

FOR SALE

OVER **\$500,000** IN
RECENT RENOVATIONS

2 FARADAY

IRVINE SPECTRUM

±**25,285** SF CORPORATE HEADQUARTERS



 **LEE &
ASSOCIATES®**
COMMERCIAL REAL ESTATE SERVICES

BJ FELL | MARK JERUE | CRAIG FITTERER

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.



2 FARADAY

IRVINE SPECTRUM

PROPERTY FEATURES:

- New HVAC System and Roof
- ±25,285 SF Free Standing Building
- Impressive Two-Story Lobby
- Private Offices with Floor-to-Ceiling Glass
- Elevator Served
- 72 Parking Stalls
- Private Balconies
- Rental Income - Partially Leased
- Divisible Building
- Small Storage/Warehouse Area or Executive Parking
- Two (2) Ground Level Loading Doors
- Immediate Access to the 5 & 405 Freeways
- Close Proximity to Irvine Spectrum Entertainment Center



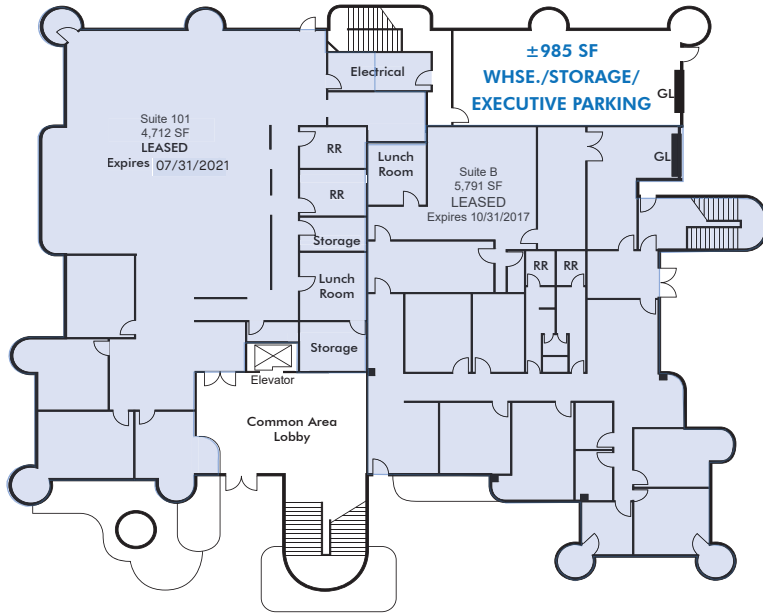
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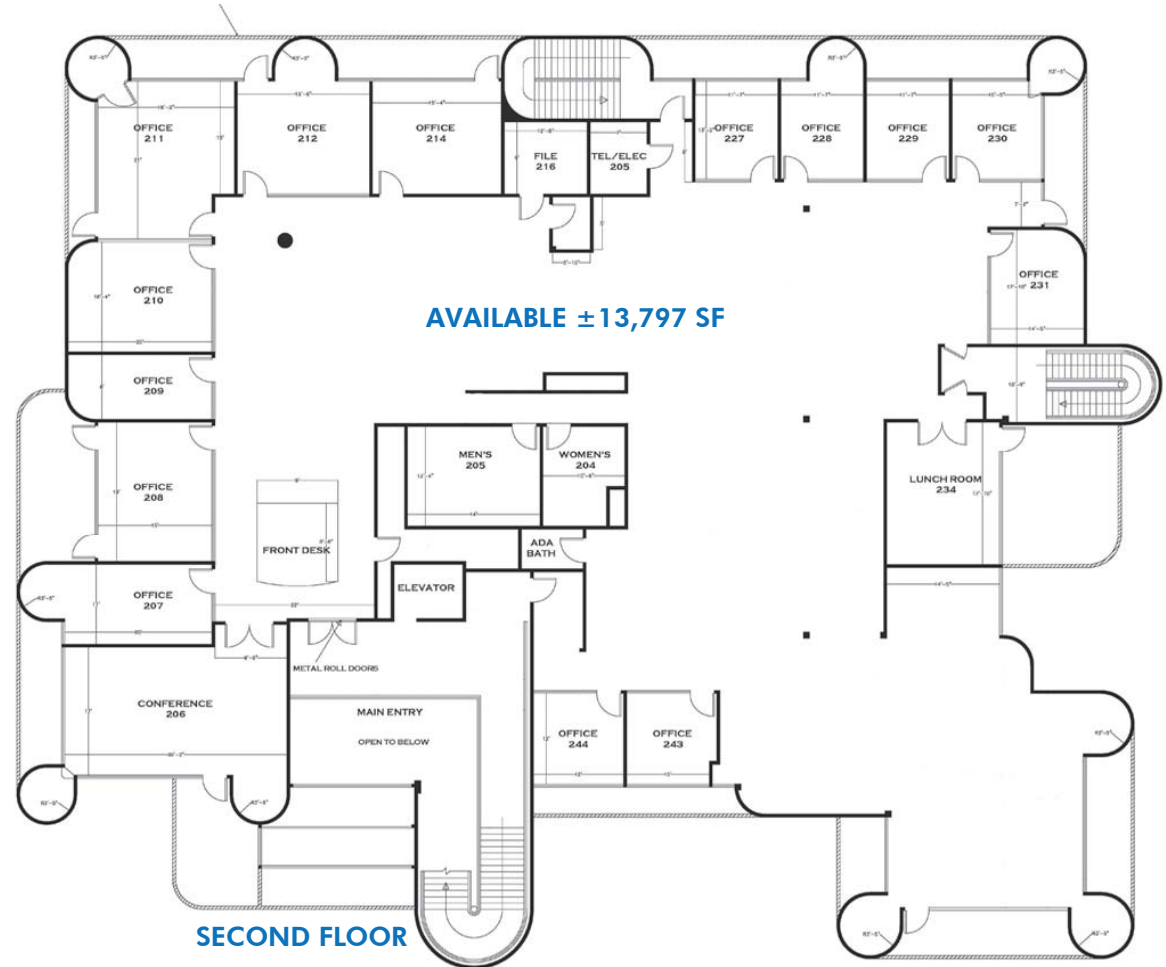
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FIRST FLOOR



