



# DERIAN CORPORATE CENTER

17461 DERIAN AVE , IRVINE, CA 92614



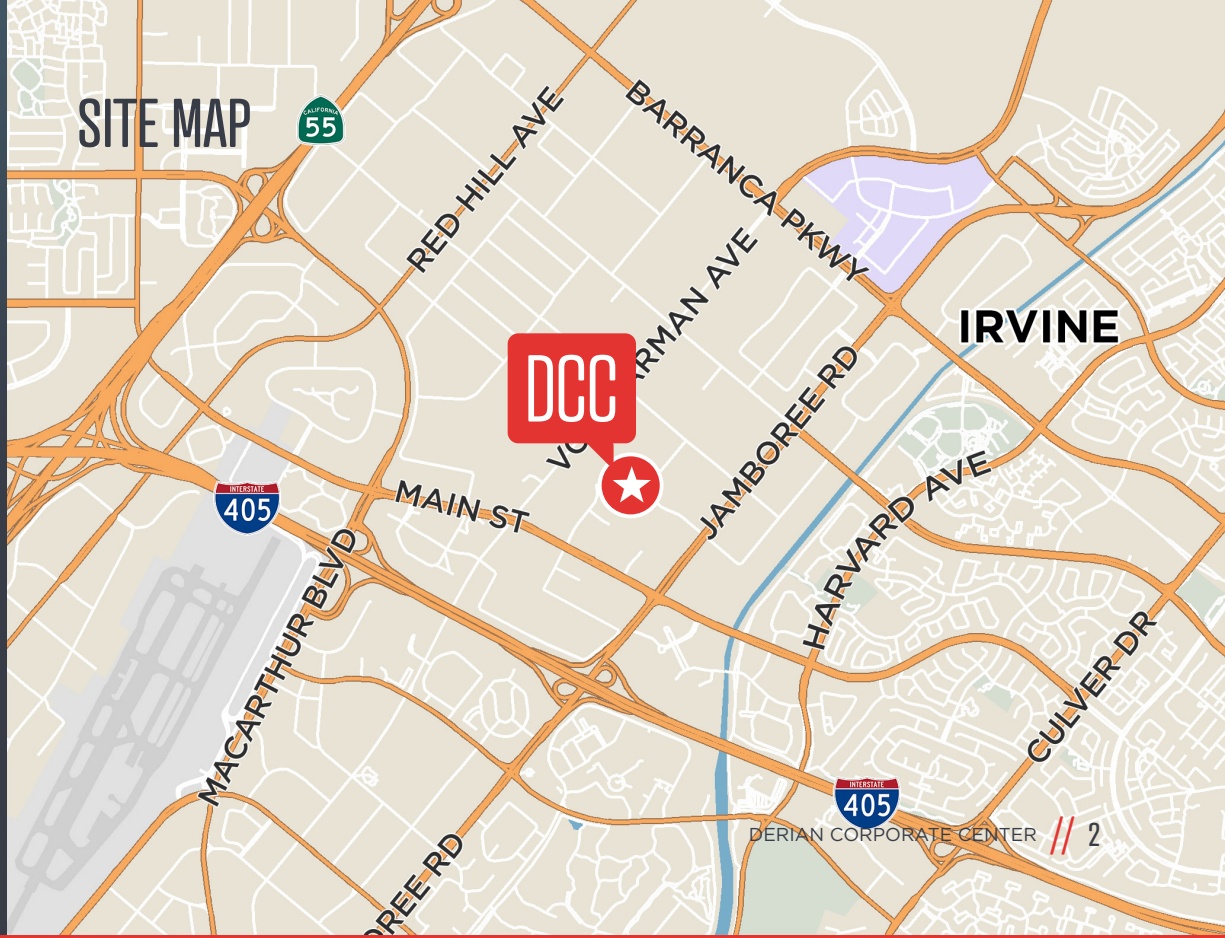
FOR LEASE // SUITE 100 // SUITE 202 // SUITE 203 // SUITE 205





