

FOR LEASE > HIGH IMAGE OFFICE/WAREHOUSE SPACE

# Waterworks Business Park

46 WATERWORKS WAY, IRVINE, CA

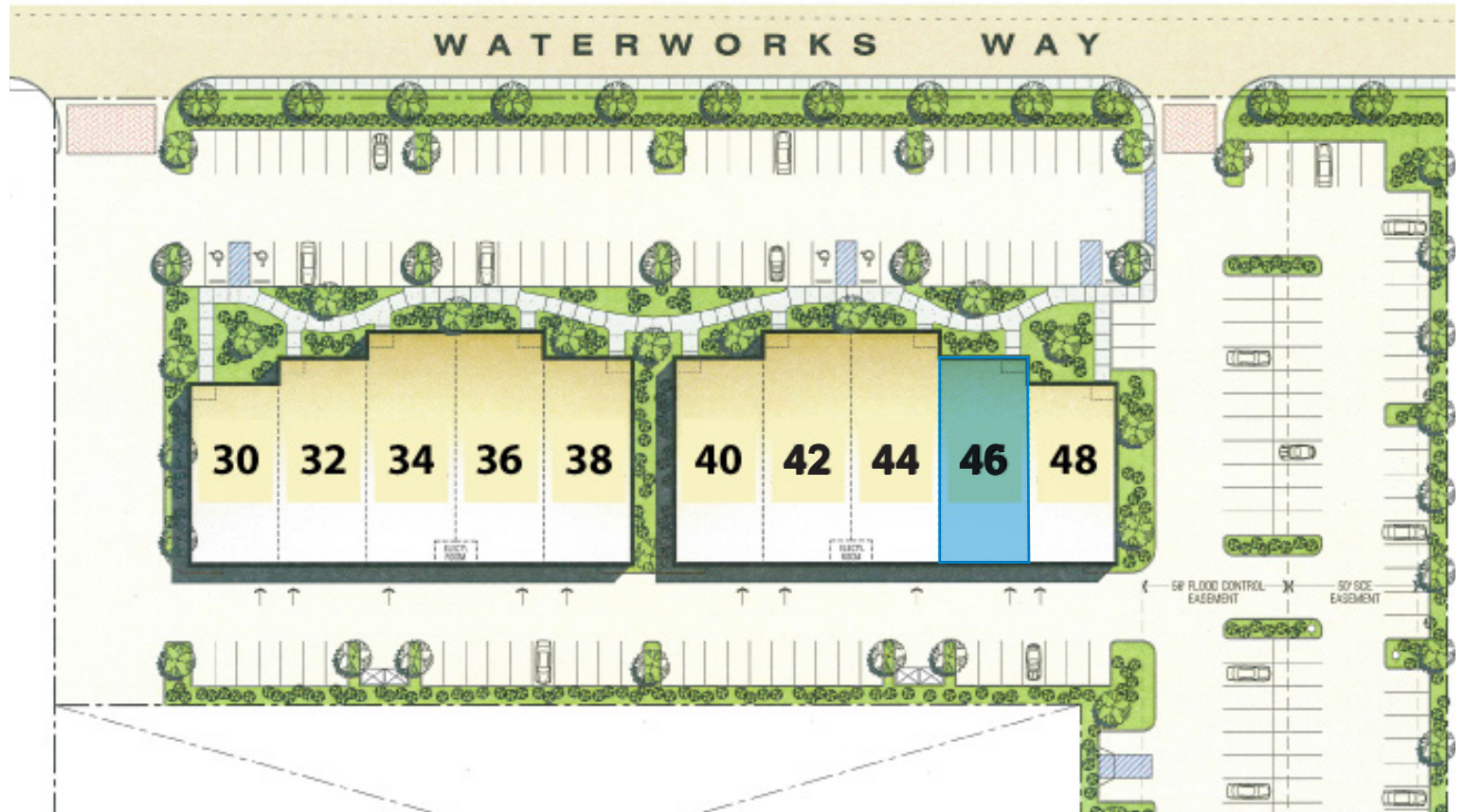


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# SITE PLAN

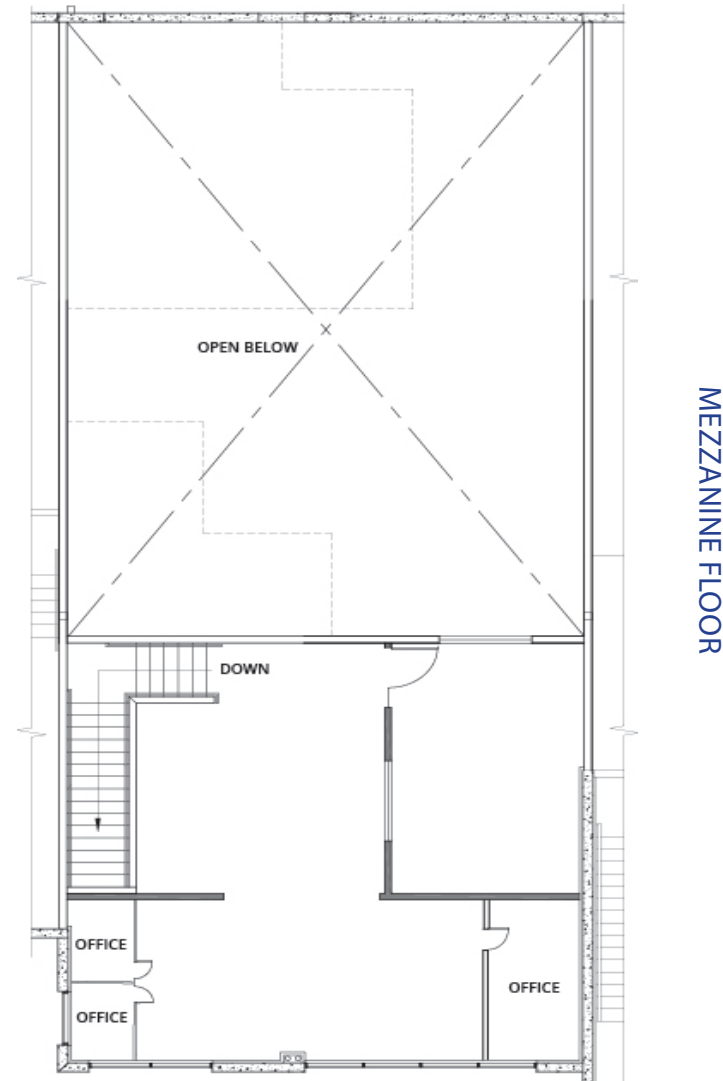
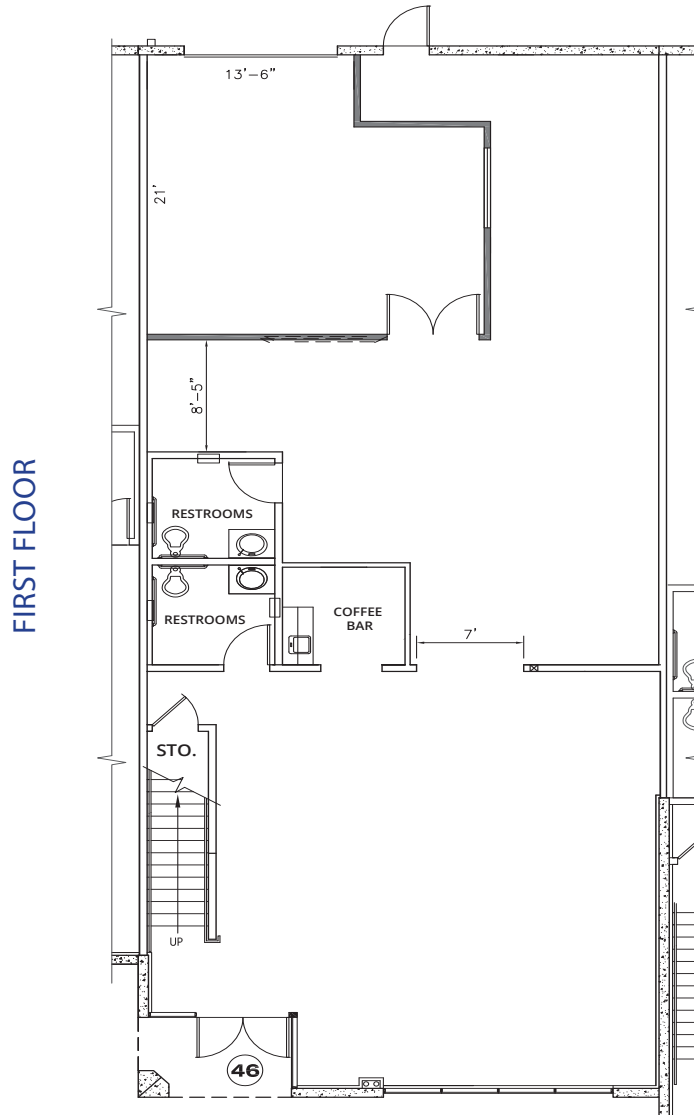


Building #	Total Square Feet	1st Floor Office (Approx.)	2nd Floor Mezzanine (Approx.)	Warehouse	Lease Rate Month/NNN	Availability
30	3,363	1,302	963	1,098	N/A	LEASED
32	3,704	1,318	983	1,403	N/A	LEASED
34	3,923	1,307	971	1,645	N/A	LEASED
36	3,923	1,307	971	1,645	N/A	LEASED
38	3,707	1,302	963	1,442	N/A	LEASED
40	3,707	1,302	963	1,442	N/A	LEASED
42	3,923	1,307	971	1,645	N/A	LEASED
44	3,923	1,307	971	1,645	N/A	LEASED
46	3,704	1,318	983	1,403	\$1.95	MAY 1, 2024
48	3,363	1,302	963	1,098	N/A	LEASED
36,48	7,630	2,609	1,934	3,087	N/A	LEASED

\*Estimated operating expenses are \$0.51 PSF/month.

