

61. South O.C. Business Parks

Valuation: \$45.476 million

Pacific Park

8, 28, 36, 66, 72, 92 Argonaut

Located West of I-5 and North of Hwy. 73 just of Alisio Creek in the Southwest section of Orange County. This is a Class "A" office/flex park with both dock high and grade level loading. The area is growing nicely and there are a few new projects close by. This park is clearly one of the nicest in the southwest county.

Description:

99,622 sq.ft. 69% office

Office/Flex "A"

Tenancy: Multi

Age: 1988

Height: +/- 28'



Spectrum Centre

21098, 21092, 21088, 21064, 21062, 21068, 20996, 20992, 21076, 21072, 20988, 20984,
20902, 20918, 20914, 21084 Bake parkway

Also in Southeast Orange County off I-5 and Alton Parkway this is an upscale business park of Class "A" quality. The project has both dock high loading and grade level loading and accommodates both distribution users and service heavy office users. This is one of the nicest developments in the area. Other projects are being developed in the area.

Description:

226,636 sq.ft. 70% office

Office/Flex "A"

Tenancy: Multi

Age:1998

Height: +/-28'





Providence Square - 1640 N. Batavia Street, Orange, CA 92865

Space Available:	16,689 - 20,908 SF	Rental Rate:	\$10.68 - \$11.88	Johnny Eubanks	(714) 564-7107
Property Type:	Industrial		USD/SF/Year	Chuck Noble	(714) 564-7100
	R&D	LoopNet ID:	16106140	Dave Hunsaker	(714) 564-7113
		Status:	Active		

<http://listing.loopnet.com/16106140>

Property Description:

High Image, Freestanding, Street Frontage Industrial Building. Extensive Wrap-Around Exterior Glass-Line. Very Functional Office Layout. 5,212 Square Foot Warehouse Area. 1,000 Amps, 120/208 Volt Power. Metal Halide Lighting throughout Warehouse.



Dock High Building - 322 Oak Place, Brea, CA 92821

Space Available:	12,590 SF	Rental Rate:	\$8.76 USD/SF/Year	John Burns	(949) 768-0200
Property Type:	Industrial	LoopNet ID:	16049494		
	Flex Space	Status:	Active		

<http://listing.loopnet.com/16049494>

Property Description:

Industrial condo. Two Dock High Ramps. CTU construction. HVAC in office and warehouse. 800 AMPS. 18 ft. clear. Two restrooms in office area, two restrooms in warehouse. Also available for sale or lease with option to purchase. Can be divided into two separate units. Owner carryback financing available at 6.25% for 15 years with 15% down - no appraisal fee, loan fee, Phase I expense, etc.



Trico Vanguard - 555 Vanguard Way, Brea, CA 92821

Space Available:	14,116 SF	Rental Rate:	\$8.88 USD/SF/Year	Michelle Cochran	(714) 879-0839
Property Type:	Industrial	LoopNet ID:	16033580	Robert Leiter	(714) 564-7103
	Manufacturing	Status:	Active		

<http://listing.loopnet.com/16033580>

Property Description:

Free Standing Building. Reception and 5 private offices and 1 conference room all offices have HVAC , 2 office restrooms. Office and shop restroom in warehouse. 1 - 12'x14' gl doors. 400 amps power, extensive electrical distribution. Lunch area in warehouse. Drive around building. Fenced yard.



1261 Sunshine Way - Anaheim, CA 92806

Space Available:	5,300 - 11,616 SF	Rental Rate:	\$9.60 - \$10.80	Paul DeMartini	(650) 952-5009
Property Type:	Industrial		USD/SF/Year		
	Flex Space	LoopNet ID:	15062264	http://listing.loopnet.com/15062264	
		Status:	Active		

Property Description:

11,616 sq. ft. building with amazing freeway visibility and signage possibilities. Space is also available for short term storage rental; inquire about rates. Call our Southern California office for details - 714-998-1300



917 E. Katella Ave. - Anaheim, CA 92805

Space Available:	5,000 - 15,000 SF	Rental Rate:	\$9.00 USD/SF/Year	Dave Osborne	(714) 538-8838
Property Type:	Industrial	LoopNet ID:	16011507		
	Warehouse	Status:	Active	http://listing.loopnet.com/16011507	

Property Description:

Great sublease opportunity. 10,000 sq ft of Warehouse plus 5,000 sq ft of Office space. Platinum Triangle location with monument signage on Katella. Term length negotiable up to 5 years. Priced below comps in the area. Customized lease tailored to your needs. Need warehouse space, loading dock, large parking area, 2,3,4...5 year term? We can work it out.



