FOR LEASE

4482 BARRANCA PARKWAY | IRVINE, CA

WOODBRIDGE PLAZA

PROPERTY FEATURES

- Prime Woodbridge location
- Near major hospitals
- New elevator just installed
- 4:1 free surface parking
- Easy access to the 405 & 5 Freeways
- Suite 118: ±925 SF
- Suite 220: ±1,555 SF
- Suite 225: ±1,100 SF
- Suite 246: ±700 SF
- Suite 248: ±1,188 SF
- Lease Rate: $3.75 FSG (General Office)
- Lease Rate: $4.25 FSG (Medical and First Floor Suites)

Allen Basso
Senior Vice President
License ID# 01298152
949.790.3130
abasso@leeirvine.com

Brian Garbutt
Senior Vice President
License ID# 01215482
949.724.4721
bgarbutt@lee-associates.com

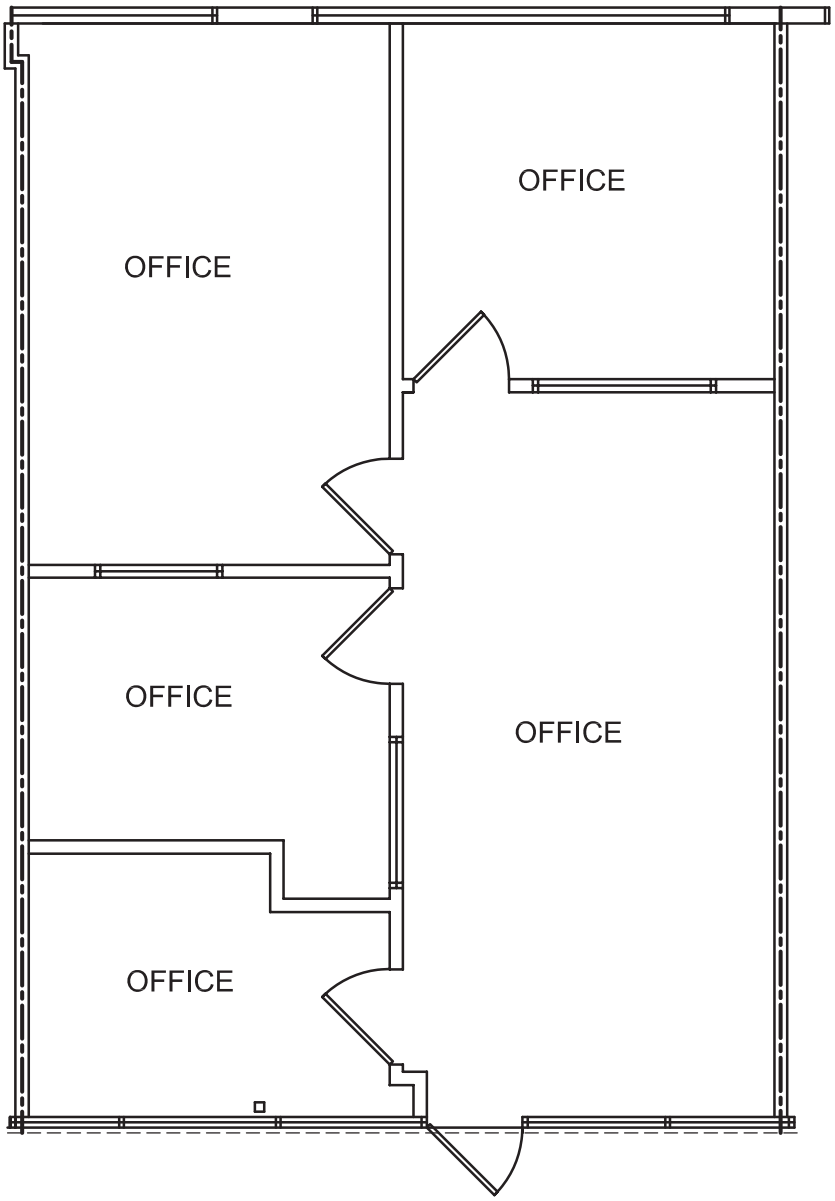
Eric Darnell
Senior Vice President
License ID# 01888743
949.460.3681
edarnell@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SUITE 118

±925 SF Available



Allen Basso
Senior Vice President
License ID# 01298152
949.790.3130
abasso@leeirvine.com