## 46 - WATERWORKS WAY

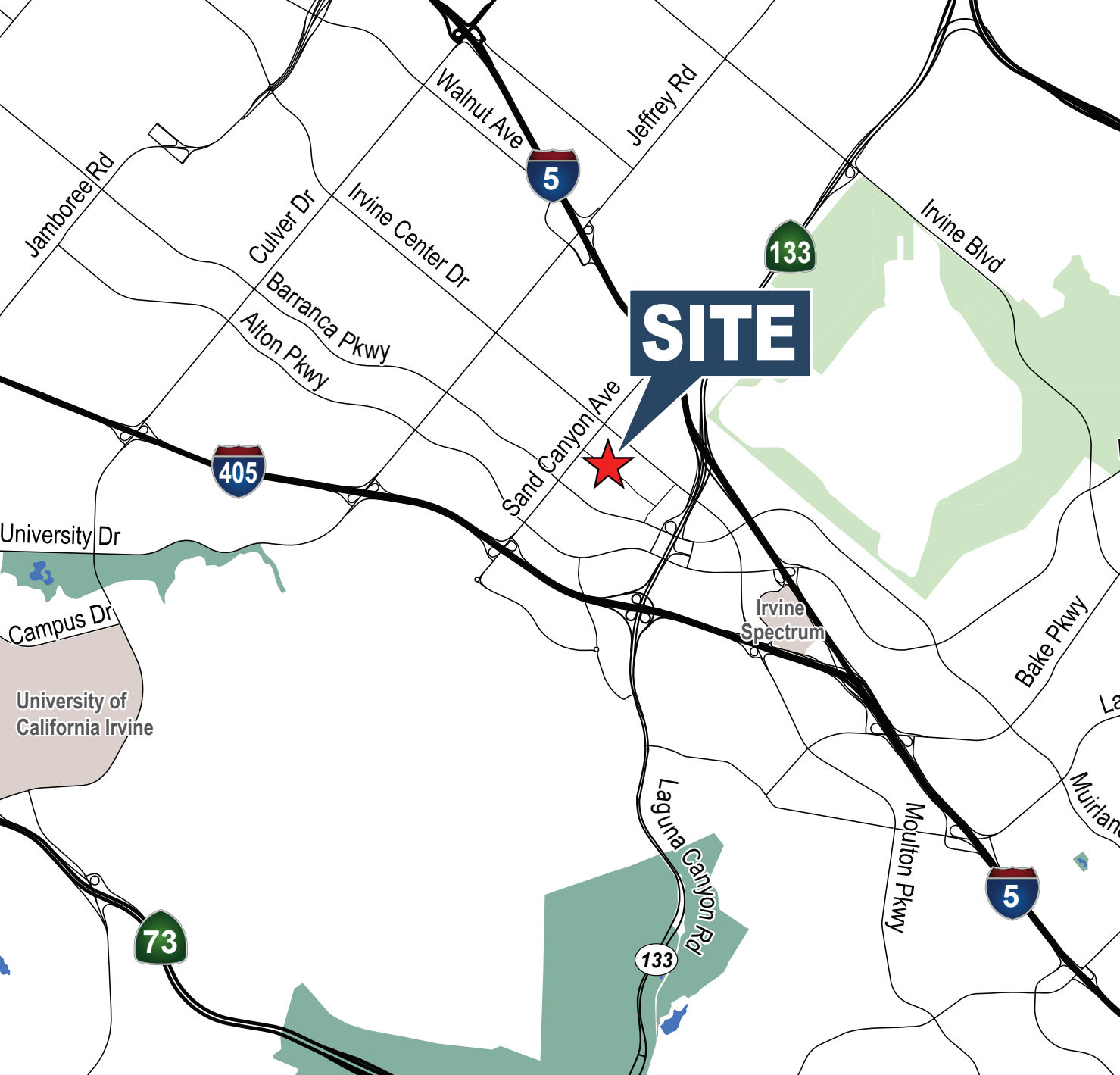
- First Floor Office: ± 1,318 SF
- Second Floor Office: ± 983 SF
- Warehouse Area: ± 1,403 SF
- Total Area: ± 3,704 SF
- Coffee Bar / Break Area
- Restrooms
- Ground Level Loading (12'W x 14'H)
- Approximately 3:1 Parking Ratio
- Approximately 22' Warehouse Clearance
- 200 Amps, 208/120 Power (3 Phase, 4 Wire)
- High Image Business Park



# PROPERTY FEATURES

- ±50% Improved Office Area, Restrooms Included
- Close Proximity to Irvine Regional Hospital and Kaiser Permanente
- One Block to Retail Amenities
- Fully Sprinklered
- Close to the 5, 405 & 133 Freeways
- Close to the Irvine Spectrum Entertainment Center





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Irvine, CA

## Contact Us

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