PROFESSIONAL OFFICE BUILDING FOR SALE ±40,268 SF

2 8 6 0 MICHELLE DRIVE IRVINE, CA



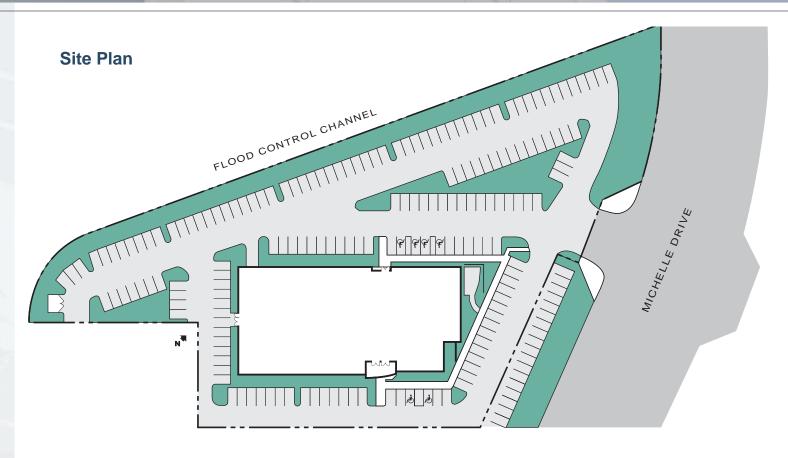
Exclusively Offered by:

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

2860 MICHELLE DRIVE, IRVINE ±40,268 SF



PROPERTY FEATURES

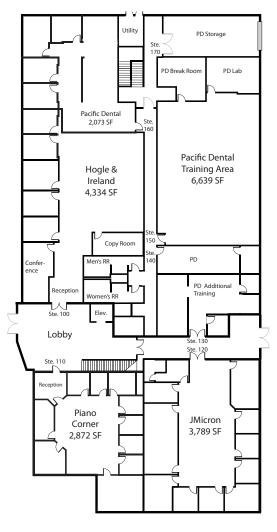
- Excellent Investor / User Opportunity with In-place Income
- Extremely Valuable & Seldom Available; 4.2 Community Commercial Zoned Office Building
- 4:1,000 Parking Surrounding the Entire Building on 4 Sides (No Trip Budget) - Allows for Flexible Uses Including Medical*
- Drought Tolerant Landscaping
- 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.

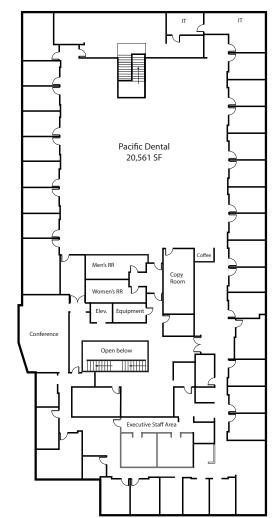


2860 MICHELLE DRIVE, IRVINE ±40,268 SF



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



2860 MICHELLE DRIVE, IRVINE | ±40,268 SF PROFESSIONAL OFFICE BUILDING FOR SALE



- 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





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

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.