Brian Garbutt
Senior Vice President
License ID# 01215482
949.724.4721
bgarbutt@lee-associates.com

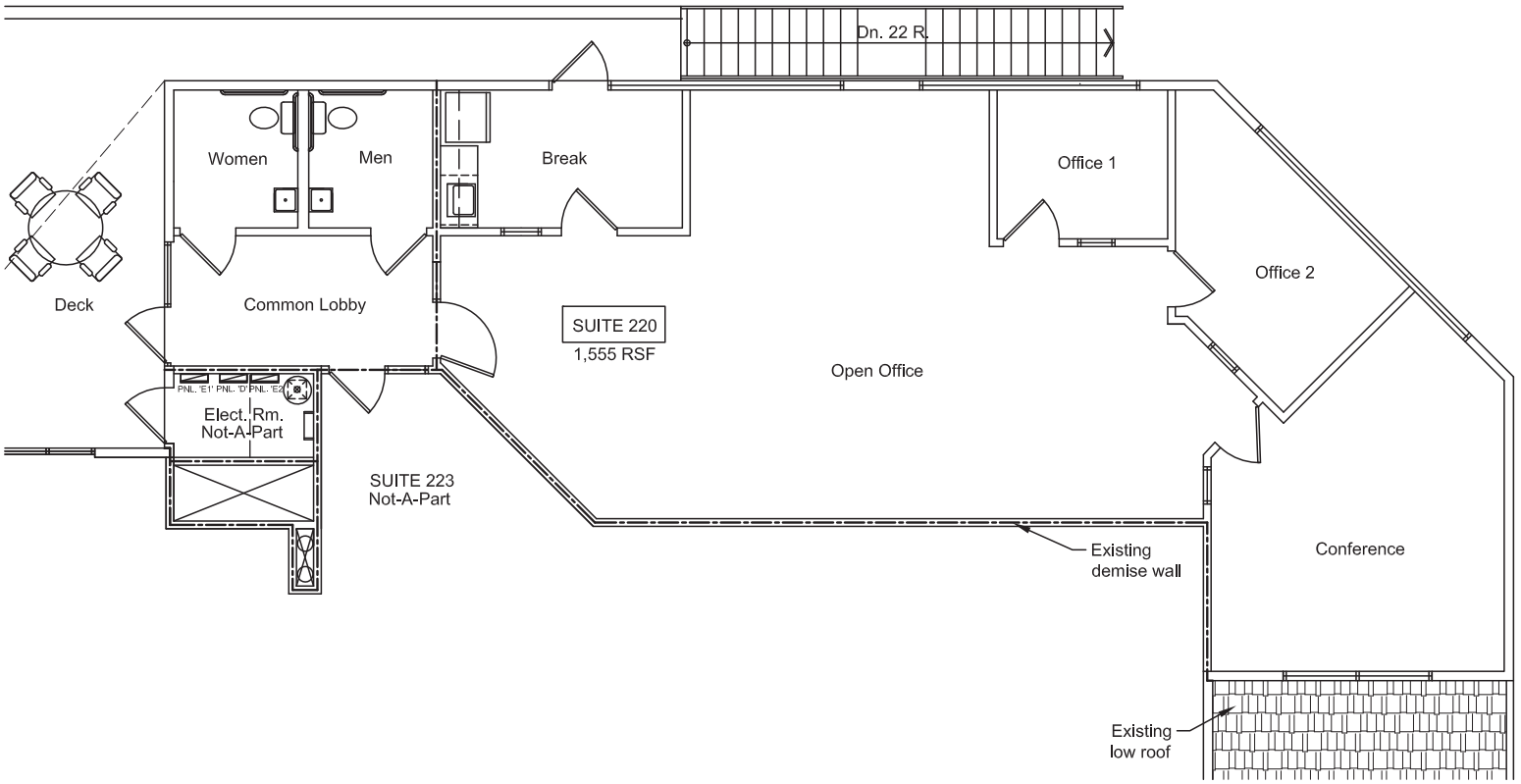
Eric Darnell
Senior Vice President
License ID# 01888743
949.460.3681
edarnell@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SUITE 220

±1,555 SF Available



Allen Basso
Senior Vice President
License ID# 01298152
949.790.3130
abasso@leeirvine.com

