

FOR LEASE

±4,077 SF Available
25 Edelman, Irvine Spectrum



HIGH END CREATIVE OFFICE BUILDING

PROPERTY FEATURES

- Asking Rate: \$1.99 Net (Nets=\$0.60)
- Building Top Signage and Eyebrow Signage Available
- Brand New Modern Glass Suite Entrances
- Prime Irvine Spectrum Location
- Double-Door Entry
- High-End Creative Office
 - Exposed Ceiling with Hard-Lid Ducting
 - High-End Stone Flooring
 - Floor to Ceiling Glass
- Double Door for Rear Loading
- Elevator Served
- Dedicated/Reserved Surface Free Parking
- Outdoor Patio / Lunch Area
- Immediate Access to 5, 405 & 133 Freeway



SKYLER SERRANO

Vice President
CalBre 01790959
949.790.3180
sserrano@leeirvine.com

ALLEN BASSO

Senior Vice President
CalBRE 01298152
949.790.3130
abasso@leeirvine.com

FOR MORE INFORMATION,
CONTACT:

FOR LEASE

±4,077 SF Available

25 Edelman, Irvine Spectrum



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

First Floor



DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR LEASE

±4,077 SF Available

25 Edelman, Irvine Spectrum



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

