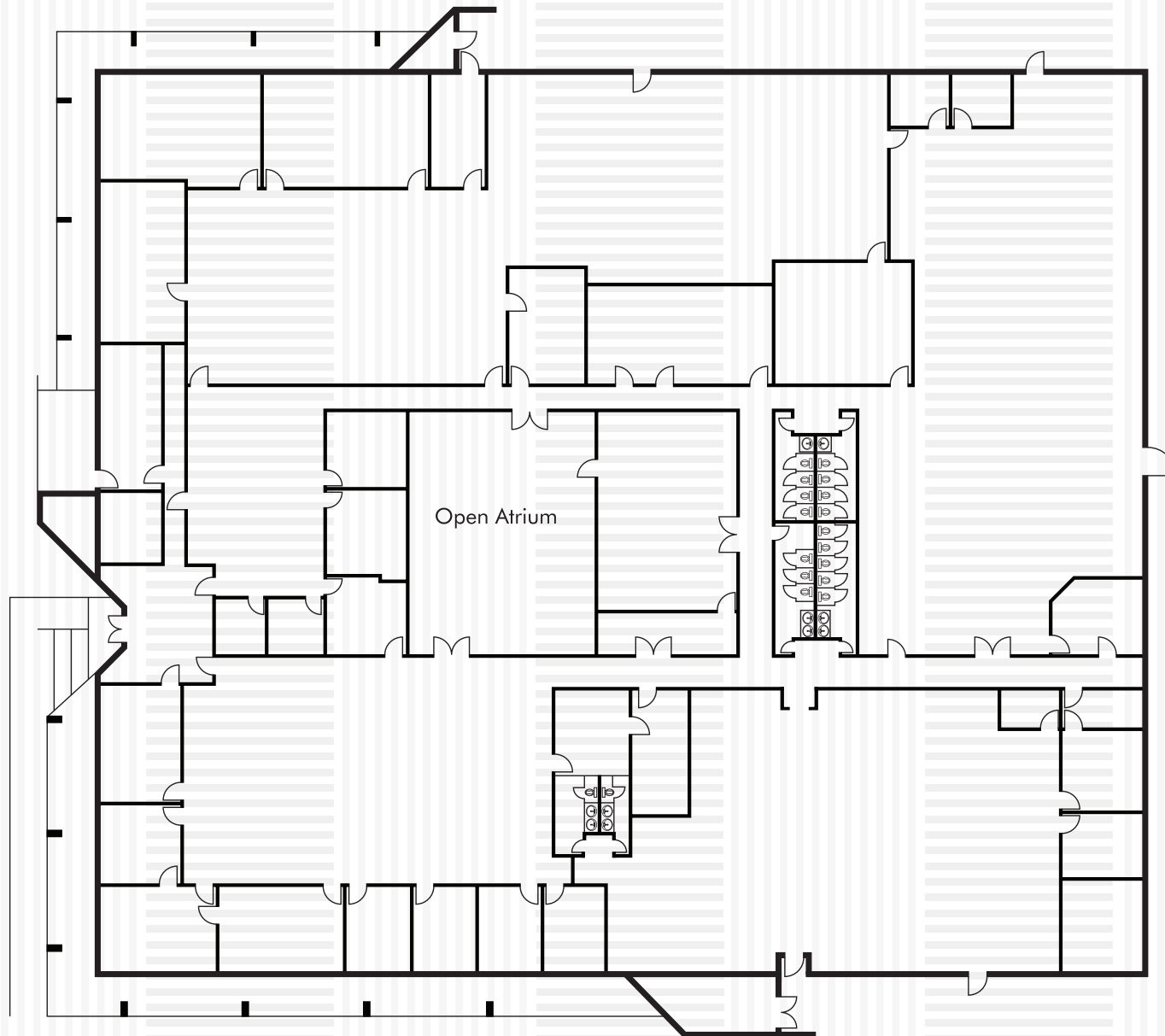


FOR SALE OR LEASE
OWNER-USER / INVESTOR / DEVELOPMENT OPPORTUNITY