Brian Garbutt
Senior Vice President
License ID# 01215482
949.724.4721
bgarbutt@lee-associates.com

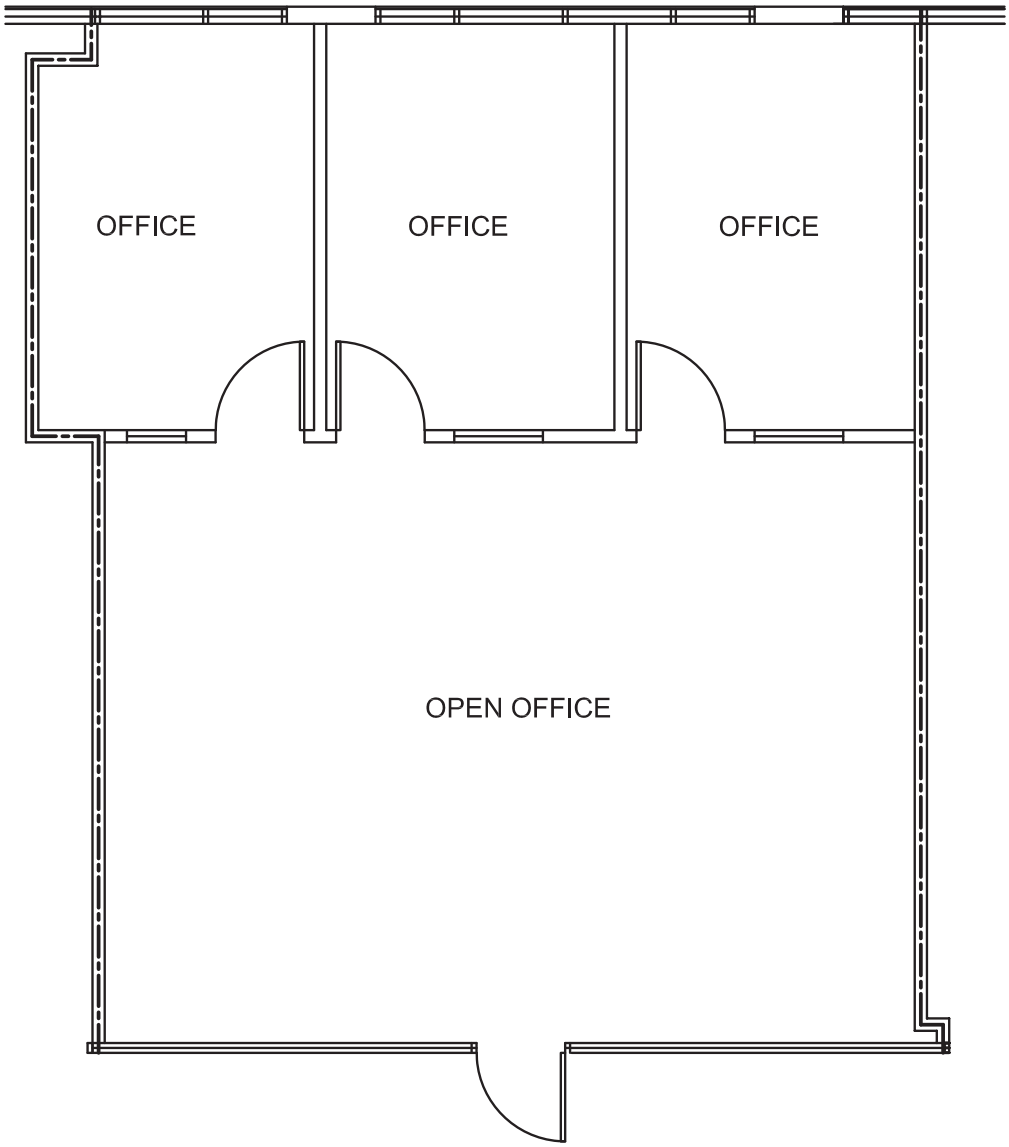
Eric Darnell
Senior Vice President
License ID# 01888743
949.460.3681
edarnell@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SUITE 225

±1,100 SF Available



Allen Basso
Senior Vice President
License ID# 01298152
949.790.3130
abasso@leeirvine.com

Brian Garbutt
Senior Vice President
License ID# 01215482
949.724.4721
bgarbutt@lee-associates.com

