

SALE
13,612 SF

CREATIVE OFFICE SPACE HEART OF THE IRVINE BUSINESS COMPLEX



17871 MITCHELL N
IRVINE, CA

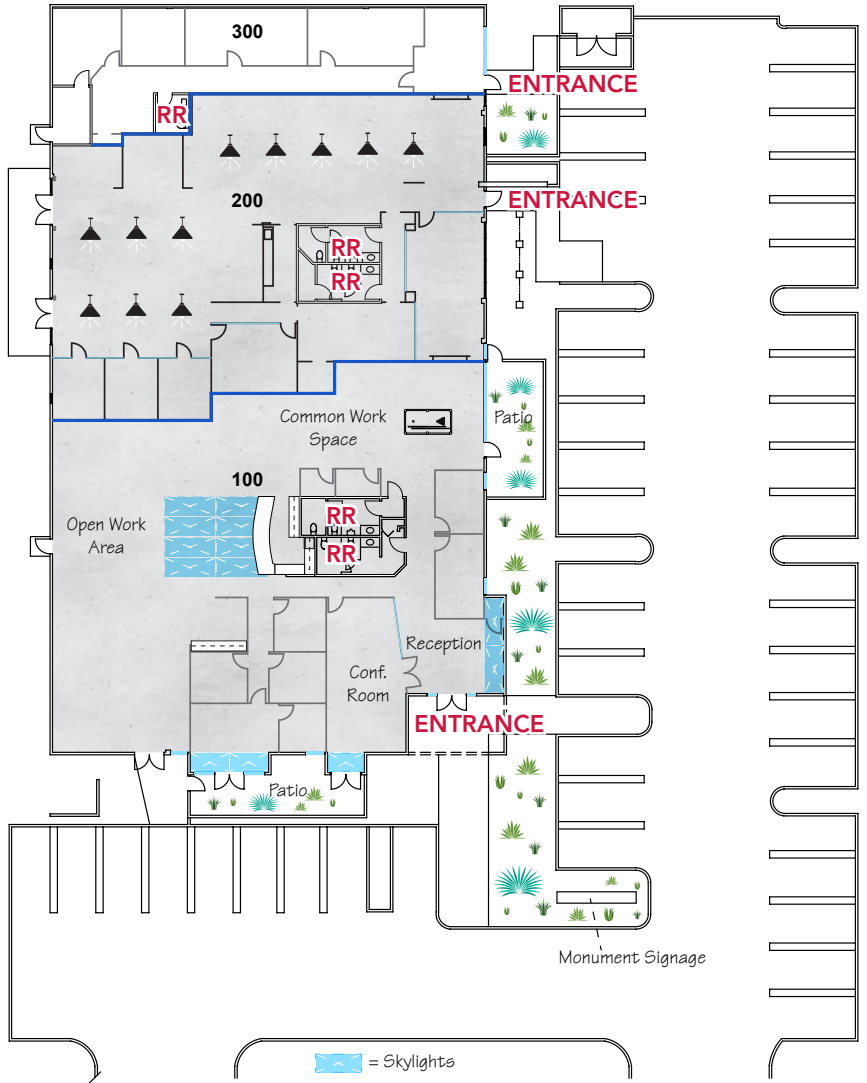
JOHN COLLINS
949.724.4757
jcollins@lee-associates.com
DRE # 01235509

**LEE &
ASSOCIATES**
NEWPORT BEACH

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AVAILABLE FOR SALE
17871 MITCHELL N, IRVINE



SUITE	USF	RSF
100	6,500	6,628
200	5,147	5,188
300	1,782	1,796

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±8,548 SF
AVAILABLE TO
OCCUPY