±5.18 Acre Site

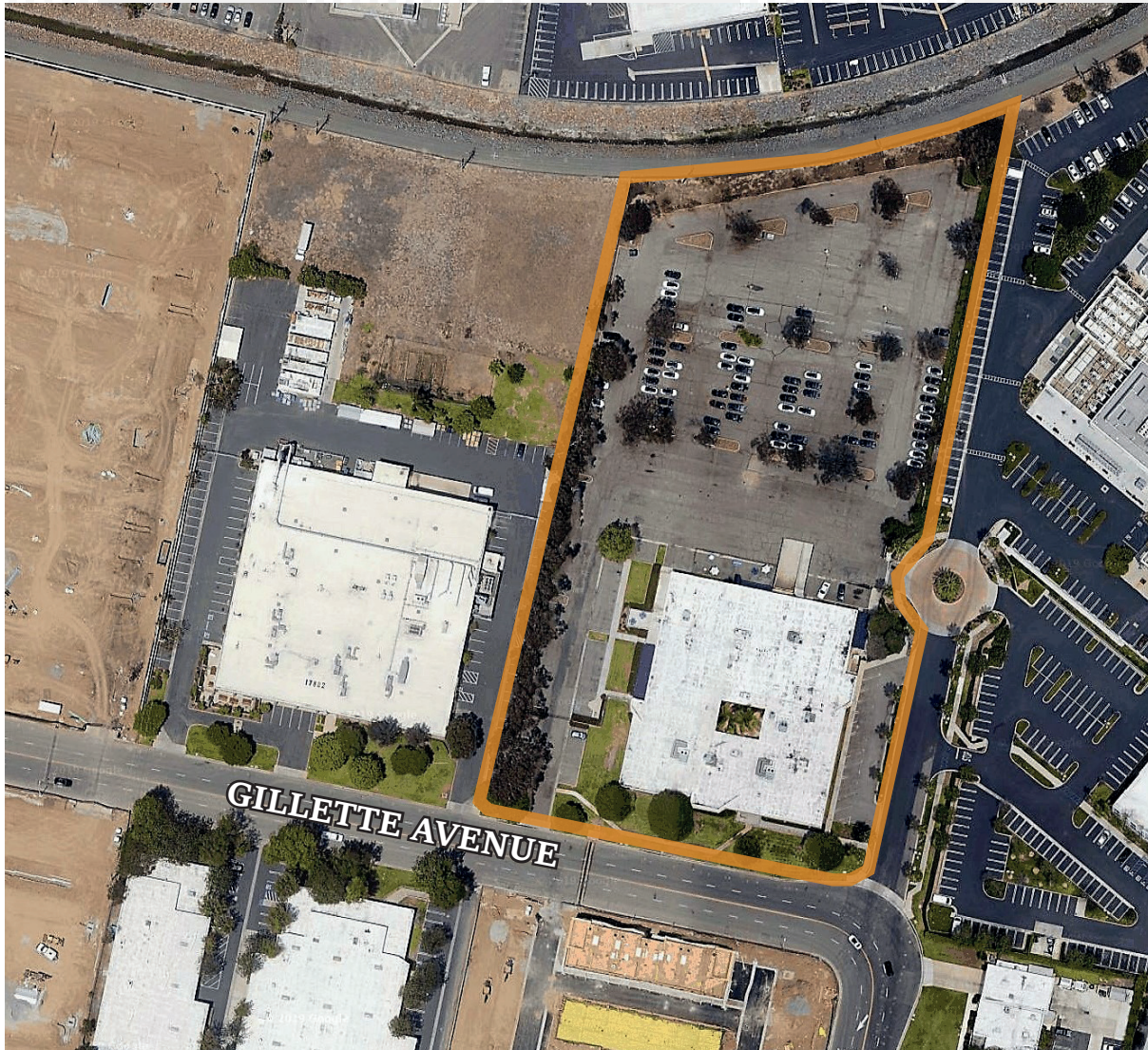
17832 GILLETTE AVENUE
Irvine, California



