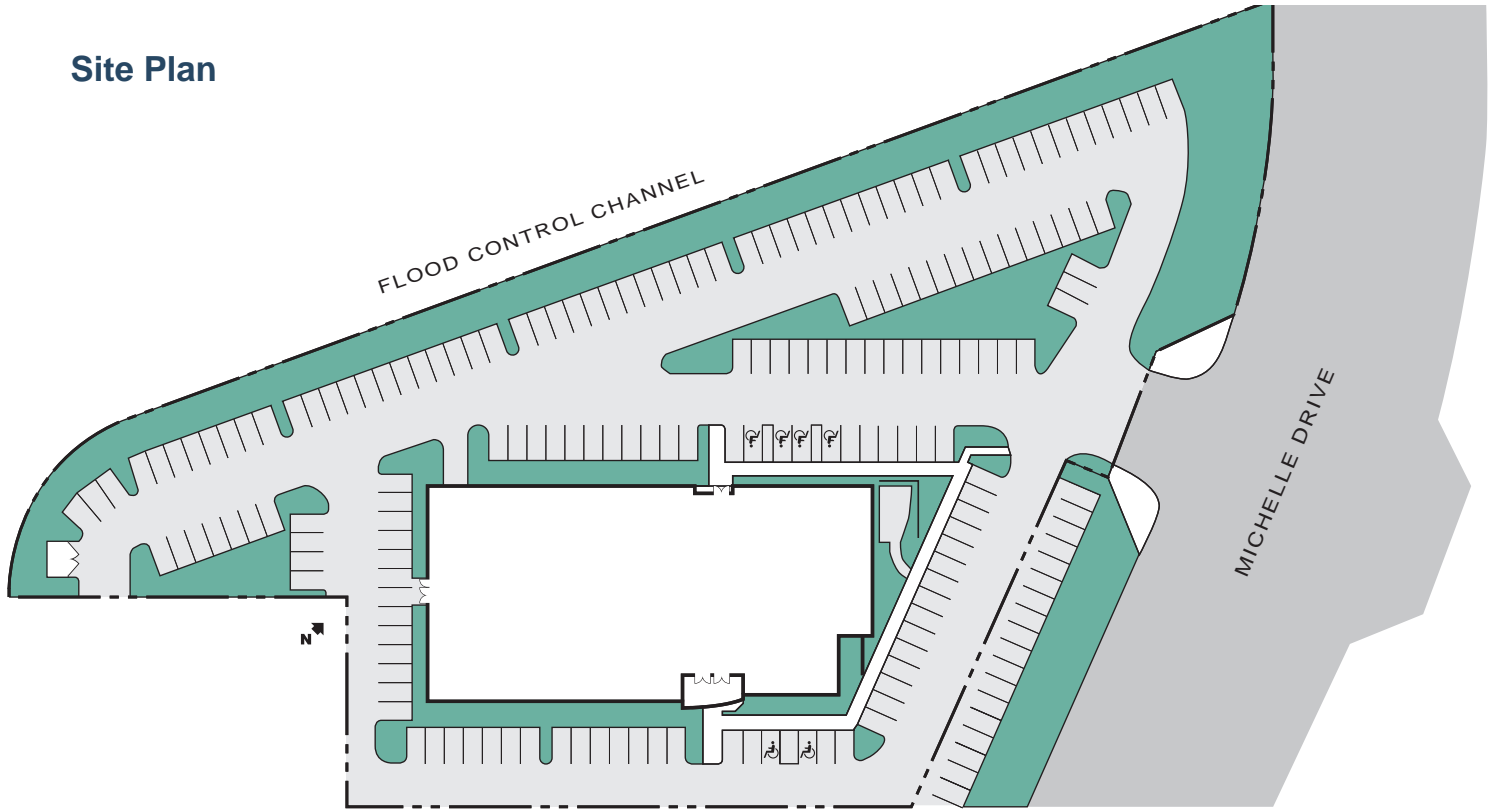
Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100 Irvine, CA 92614
CA Broker License #01333376



Site Plan



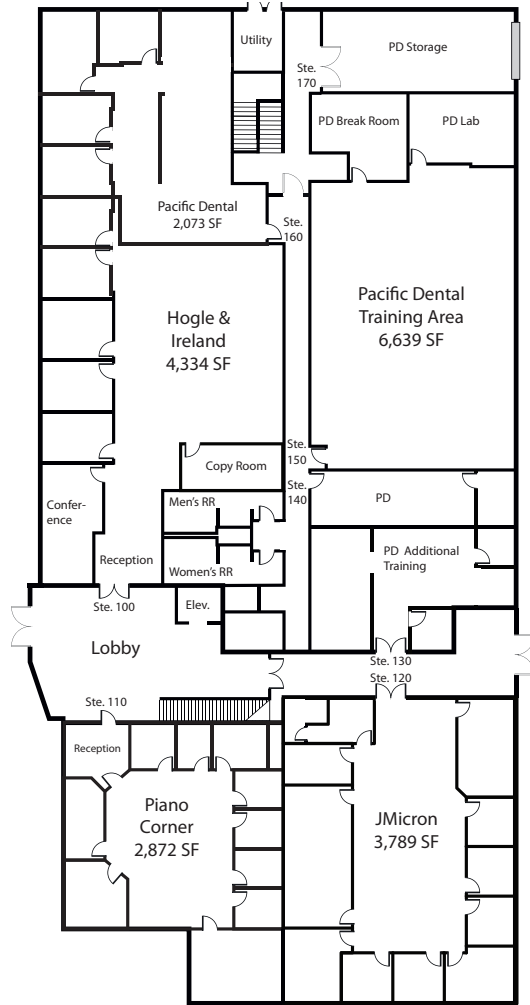
PROPERTY FEATURES

- Excellent Investor / User Opportunity with In-place Income
- Extremely Valuable & Seldom Available; 4.2 Community Commercial Zoned Office Building
- 4:1,000 Parking Surrounding the Entire Building on 4 Sides (No Trip Budget) - Allows for Flexible Uses Including Medical*
- Drought Tolerant Landscaping
- Direct Access via Signalized Entry to Site
- Outdoor Workspace and Break Area
- Located at the Intersection of Jamboree, the 261 Toll Road, and the Interstate 5 Freeway