The Jefferson Business Park - 650 S. Jefferson St., Unit C/D, Placentia, CA 92870

Space Available:	22,480 SF	Rental Rate:	\$7.92 USD/SF/Year	Teresa Chocek	(714) 745-9439
Property Type:	Industrial	LoopNet ID:	15869920		
	Manufacturing	Status:	Active	http://listing.loopnet.com/15869920	

Property Description:

Well maintained industrial park. Nice image. High clearance. Truck well plus 3 grade level doors. 800 Amps in 2 panels, 240 volts, 3 phase.



17771 Mitchell - Irvine, CA 92714-6028

Space Available:	10,653 SF	Rental Rate:	\$13.20 USD/SF/Year	Wade Tift	(949) 608-2041
Property Type:	Industrial R&D	LoopNet ID:	15865763	Byron Foss	(949) 608-2054
		Status:	Active		

<http://listing.loopnet.com/15865763>

Property Description:

-Sublease until 9-08. \$1.15 for longer term -High-Image Corporate Facility -Approximately 7,619 SF of Upgraded Office Area (Completed in 1995) -Can Be Converted to 100% Office -42 Parking Stalls -100% HVAC -One (1) Ground Level Door -16' Minimum Warehouse Clearance -400 Amps, 277/480 Volt Power (Verify) -Available Now



3170 Pullman St - Costa Mesa, CA 92626-3315

Space Available:	17,900 SF	Rental Rate:	\$10.68 USD/SF/Year	Jack McNutt	(949) 608-2009
Property Type:	Industrial R&D	LoopNet ID:	15841984		
		Status:	Active		

<http://listing.loopnet.com/15841984>



Los Alamitos office/industrial building - 11081 Winners Cir., #A, Los Alamitos, CA 90720

Space Available:	12,600 SF	Rental Rate:	\$11.04 USD/SF/Year	Jason Jamison	(562) 696-0200
Property Type:	Industrial Flex Space	LoopNet ID:	15819291		
		Status:	Active		

<http://listing.loopnet.com/15819291>

Property Description:

~9000 sf of office space. Clean multi tenant business park.



15751 Graham St. - Huntington Beach, CA 92649

Space Available:	20,650 SF	Rental Rate:	\$11.76 USD/SF/Year	Jeff Hirsch	(949) 724-4737
Property Type:	Industrial Flex Space	LoopNet ID:	15816031		
		Status:	Active		

<http://listing.loopnet.com/15816031>

Property Description:

High Image Freestanding R&D/Medical facility.



Historic Elephant Packing House - 201 W. Truslow Avenue, Fullerton, CA 92832

Space Available:	12,000 - 25,000 SF	Rental Rate:	\$6.00 USD/SF/Year	Travis W. Dunn	(714) 446-0100
Property Type:	Industrial	LoopNet ID:	15814066	Cameron Irons	(714) 446-0100
	Flex Space	Status:	Active		

<http://listing.loopnet.com/15814066>

Property Description:

The Elephant Packing House in Downtown Fullerton is on the National Register of Historic Buildings. It was built in 1924 & the original hardwood plank flooring is unaltered & in good condition. Total of 25,000sf available for lease: 12,000sf on the basement level & 13,000 on the first level. New tenant may lease the entire space or may divide it. Call listing agents for more information. First level includes entry, reception area, 6 offices (2 offices that are not included in the square footage), a showroom, 2 restrooms & a large workshop area.