CBRE

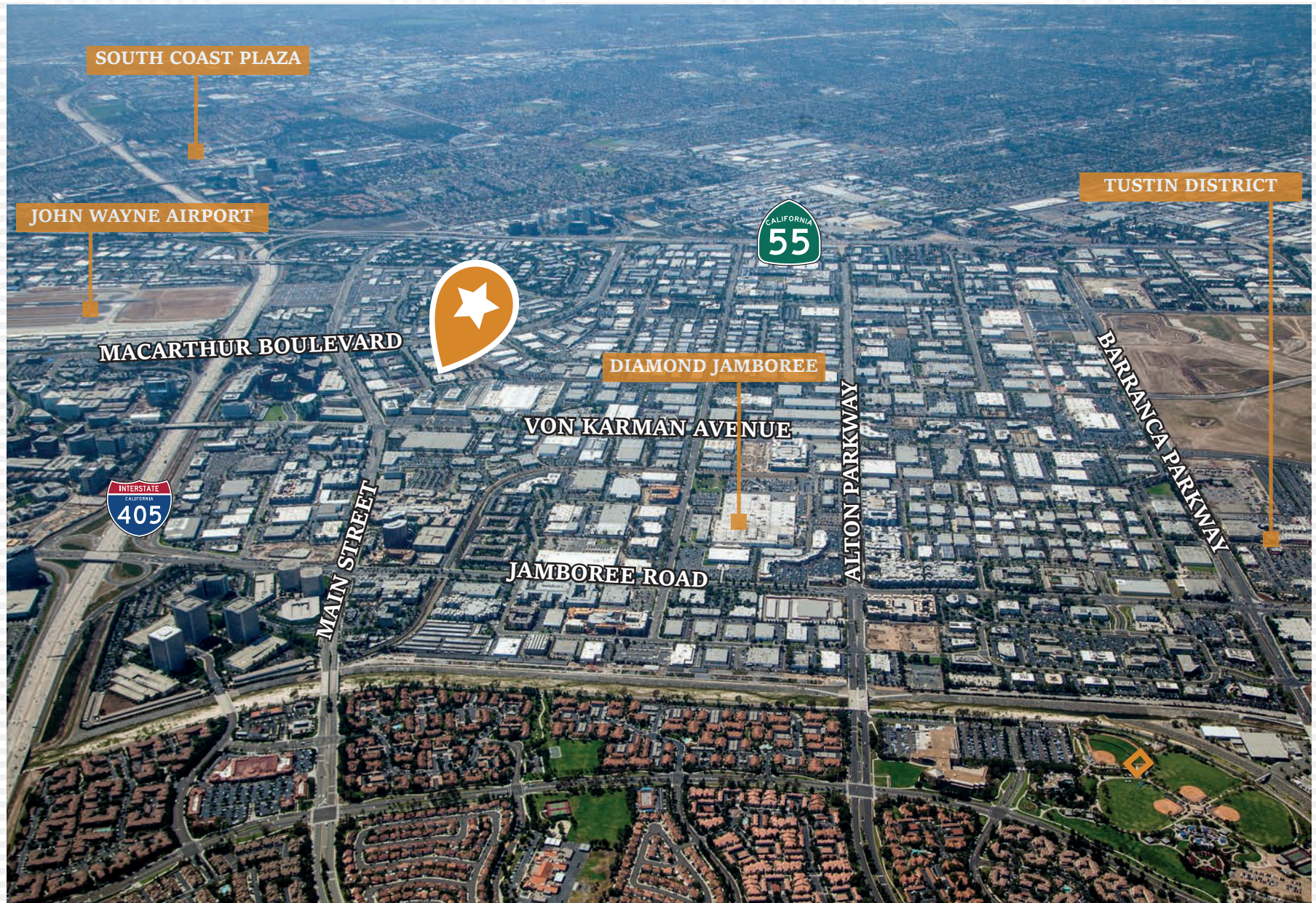


FLOOR PLAN *(existing 36k building)*

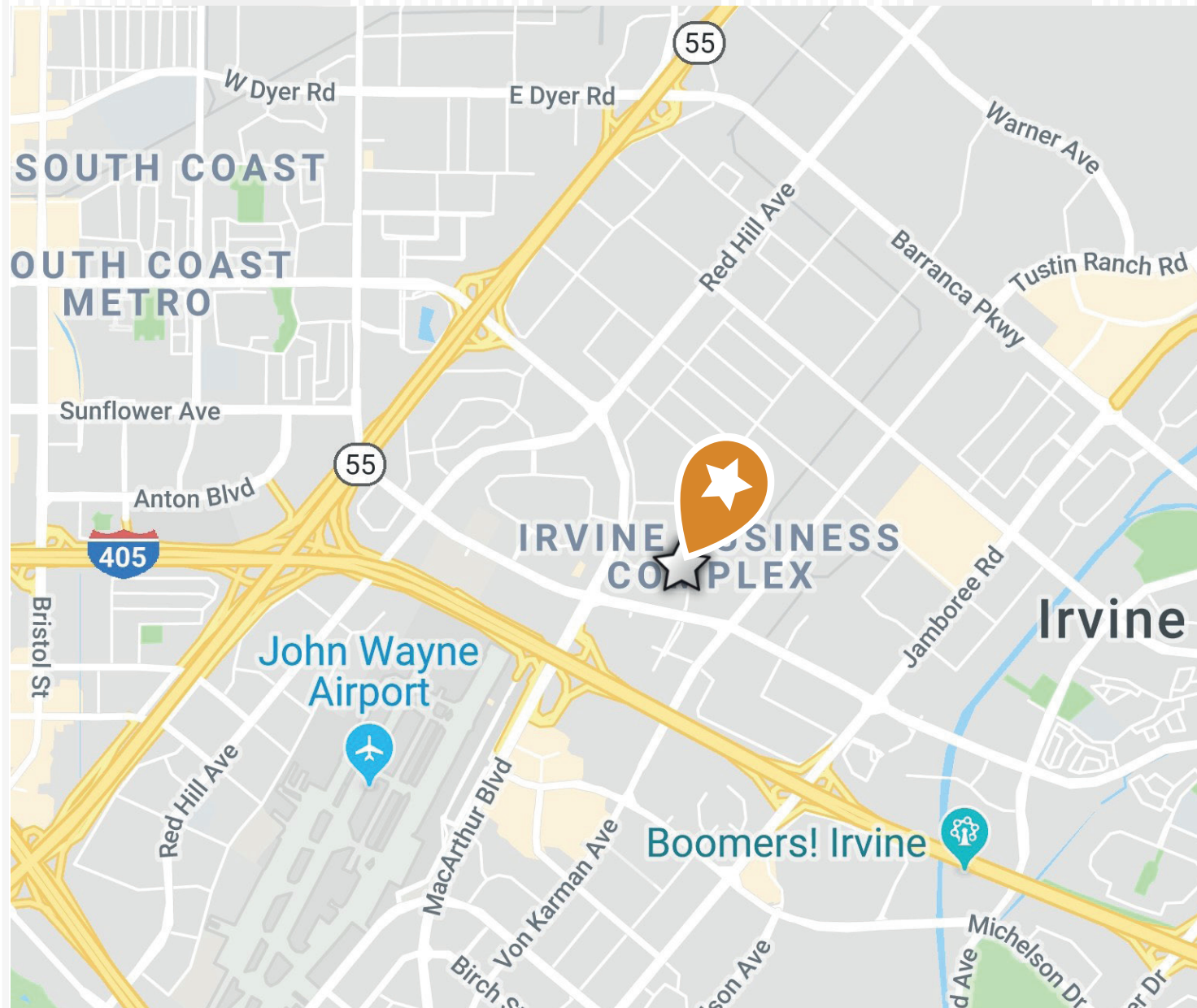


PROPERTY FEATURES

- Unique Owner-User, Investor, Developer Opportunity
- ±5.18 Acre Site
- Entitlements in Place for ±81,500 SF of Office with 4:1,000 SF Parking (Verify with the City of Irvine)
- ±36,000 SF Existing Freestanding R&D Building which includes:
 - 8:1,000 SF Parking
 - Two (2) Dock High Doors
 - Yard Area
 - 14' Minimum Clearance Height
 - Patio Area
 - Garden Atrium
 - 100% D/C HVAC
- 5.1 Multi-Use Zoning
- In the Heart of the Irvine Business Complex
- Close Proximity to the John Wayne Airport and many Retail Amenities