# PROJECT HIGHLIGHTS:

- + 107,720 SF, High Image, Multi-Tenant Office Building
- + Free Surface Parking at 4 per 1,000
- + Airport Area Location with Great Access to 405 & 5 Freeways
- + Short Distance to Multiple Retail Amenities including Diamond Jamboree, Park Place and The District
- + Building Top and Monument Signage Available
- + Independent HVAC and Electrical Meters (no after-hours charges)
- + Recently Renovated Lobby and Restrooms



# LOBBY RENOVATIONS COMPLETE



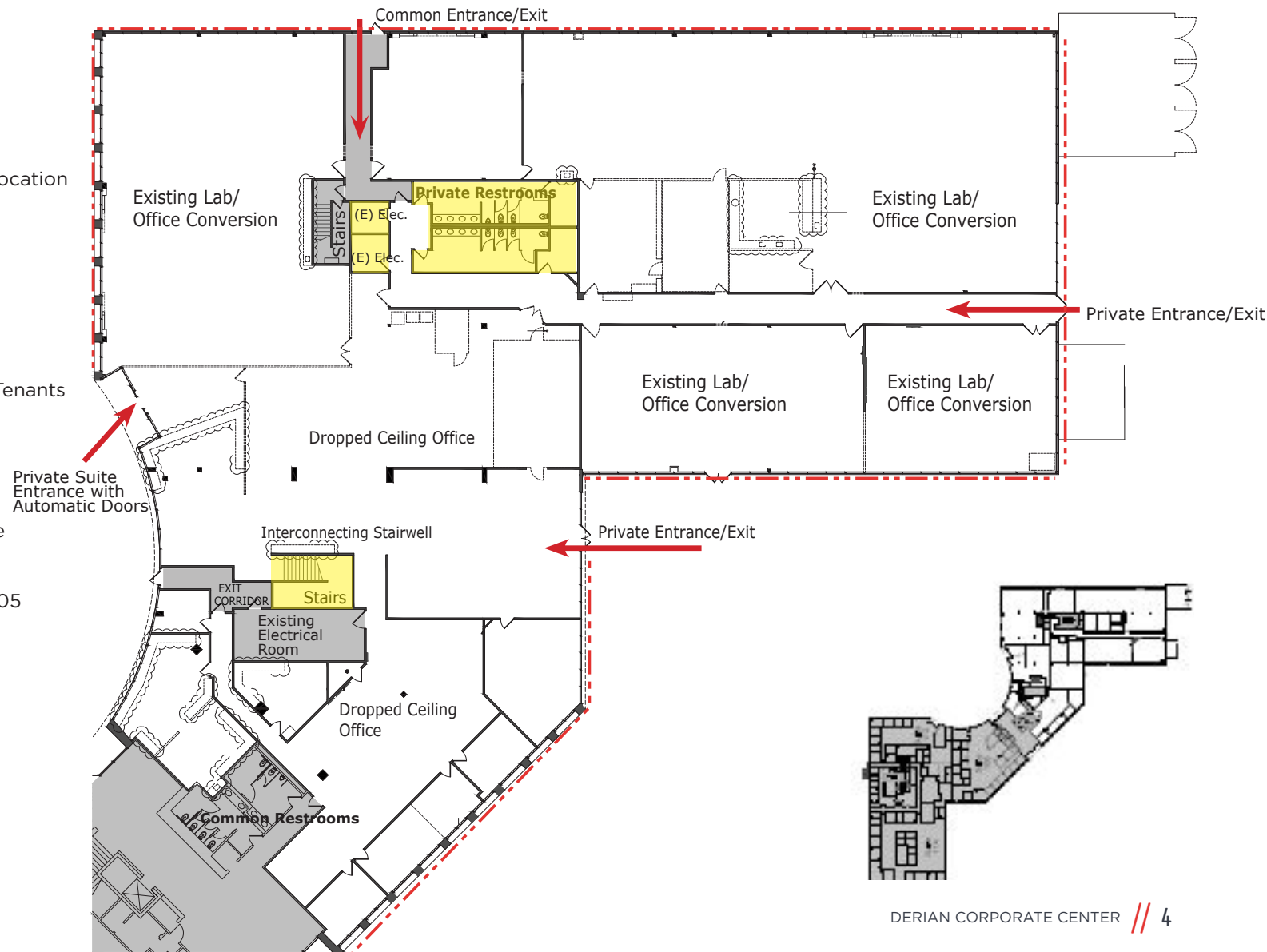