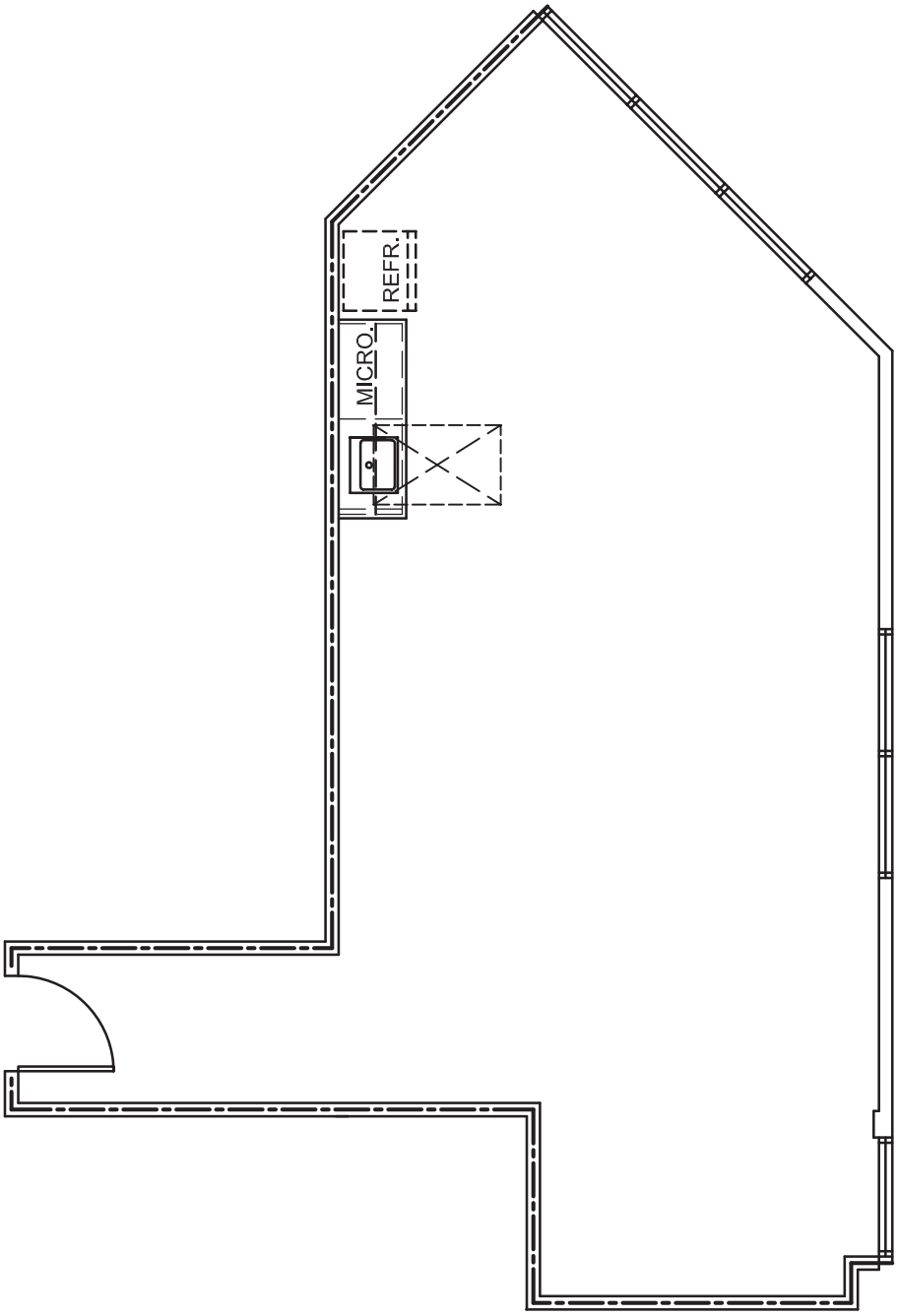
Eric Darnell
Senior Vice President
License ID# 01888743
949.460.3681
edarnell@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SUITE 246

±700 SF Available



Allen Basso
Senior Vice President
License ID# 01298152
949.790.3130
abasso@leeirvine.com

Brian Garbutt
Senior Vice President
License ID# 01215482
949.724.4721
bgarbutt@lee-associates.com