Calle Perfecto Business Park - 32771 Calle Perfecto, San Juan Capistrano, CA 92675

Space Available:	10,717 SF	Rental Rate:	\$15.00 USD/SF/Year	Mike Cargile	(949) 851-5100
Property Type:	Industrial	LoopNet ID:	15346728	Loren Cargile	(949) 851-5100
	Flex Space	Status:	Active		

<http://listing.loopnet.com/15346728>

Property Description:

POL 22,616 SF Building Freeway Identity 3,152 SF Of 2-Story Office Fire Sprinklered



1517 N. Main Street - Santa Ana, CA 92701

Space Available:	5,335 - 10,670 SF	Rental Rate:	\$11.76 USD/SF/Year	S. D. Herman	(213) 747-6531
Property Type:	Retail	LoopNet ID:	15320656		
	Free Standing Bldg	Status:	Active		

<http://listing.loopnet.com/15320656>

Property Description:

10,152 SQ. FT. SHOWROOM/WAREHOUSE COMBO 4,000+ SQ. FT. SHOWROOM ON MAJOR STREET W/HEAVY TRAFFIC 6,000+ SQ. FT. WAREHOUSE WITH 19' HIGH CEILINGS 2,000+ SQ. FT. YARD W/PARKING AND LOADING



14242 Chambers Rd - Tustin, CA 92780

Space Available:	17,190 SF	Rental Rate:	\$12.00 USD/SF/Year	Elizabeth Littlejohn	(949) 706-6632
Property Type:	Industrial Flex Space	LoopNet ID:	16121759		
		Status:	Active		

<http://listing.loopnet.com/16121759>

Property Description:

This 17,190 sq. ft. R & D facility is 90% built-out with HVAC Office and Engineering areas.



17811 Mitchell Avenue - Irvine, CA 92614

Space Available:	8,850 - 11,400 SF	Rental Rate:	\$13.80 USD/SF/Year	John Rothwell	(949) 724-1900
Property Type:	Industrial Flex Space	LoopNet ID:	16116259		
		Status:	Active		

<http://listing.loopnet.com/16116259>

Property Description:

Highly functional office layout with built-in reception desk and fully equipped lunch room. 22' Clear in warehouse. Warehouse can be 2,550 SF or 5,100 SF.



9400 Toledo Way - Irvine Spectrum, CA 92618

Space Available:	32,649 SF	Rental Rate:	\$10.20 USD/SF/Year	John Griffin	(949) 851-5100
Property Type:	Industrial Flex Space	LoopNet ID:	16116519	Todd Hergesell	(949) 851-5100
		Status:	Active		

<http://listing.loopnet.com/16116519>

Property Description:

No Base Rent Until 2010 Free Standing High Image R&D Building 100% Temperature Controlled Highly Secured And Fenced Premises 10,000 SF Of 2-Story Offices Flexible Layout To Accommodate Multiple Uses



Valencia Business Center - 501 Sally Pl, Fullerton, CA 92831

Space Available:	11,837 SF	Rental Rate:	Negotiable/SF/Year	Michael Hefner	(714) 978-7880
Property Type:	Industrial Flex Space	LoopNet ID:	16116518	Mike Vernick	(714) 978-7880
		Status:	Active		

<http://listing.loopnet.com/16116518>

Property Description:

Valencia Business Center Industrial Condo, Fenced Yard Possible Classic Architectural Design Excellent Access to 91, 57 and 5 Freeways .45/3000 GPM Sprinkler System



9501 Jeronimo Road - Irvine Spectrum, CA 92718

Space Available:	24,000 SF	Rental Rate:	\$19.80 USD/SF/Year	John Galivan	(949) 955-7647
Property Type:	Industrial Flex Space	LoopNet ID:	16094081		
		Status:	Active		

<http://listing.loopnet.com/16094081>

Property Description:

This building is ideal for corporate headquarters/ R&D.