# FLOOR PLAN AS-BUILT

## SUITE 100 | Available as of 7/1/2021 ±33,003 SQ. FT.

### HIGHLIGHTS:

- + Completely Isolated Ground Floor Location
- + R&D, Flex or Creative Space
- + 14' Clear Height with Open Ceilings
- + Wrap around Glass Line
- + Concrete Floors
- + COVID-19 Friendly Design:
  - ◆ Completely Isolated from Other Tenants
  - ◆ Three (3) Private Entrances
  - ◆ Automatic Lobby Door
  - ◆ Private Restrooms
  - ◆ Surface Parking Adjacent to Suite
  - ◆ Tenant Controlled Janitorial
- + Interconnecting Stairwell to Suite 205
- + Available July 1, 2021



WINDOW LINE

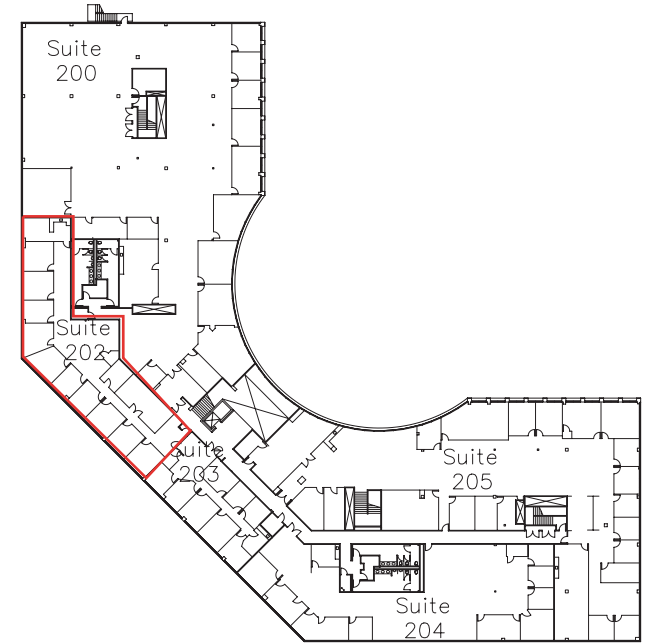
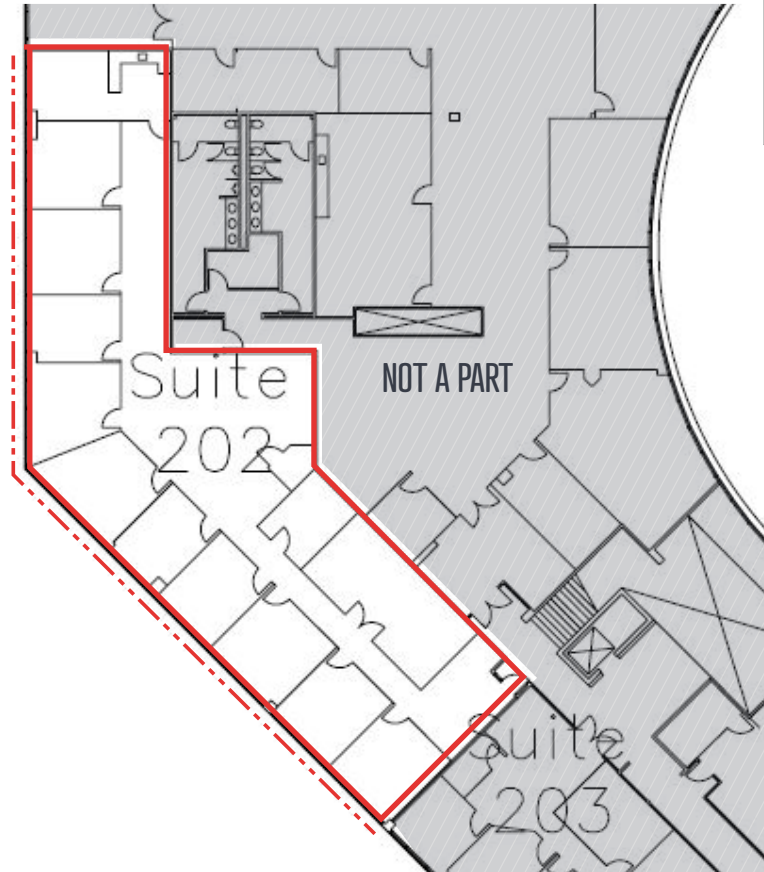