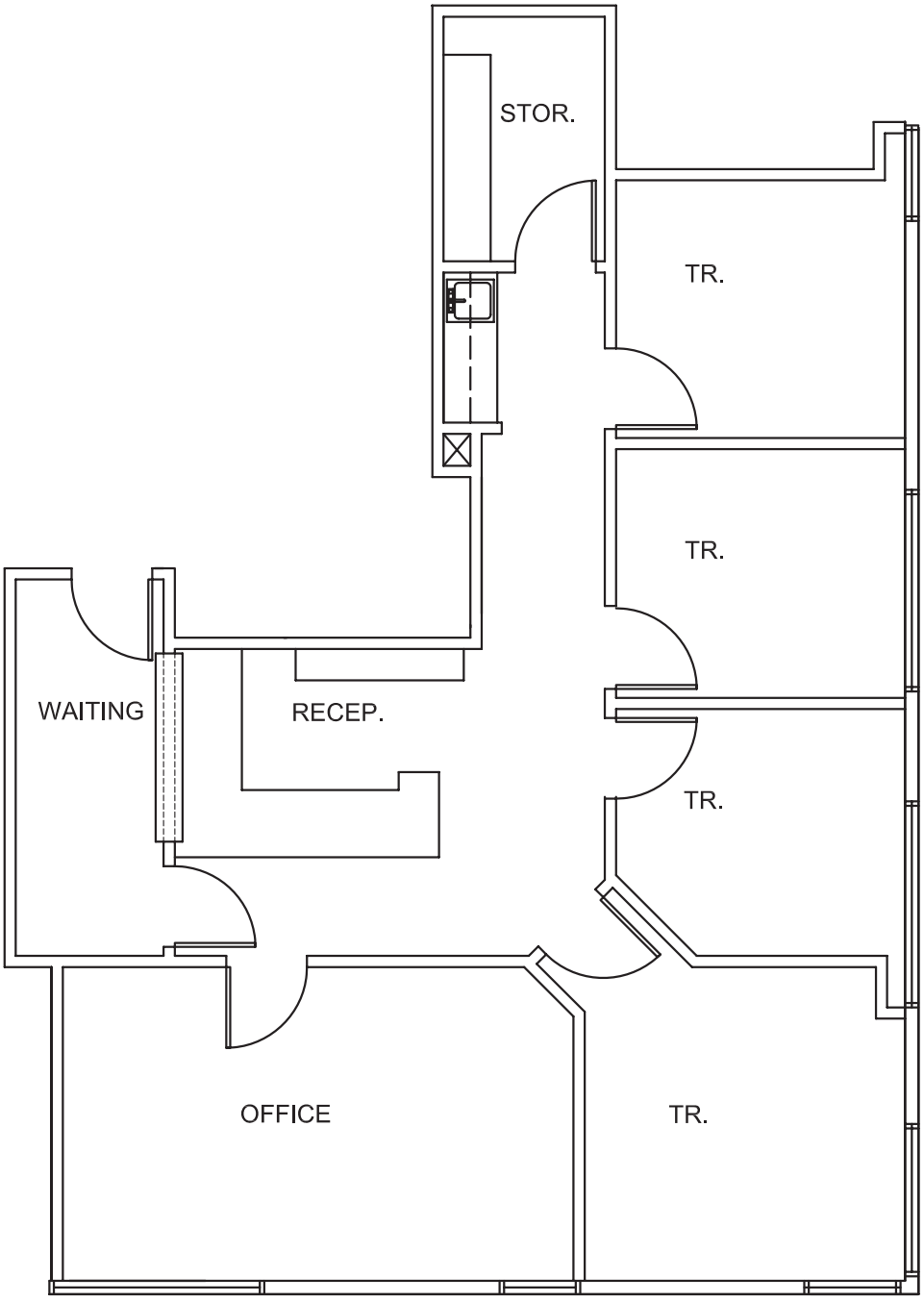
Eric Darnell
Senior Vice President
License ID# 01888743
949.460.3681
edarnell@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SUITE 248

±1,188 SF Available



Allen Basso
Senior Vice President
License ID# 01298152
949.790.3130
abasso@leeirvine.com

Brian Garbutt
Senior Vice President
License ID# 01215482
949.724.4721
bgarbutt@lee-associates.com

Eric Darnell
Senior Vice President
License ID# 01888743
949.460.3681
edarnell@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.