1145 W. Shelley Court - Orange, CA 92868

Space Available:	11,347 SF	Rental Rate:	\$9.12 USD/SF/Year	Teresa Morgan	(714) 385-1801
Property Type:	Industrial Flex Space	LoopNet ID:	16088093		
		Status:	Active		

<http://listing.loopnet.com/16088093>

Property Description:

High Image Building | Large Fenced Yard | 1,200 SF Executive Office Space | .60 Acre Lot | Double Truckwell | Two (2) Ground Level Doors | 400 Amps 120/208 Volt Power (verify) | Electrical Distribution | Fully Fire Sprinklered



1732 Mcgaw Ave - Irvine, CA 92614-5732

Space Available:	13,800 SF	Rental Rate:	\$10.56 USD/SF/Year	Tom West	(949) 608-2049
Property Type:	Industrial R&D	LoopNet ID:	16085484		
		Status:	Active		

<http://listing.loopnet.com/16085484>



8900 Research - Irvine, CA 92618

Space Available:	14,773 SF	Rental Rate:	\$15.60 USD/SF/Year	Todd Martens	(949) 955-7657
Property Type:	Industrial	LoopNet ID:	16079642	Brett Swartzbaugh	(949) 474-4004
	Flex Space	Status:	Active	Jason Ward	(949) 474-4004

<http://listing.loopnet.com/16079642>

Property Description:

7,273 Square Foot Office/Technology Area " 7,500 Square Foot Warehouse " Prominent Location with Freeway Views " Prestigious Irvine Spectrum Address " Dock-High and Ground-Level Loading " 3:1,000 Parking " Easy Access to Santa Ana (I-5), San Diego (I-405), Foothill (241), and Laguna (133) Freeways " 20 Minutes to John Wayne Airport



Koll Savi Bus Center - 22860 Savi Ranch Pkwy, Yorba Linda, CA 92686

Space Available:	11,600 - 22,835 SF	Rental Rate:	\$18.00 USD/SF/Year	Andrew White	(714) 939-2218
Property Type:	Industrial	LoopNet ID:	16005534		
	R&D	Status:	Active		

<http://listing.loopnet.com/16005534>



23521 Ridge Route Dr. - Laguna Hills, CA 92637

Space Available:	1,400 - 25,613 SF	Rental Rate:	Negotiable/SF/Year	Bill Herrington	(949) 454-7662
Property Type:	Industrial	LoopNet ID:	15483989		
	Flex Space	Status:	Active		

<http://listing.loopnet.com/15483989>

Property Description:

This property offers twenty-five buildings encompassing 513,135 square feet of commercial, retail auto and industrial space, with a wide variety of suite sizes available.



6571 Altura Boulevard - Buena Park, CA 90620

Space Available:	13,500 SF	Rental Rate:	\$9.60 USD/SF/Year	Dan Berkenfield	(714) 978-7880
Property Type:	Industrial Flex Space	LoopNet ID:	16040669		
		Status:	Active		

<http://listing.loopnet.com/16040669>

Property Description:

Ground Floor Flex/Ofc Space; Flexible Ofc Layout; Open Production Areas; Heavy Power 800Amps; 1 Oversized Ground Level Door (16'x12'); 3:1 Parking; Possible Yard Area



20 Maxwell Ave - Irvine, CA 92618

Space Available:	11,280 SF	Rental Rate:	\$12.60 USD/SF/Year	Andrew Morrow	(416) 494-0600
Property Type:	Industrial R&D	LoopNet ID:	16039766	David Bolt	(949) 725-8615
		Status:	Active	Chris Bates	(949) 725-8483

<http://listing.loopnet.com/16039766>



15311-15321 Barranca Pkwy - 15311 Barranca Pkwy, Irvine Spectrum, CA 92618

Space Available:	12,144 SF	Rental Rate:	\$10.20 USD/SF/Year	Trent Walker	(949) 851-5100
Property Type:	Industrial Flex Space	LoopNet ID:	16004233		
		Status:	Active		

<http://listing.loopnet.com/16004233>

Property Description:

Barranca Business Park POL 25,573 SF Building Barranca Pkwy Frontage Adjacent to The Irvine Transportation Station 3,500 SF Of 2-Story Office Space Sprinklers: .33/3,000



15271 Barranca Pkwy - Irvine Spectrum, CA 92618

Space Available:	23,148 SF	Rental Rate:	\$9.00 USD/SF/Year	Trent Walker	(949) 851-5100
Property Type:	Industrial Flex Space	LoopNet ID:	16004236		
		Status:	Active		

<http://listing.loopnet.com/16004236>

Property Description:

Barranca Business Park Free Standing Building Adjacent To Irvine Transportation Center 8,000 SF Of 2-Story Offices 2 GL Doors/1 Double Dock High Loading Door 600 Amps, 277/480 Volt Power