# FLOOR PLAN AS-BUILT

## SUITE 202 | Available as of 4/1/2021 ±4,467 SQ. FT.

### HIGHLIGHTS:

- + Ten (10) Private Offices
- + One (1) Conference Room
- + Excellent Window Line
- + Break Room | Large Reception Area
- + Server and Storage Rooms
- + Available April 1, 2021



WINDOW LINE





# SUITE 202 PHOTOS





# FLOOR PLAN AS-BUILT

SUITE 203 | Available as of 7/1/2020  
±2,161 SQ. FT.



## HIGHLIGHTS:

- + Eight (8) Private Offices
- + One (1) Conference Room
- + Excellent Window Line
- + Large Break Room
- + Private Reception Area
- + Server and Storage Rooms

WINDOW LINE



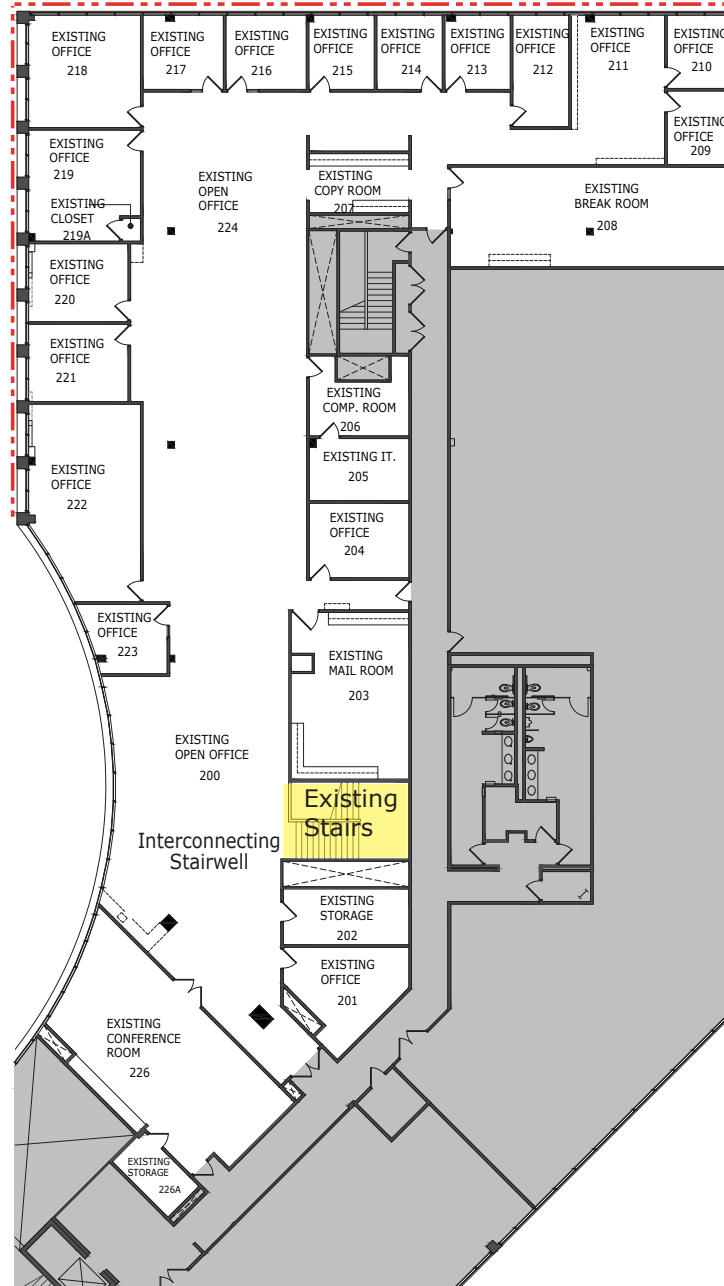
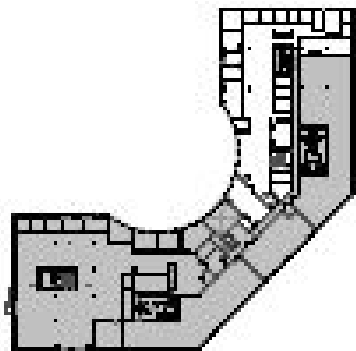