SECOND FLOOR



RENT ROLL

Suite 101 (4,712 SF)

- Tenant: International Parking Design, Inc.
- Rent Schedule: \$2.05 yr1, \$2.12 yr2, \$2.19 yr3, \$2.26 yr4, \$2.33 yr5
- Lease Expiration: 7/31/21

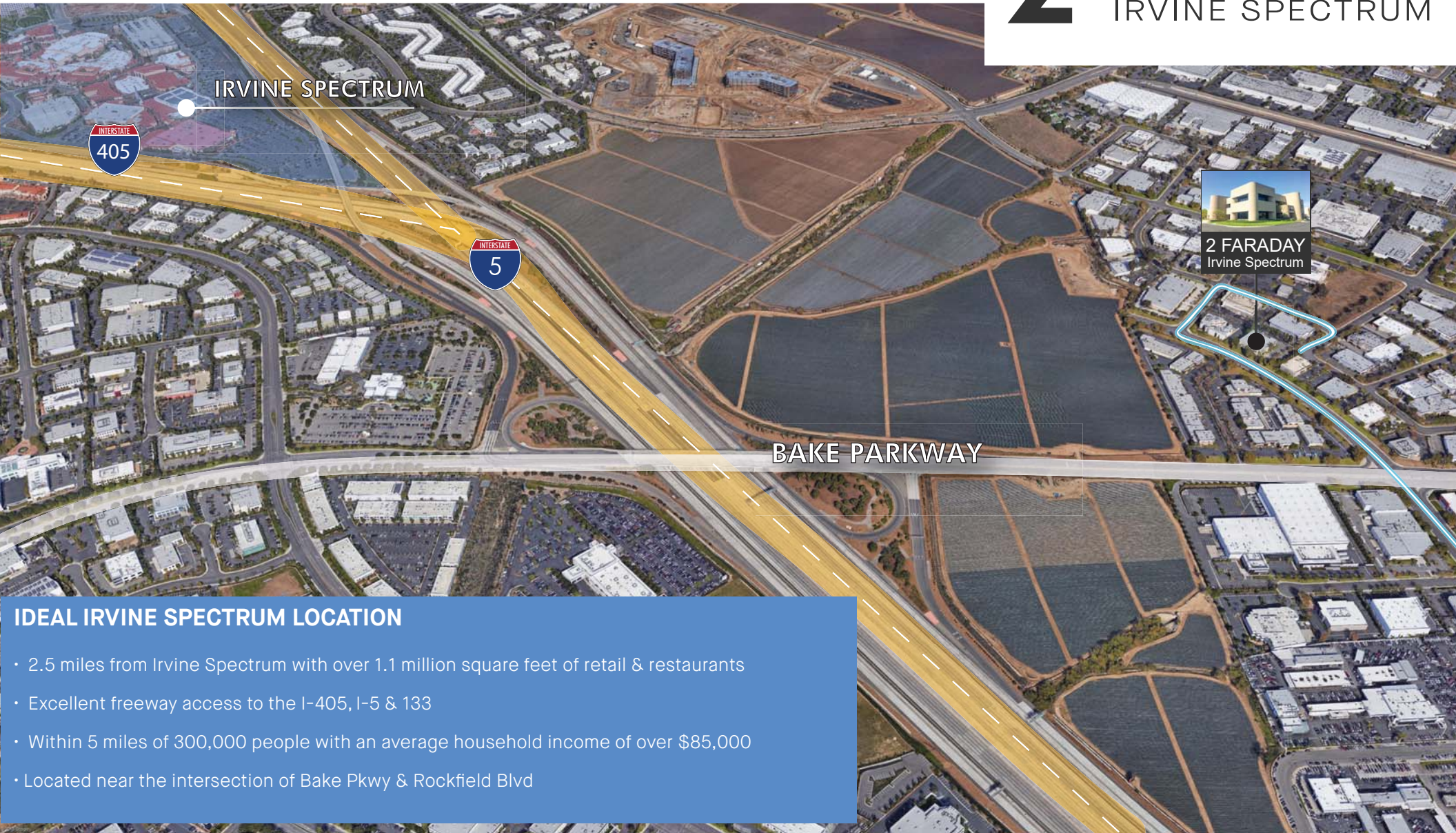
Suite B (5,791 SF)

- Tenant: Abracon
- Lease Expiration: 6/30/17

2nd Floor (13,797 SF) - Vacant

±25,285 SF IRVINE SPECTRUM CORPORATE HEADQUARTERS

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BAKE PARKWAY



IDEAL IRVINE SPECTRUM LOCATION

- 2.5 miles from Irvine Spectrum with over 1.1 million square feet of retail & restaurants
- Excellent freeway access to the I-405, I-5 & 133
- Within 5 miles of 300,000 people with an average household income of over \$85,000
- Located near the intersection of Bake Pkwy & Rockfield Blvd

CONTACT: _____



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