Barranca Business Park - 15281 Barranca Pkwy, Irvine Spectrum, CA 92618

Space Available:	12,094 - 48,480 SF	Rental Rate:	\$7.80 USD/SF/Year	Trent Walker	(949) 851-5100
Property Type:	Industrial Flex Space	LoopNet ID:	16004234		
		Status:	Active	http://listing.loopnet.com/16004234	

Property Description:

Barranca Business Park Multi-Tenant Building Divisible To 12,094 SF 2 Double Dock High Doors Providing Four Positions Adjacent To The Irvine Transportation Center Immediate Access To 5 Freeway



BKM Red Hill Business Center - 3191 Red Hill Ave, Costa Mesa, CA 92626

Space Available:	16,185 SF	Rental Rate:	Negotiable/SF/Year	Louis Tomaselli	(714) 978-7880
Property Type:	Industrial Flex Space	LoopNet ID:	16004237	Mitch Zehner	(714) 978-7880
		Status:	Active	http://listing.loopnet.com/16004237	

Property Description:

Owner/User Investment Offering, BKM Red Hill Business Center, 2-story R&D building, buyer can occupy up to 16,185 sf, high image location, major street frontage and signage, 15'-18' ceiling "loft style" office finish design, elevator served, fully fire sprinklered.



236 Avenida Fabricante - San Clemente, CA 92672

Space Available:	27,074 - 61,173 SF	Rental Rate:	\$15.00 USD/SF/Year	Andrew Morrow	(416) 494-0600
Property Type:	Industrial R&D	LoopNet ID:	14797723	David Bolt	(949) 725-8615
		Status:	Active	Chris Bates	(949) 725-8483

<http://listing.loopnet.com/14797723>

Property Description:

61,173 SF R&D Building. New Construction. Spaces in Shell Condition. Offices To Suit. TI's Available. DH & GL Loading. Fully Sprinklered. Scenic Views. Multiple Divisibilities Possible. Call for more details, or to show.



1140 Van Horne Way - Anaheim, CA 92806

Space Available:	12,720 SF	Rental Rate:	Negotiable/SF/Year	Sidney Osborn	(909) 980-7788
Property Type:	Industrial Flex Space	LoopNet ID:	15984126	Armen Gourdikian	(909) 980-7788
		Status:	Active		

<http://listing.loopnet.com/15984126>

Property Description:
5 year lease tenant, 100% leased



1792 Mitchell - Irvine, CA 92614

Space Available:	4,560 - 20,224 SF	Rental Rate:	\$24.00 USD/SF/Year	Jason Lantgen	(949) 608-2033
Property Type:	Office Office Building	LoopNet ID:	15670697		
		Status:	Active		

<http://listing.loopnet.com/15670697>

Property Description:
- High identity corner location within heart of the Irvine business center - Building to be renovated to include new entry & exterior - Free surface parking
- Enclosed garage parking - High image corporate HQ location - Modern landscaping - Exterior building signage available with additional monument signage - Immediate access to Costa Mesa (55), Corona del Mar (73) and San Diego (405) freeways



51 Discovery - Irvine, CA 92618

Space Available:	6,000 - 28,672 SF	Rental Rate:	\$14.40 USD/SF/Year	Eric Lyon	(949) 981-0166
Property Type:	Office Office Building	LoopNet ID:	15944121	Serge Modoc	(949) 887-5549
		Status:	Active		

<http://listing.loopnet.com/15944121>

Property Description:
18,672 SF Two-Story Office/Lab Space with New Furniture. 10,000 SF Dropped Ceiling Manufacturing/Assembly Area. ESD Flooring, Heavily Distributed Power and Air.



22705 Savi Ranch Parkway - Yorba Linda, CA 92686

Space Available:	11,000 - 19,333 SF	Rental Rate:	Negotiable/SF/Year	John Gallivan	(949) 955-7647
Property Type:	Industrial Flex Space	LoopNet ID:	15937857		
		Status:	Active		

<http://listing.loopnet.com/15937857>

Property Description:
Part of the Parker Technology Park.