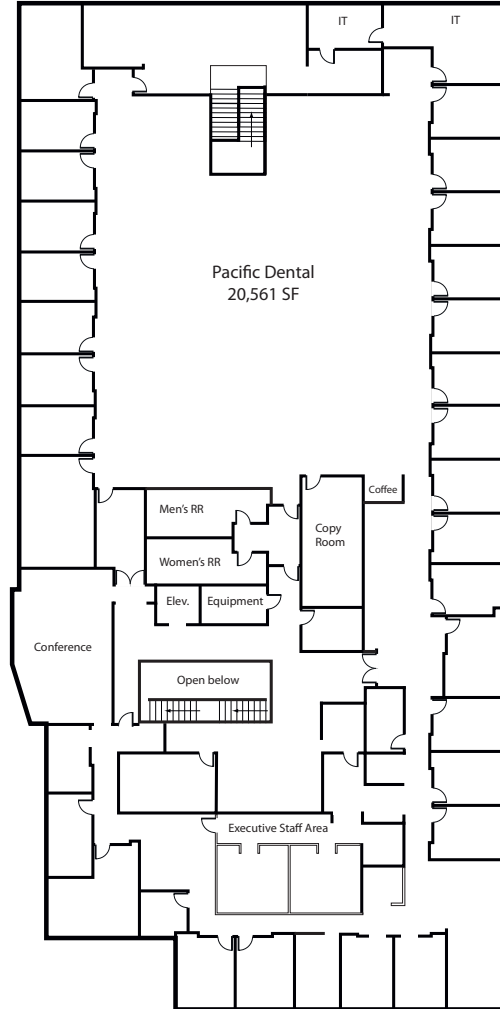


*Subject to reciprocal parking agreement. All buyers must immediately verify potential medical uses.

First Floor

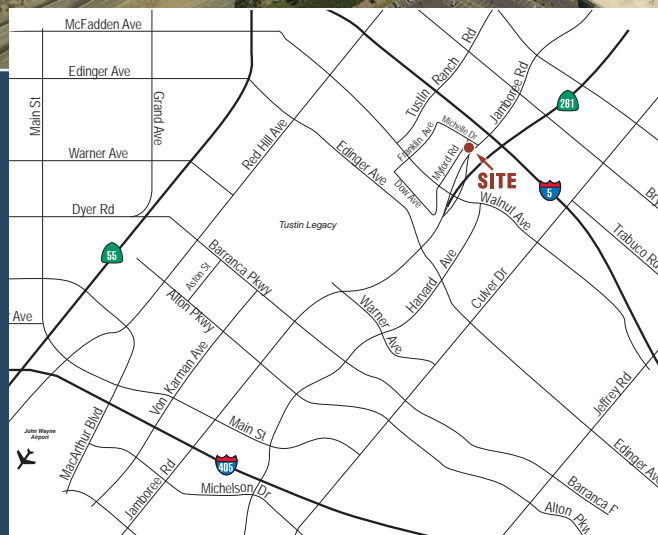


Second Floor

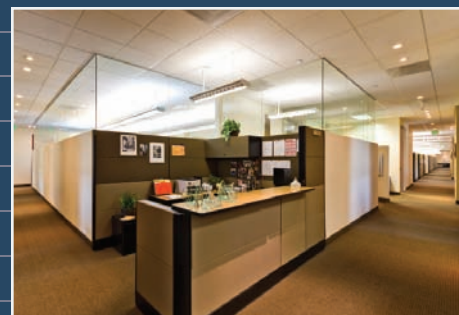


BUILDING FEATURES

- Defined Sense of Arrival as you Enter the Building and Lobby
- Elevator Served
- High End Finishes Throughout
- Integrated Wired Conference Room with Floor to Ceiling Glass Curtain Walls
- Perimeter Private Glass Offices
- Grade Level Door to Serve Small Storage Area and Dedicated Back up Power Source
- Large Open Bay Floor Plan with 10' Ceilings
- Suspended Indirect Energy Efficient Office Lighting
- Informal Coffee Bars, Break Rooms and Copy Centers Strategically Located Throughout Workspace
- Dedicated IT Server Rooms
- Multiple Training Rooms Including One ±2,657 SF Training Room with Associated Air-Conditioning and 12' Ceiling



- JAMBOREE, 261 TOLL ROAD & I-5 FREEWAY
- EXTREMELY VALUABLE & SELDOM AVAILABLE
- EXCELLENT INVESTOR/USER OPPORTUNITY
- LIMITED MEDICAL USES POSSIBLE



Exclusively Offered by:

Kevin Turner
Senior Vice President
(949) 263-5391
kturner@voitco.com
lic. #00968394

Dan Vittone, SIOR
Senior Vice President
(949) 263-5328
dvittone@voitco.com
lic. #01221454

Voit
REAL ESTATE SERVICES



2020 Main Street, Suite 100, Irvine, CA 92614
CA Broker License #01333376