# FLOOR PLAN AS-BUILT

SUITE 205 | Available as of 7/1/2021  
±12,486 SQ. FT.

## HIGHLIGHTS:

- + Isolated Second Floor Location
- + Traditional, Dropped Ceiling Office
- + Perimeter Offices
- + Conference Room
- + Large Kitchen
- + Open Bull Pen
- + IT and Storage Room
- + Interconnecting Stairwell to Suite 100
- + Available July 1, 2021



WINDOW LINE



# LOCAL AMENITIES

## DINING

1. 85°C Bakery Cafe
2. Ajisen Ramen
3. Balcony Grill & Bar
4. BCD Tofu House
6. Chef Hung Noodles
7. Curry House
8. Guppy Tea House Cafe
9. The Kickin Crab
10. Pho Saigon Pearl
11. SWSH Shabu Shabu
12. Tokyo Table
13. Urban Seoul
14. Auld Dubliner Irish Pub
15. Prego Ristorante
16. Chick-fil-A
17. RA Sushi
18. Red Robin
19. The Winery Restaurant & Wine Bar
20. Lucille's Smokehouse BBQ
21. Thai Bamboo Bistro
22. Subway
23. Pei Wei Asian Diner
24. JT Schmid's Restaurant
25. North Italia
26. Houston's Restaurant
27. Ruth's Chris Steak House
28. Wahoo's Fish Taco
29. Which Wich?
30. The Counter
31. Starbucks
32. Panini Cafe
33. El Torito Grill
34. Carl's Jr
35. McDonald's
36. Agora Churrascaria
37. Crouton's
38. Il Fornaio
39. Corner Bakery Cafe
40. Rubio's
41. Del Taco