±5,173 SF
LEASED
THRU FEB 28, 2022



\$7,035
PER MONTH IN
NET RENT



OPEN CONCEPT
OFFICE LAYOUT



11'
SLAB TO DECK
HEIGHT



4:1,000
PARKING RATIO

creative

EXPOSED CEILING & DUCT WORK

COLLABORATIVE OPEN MEETING AREA

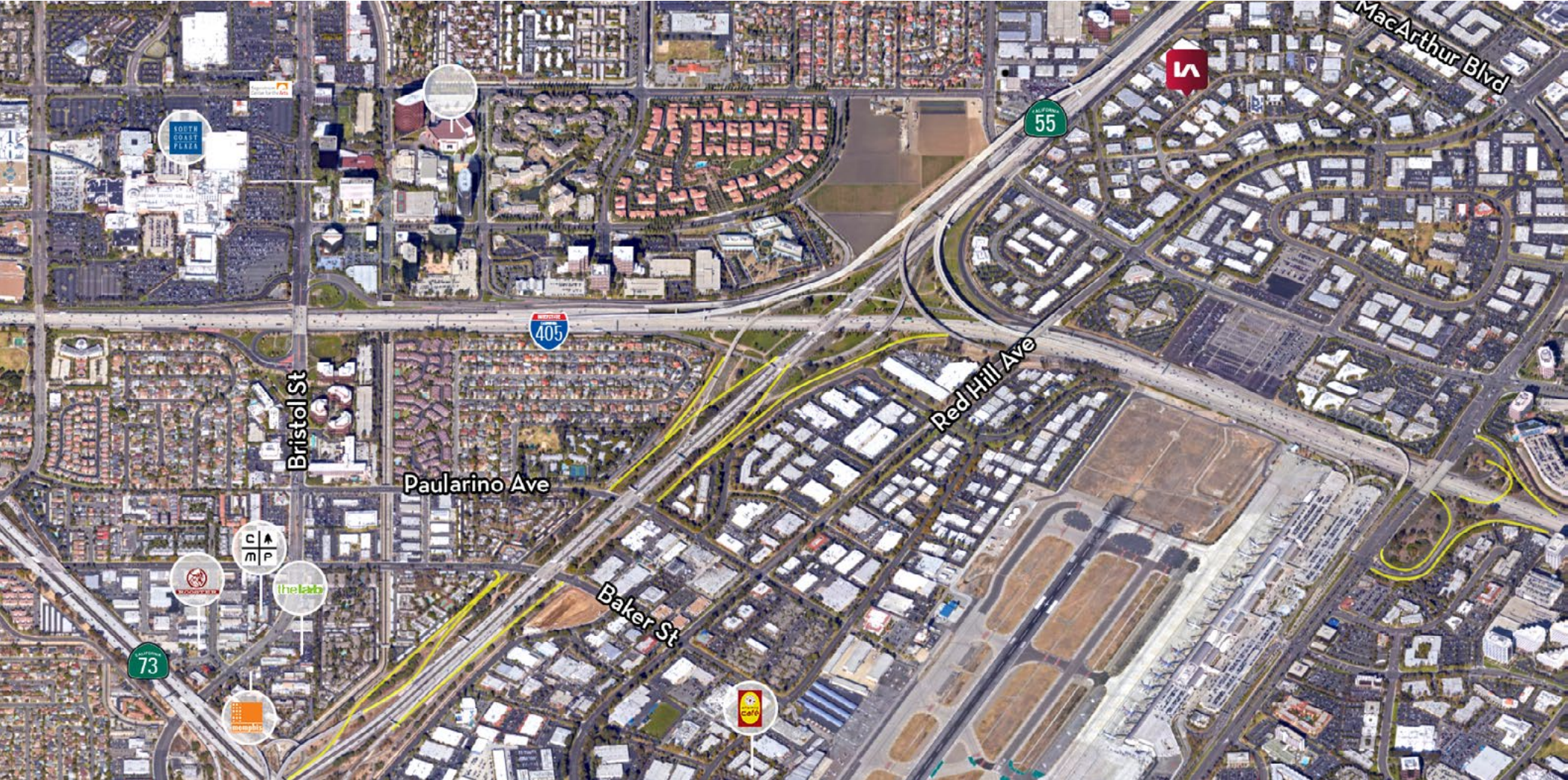
PRIVATE PATIOS

**SUITE 100 HAS RECENTLY BEEN RENOVATED: POLISHED CON-
CRETE FLOOR AND NEW LED LIGHTS**

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LOCAL AMENITIES

The LAB Anti-Mall - 2.4 Miles
<http://www.thelab.com/>

The CAMP - 2.1 Miles
<https://www.thecampsite.com/>

South Coast Plaza - 1.8 Miles
<https://www.southcoastplaza.com>

The Segerstrom - 1.7 Miles
<https://www.scfta.org/>

John Wayne Airport - 1.5 Miles
<https://www.ocair.com/default>



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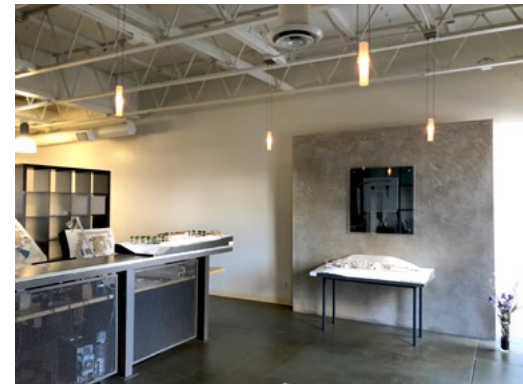
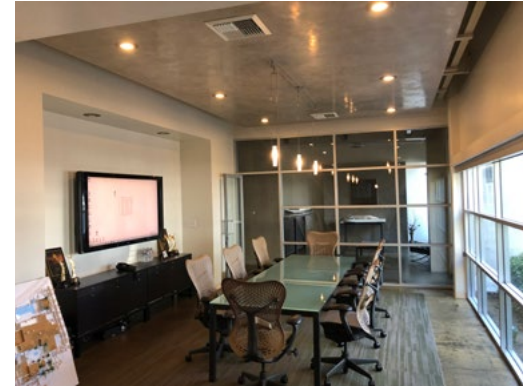
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EBTA ARCHTCTS



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