Cypress Business Ctr Bldg 11, Lot #16 - 10700 Valley View Ave, Cypress, CA 90630

Space Available:	75,480 SF	Rental Rate:	\$13.20 USD/SF/Year	Brian DeRevere	(714) 939-2100
Property Type:	Industrial R&D	LoopNet ID:	15922023		
		Status:	Active		

<http://listing.loopnet.com/15922023>

Property Description:
Two Buildings campus 54,824 SF & 75,480 SF; high image corner location; corporate HQ, R&D back office ; TI's to Suit



33171 Paseo Cerveza - San Juan Capistrano, CA 92675

Space Available:	22,977 SF	Rental Rate:	\$10.20 USD/SF/Year	Jeffrey Carr	(949) 725-8631
Property Type:	Industrial R&D	LoopNet ID:	15902345	Gregg Haly	(949) 725-8632
		Status:	Active	Brian Cole	(949) 725-8610

<http://listing.loopnet.com/15902345>

Property Description:
6% Commission on Min 3-Year Lease by 3/31/09 Rare San Juan Availability Free Standing, Corner Location Large Fenced yard Approximately 13,429 SF of Two-Story Office Approximately 9,548 SF of Warehouse and lab Area Approximately 2:1,000 Parking Ratio Approximately 20' Minimum Warehouse Clearance Two (2) Ground Level Loading Doors



9755 Research - Irvine Spectrum, CA 92618

Space Available:	20,139 - 62,875 SF	Rental Rate:	\$7.44 USD/SF/Year	Tim Walker	(949) 851-5100
Property Type:	Industrial	LoopNet ID:	15561554	Mark Weeks	(949) 851-5100
	Flex Space	Status:	Active		

<http://listing.loopnet.com/15561554>

Property Description:
Available Immediately Major Freeway Signage Showroom Space



5 Studebaker - Irvine, CA 92618

Space Available:	21,130 SF	Rental Rate:	\$10.20 USD/SF/Year	Kosha Arabi	(949) 474-0707
Property Type:	Industrial	LoopNet ID:	15825547	steve schloemer	(949) 474-0707
	Flex Space	Status:	Active		

<http://listing.loopnet.com/15825547>

Property Description:
- Approximately 9,820 SF of Two-Story Offices. - 6,100 SF 2nd Floor - 3,920 SF Ground Floor - Open Office Configuration - Lunch Room & HVAC Shop Area - Ground-Level Loading - Fully Fire Sprinklered - 22' Ceiling Clearance in Warehouse - 2:1 Parking - 400 Amps Electrical Service - 11,310 SF Warehouse



Cypress Business Ctr - 6251 Katella Ave, Cypress, CA 90630

Space Available:	68,439 SF	Rental Rate:	\$13.20 USD/SF/Year	Brian DeRevere	(714) 939-2100
Property Type:	Industrial	LoopNet ID:	15783215		
	R&D	Status:	Active		

<http://listing.loopnet.com/15783215>



Cartwright Corporate Center - 17891 Cartwright Rd, Irvine, CA 92614

Space Available:	4,306 - 37,241 SF	Rental Rate:	\$21.00 USD/SF/Year	John Griffin	(949) 851-5100
Property Type:	Industrial	LoopNet ID:	15773741		
	Flex Space	Status:	Active		

<http://listing.loopnet.com/15773741>

Property Description:
High-end floor-to-ceiling glass offices, prestigious Irvine location, abundant retail/food amenities nearby, immediate access to IBC shuttle service for metrolink commuters and general circulation within the Irvine Business Complex, excellent access to 405/55 freeways, 1 mile to John Wayne Airport.



22880 Savi Ranch Pkwy - 22880 Savi Ranch Pkwy Bldg 4, Yorba Linda, CA 92887

Space Available:	14,669 SF	Rental Rate:	\$14.40 USD/SF/Year	Louis Tomaselli	(714) 978-7880
Property Type:	Industrial	LoopNet ID:	15773745	Mitch Zehner	(714) 978-7880
	Flex Space	Status:	Active	Mike Boomer	(714) 978-7880

<http://listing.loopnet.com/15773745>

Property Description:

Koll Savi Business Center Free Standing Building High Image Glass Band/CTU Bldg Showroom/Office/Retail Applications Campus Environment, Immed Fwy Access 2 Entrances, Divisible