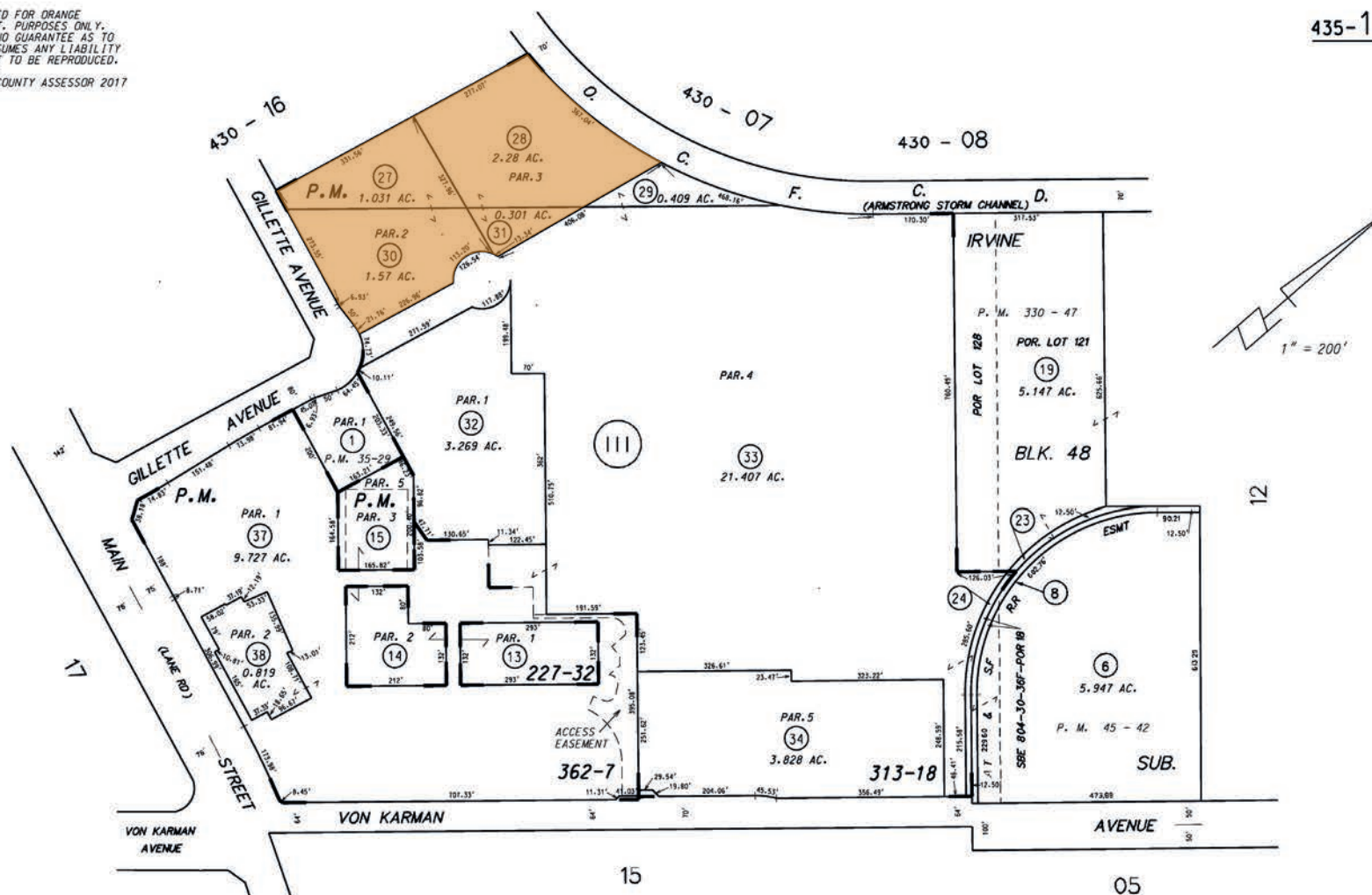


AMENITY MAP



THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT ORANGE COUNTY ASSESSOR 2017

435-11



MARCH 1976

IRVINE SUB.
PARCEL MAP

M.M. 1-88
P.M. 35-29, 227-32, 313-18, 362-7

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 435 PAGE 11
COUNTY OF ORANGE



PARCEL MAP



3501 Jamboree Rd.
Suite 100
Newport Beach, CA 92660

FOR MORE INFORMATION PLEASE CONTACT:

ROSS BOURNE

Lic. 01436669

T +1 949 725 8537

ross.bourne@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_July2018