## ENTERTAINMENT/ FITNESS

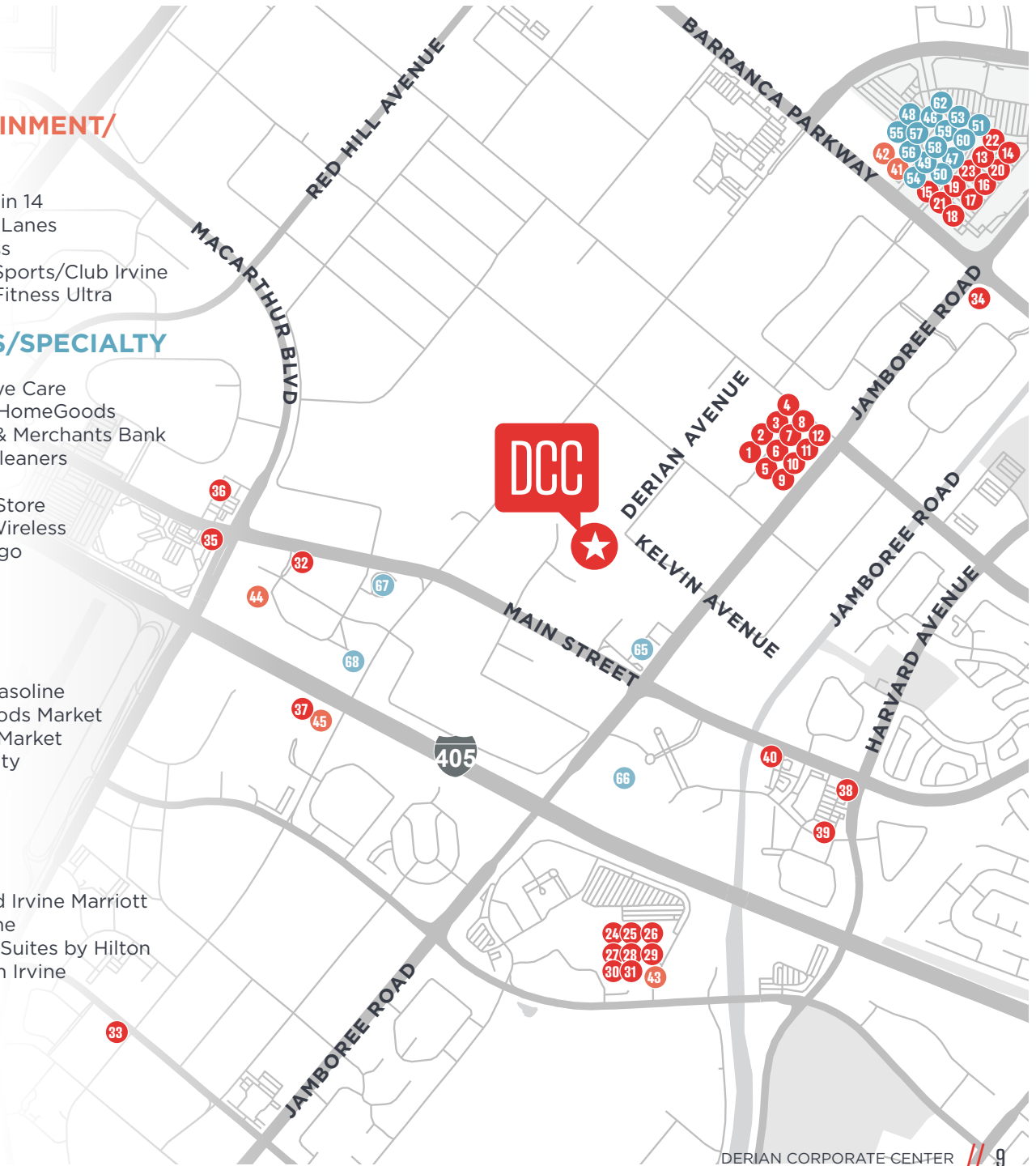
42. AMC Tustin 14
43. Bowlmor Lanes
44. LA Fitness
45. Equinox Sports/Club Irvine
46. 24 Hour Fitness Ultra

## SERVICES/SPECIALTY

47. District Eye Care
48. TJ Maxx/HomeGoods
49. Farmers & Merchants Bank
50. Legacy Cleaners
51. Sprint
52. The UPS Store
53. Verizon Wireless
54. Wells Fargo
55. Michaels
56. PetSmart
57. Target
58. Lowe's
59. Costco
60. Costco Gasoline
61. Whole Foods Market
62. Mother's Market
63. Ulta Beauty
64. 7-Eleven
65. Raphs

## LODGING

66. Courtyard Irvine Marriott
67. Hotel Irvine
68. Embassy Suites by Hilton
69. Wyndham Irvine





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TEAM MAKENA

FOR MORE INFORMATION, PLEASE CONTACT:

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