Irvine Spectrum - 35 Hammond, Irvine Spectrum, CA 92618

Space Available:	33,462 SF	Rental Rate:	\$10.20 USD/SF/Year	Trent Walker	(949) 851-5100
Property Type:	Industrial	LoopNet ID:	15773744		
	Flex Space	Status:	Active		

<http://listing.loopnet.com/15773744>

Property Description:

Free Standing Building Great Irvine Spectrum Location Ground Level Loading, Fire Sprinklers Heavy Power



Building #10 - 6100 Gateway Dr, Cypress, CA 90630

Space Available:	54,829 SF	Rental Rate:	\$9.48 USD/SF/Year	Brian DeRevere	(714) 939-2100
Property Type:	Industrial	LoopNet ID:	15763946		
	R&D	Status:	Active		

<http://listing.loopnet.com/15763946>



No County Tech Ctr - 22600 Savi Ranch Pkwy, Yorba Linda, CA 92686

Space Available:	84,396 SF	Rental Rate:	\$13.20 USD/SF/Year	Ben Seybold	(714) 939-2136
Property Type:	Industrial	LoopNet ID:	15454465	Darren Kim	(714) 939-2262
	R&D	Status:	Active		

<http://listing.loopnet.com/15454465>

Property Description:

Corp HQ/ Hi-Tech/ Medical Device Mfg Facility. Net Fees \$0.18/sf. Available at the Close of Escrow



43 Tesla - Irvine, CA 92618

Space Available:	24,848 SF	Rental Rate:	\$13.20 USD/SF/Year	Andrew Morrow	(416) 494-0600
Property Type:	Industrial R&D	LoopNet ID:	14019288	David Bolt	(949) 725-8615
		Status:	Active	Chris Bates	(949) 725-8483

<http://listing.loopnet.com/14019288>

Property Description:

Free standing R&D building located in the Irvine Spectrum. Expandable parking to 6:1. Excellent access to the 5 & 405 freeways. Truckwell and ground level loading.



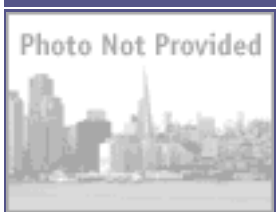
9701 Jeronimo Road - Irvine Spectrum, CA 92618

Space Available:	128,760 SF	Rental Rate:	\$15.00 USD/SF/Year	John Tran	(949) 474-4004
Property Type:	Industrial Flex Space	LoopNet ID:	15625016	Rick Kaplan	(949) 851-8222
		Status:	Active	Robert Lambert	(949) 930-9212

<http://listing.loopnet.com/15625016>

Property Description:

Corporate Headquarters/Lab/R&D/Light Manufacturing



22700 Savi Ranch Pkwy - Yorba Linda, CA 92887

Space Available:	7,247 - 24,026 SF	Rental Rate:	\$13.20 - \$23.40 USD/SF/Year	Barry Walshe	(714) 978-7880
Property Type:	Industrial Flex Space	LoopNet ID:	15561550		
		Status:	Active		

<http://listing.loopnet.com/15561550>

Property Description:

Office space available



260 Ranger Ave - Brea, CA 92821

Space Available:	35,138 SF	Rental Rate:	\$7.44 USD/SF/Year	Louis Tomaselli	(714) 978-7880
Property Type:	Industrial Flex Space	LoopNet ID:	15595968	Mitch Zehner	(714) 978-7880
		Status:	Active		

<http://listing.loopnet.com/15595968>

Property Description:

Free Standing Building Corner Lot W/ Large Rear Yard Office Area to Suit Enclosed Shop Area Close to 57 Freeway



1641 McGaw Ave - Irvine, CA 92614

Space Available:	14,040 SF	Rental Rate:	\$15.00 USD/SF/Year	Louis Tomaselli	(714) 978-7880
Property Type:	Industrial Flex Space	LoopNet ID:	15561566		
		Status:	Active		

<http://listing.loopnet.com/15561566>

Property Description:

Free Standing Building Small Corporate HQ Building Top Signage on McGaw Ave 100% HVAC (10 Units) Minutes From John Wayne Airport



Vista Terrace Bus Park - 26792 Vista Ter, Lake Forest, CA 92630-8112

Space Available:	3,600 SF	Rental Rate:	\$11.88 USD/SF/Year	Joe Woodka	(949) 608-2018
Property Type:	Industrial R&D	LoopNet ID:	15430394		
		Status:	Active		

<http://listing.loopnet.com/15430394>

Property Description:

**Vista Terrace Business Park is located in the heart of Baker Ranch, five minutes from Irvine Spectrum. The park has major street frontage.



SEC of Slater & Mount Herrmann - Fountain Valley, CA 92708

Space Available:	35,000 SF	Rental Rate:	Negotiable/SF/Year	Dave Desper	(949) 725-8504
Property Type:	Industrial Flex Space	LoopNet ID:	15250515	Bob Goodmanson	(949) 725-8581
		Status:	Active		

<http://listing.loopnet.com/15250515>

Property Description:

Build-To-Suit Possible. High Image Business Park. Major Street Visibility. ESFR Ready. Possible Yard. 3:1 Parking Ratio.



SWC of Slater and Newhope - Fountain Valley, CA 92708

Space Available:	120,000 SF	Rental Rate:	Negotiable/SF/Year	Dave Desper	(949) 725-8504
Property Type:	Industrial	LoopNet ID:	15250516	Bob Goodmanson	(949) 725-8581
	Flex Space	Status:	Active		

<http://listing.loopnet.com/15250516>

Property Description:

Build-To-Suit Possible. High Image Business Park. Major Street Visibility. ESFR Ready. Possible Yard.



1124 E. 17th Street - Santa Ana, CA 92701

Space Available:	24,400 SF	Rental Rate:	\$8.28 USD/SF/Year	Charles Brill	(310) 538-6700
Property Type:	Industrial	LoopNet ID:	15235094	Chris Migliori	(714) 385-1801
	Flex Space	Status:	Active		

<http://listing.loopnet.com/15235094>

Property Description:

FOR LEASE OR SALE: 5 Freeway Visibility w/excellent access to 5, 55, 57 and 22. Huge Yard with 61 parkings spaces. Quiet Cul-de-sac location. Investor/User Divisible Building. High Quality Offices - Many upgrades to Building.



16501 Scientific Way - Irvine, CA 92618

Space Available:	6,000 - 50,000 SF	Rental Rate:	\$24.00 USD/SF/Year	Don Yahn	(949) 474-4004
Property Type:	Industrial	LoopNet ID:	14971765	Brett Swartzbaugh	(949) 474-4004
	Flex Space	Status:	Active		

<http://listing.loopnet.com/14971765>



Pacific Gateway Business Center - Seal Beach Blvd & Westminster Ave, Seal Beach, CA 90740

Space Available:	54,033 - 184,000 SF	Rental Rate:	\$7.92 - \$9.72 USD/SF/Year	Brian DeRevere	(714) 939-2100
Property Type:	Industrial	LoopNet ID:	14482773	Bob Goodmanson	(949) 725-8581
	Flex Space	Status:	Active	Ryan Peterson	(714) 939-2168

<http://listing.loopnet.com/14482773>

Property Description:

The redevelopment of Pacific Gateway is part of the former Boeing property, featuring frontage on both Seal Beach Blvd & Westminster Ave - High daytime population - Serving the affluent neighborhoods of Seal Beach, Huntington Harbor, Sunset Beach, Belmont Shores and Naples. 4% Lease Commission Rate for new leases signed by 12/31/07



Irvine Corporate Center - 1821 E Dyer Rd, Santa Ana, CA 92705

Space Available:	10,000 - 18,741 SF	Rental Rate:	\$16.20 USD/SF/Year	Andrew White	(714) 939-2218
Property Type:	Industrial	LoopNet ID:	13836282	Simon Dillon	(949) 725-8668
	R&D	Status:	Active		

<http://listing.loopnet.com/13836282>

Property Description:

High-image office/corporate headquarters building. Built in 1976, renovated in 1988. Current availability includes: 22 private offices, 2 conference rooms, a large open area, and an extensive glass line. Building top signage is also available. Call to show.