

**LEE &  
ASSOCIATES**

**NEWPORT BEACH**

**W** PROPERTY GROUP  
MAXIMIZING PROPERTY VALUES™

PREMIUM OFFICE SPACE AVAILABLE

**16800**

ASTON STREET

*irvine, california*



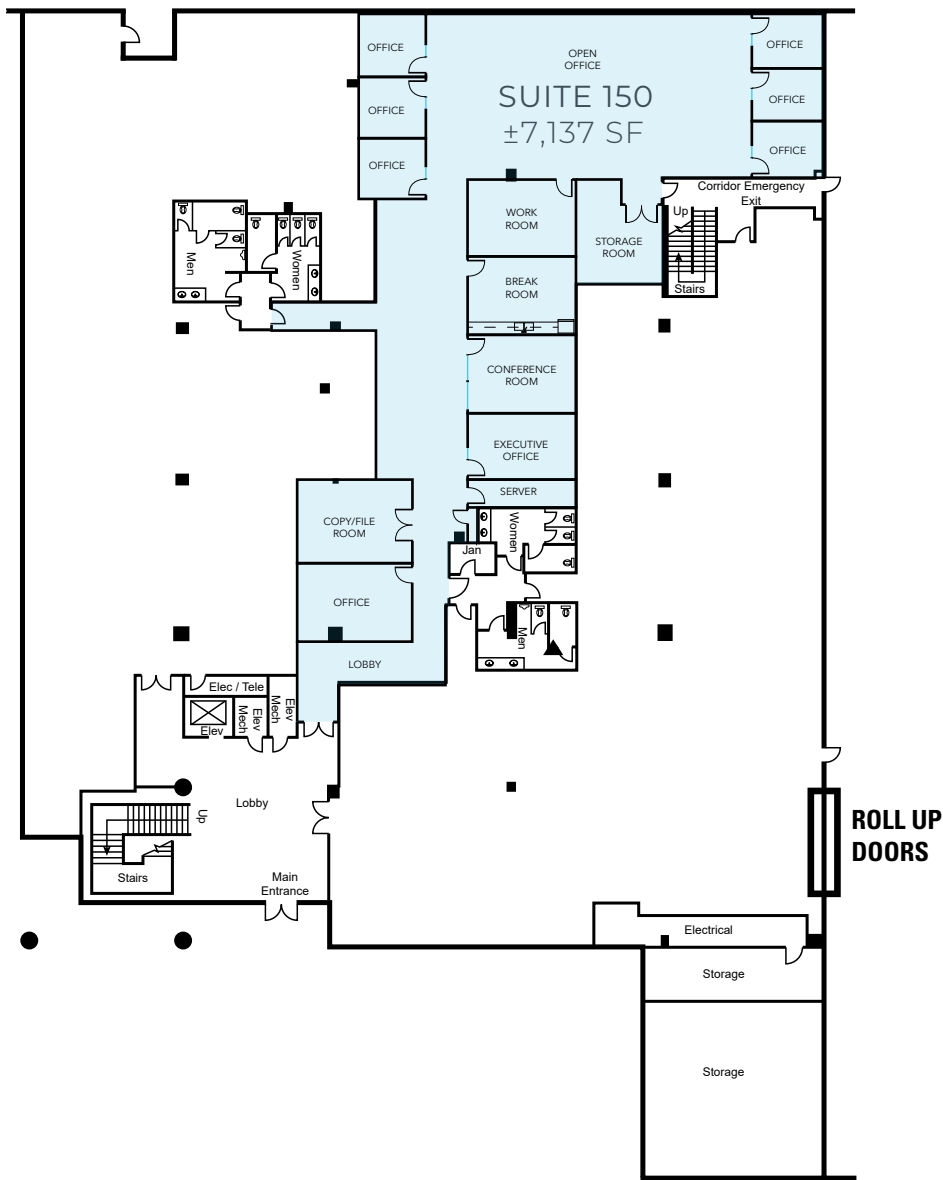
**FOR LEASE**

**±7,137 & ±14,883**  
SQUARE FEET AVAILABLE



# 16800 ASTON STREET

irvine, california



## - FIRST FLOOR AVAILABILITY -

Suite	Size	Lease Rate	Description
150	±7,137 SF	\$1.99 FSG* Yr 1 \$2.25 FSG* Yr 2 \$2.50 FSG* Yr 3	Available Now <a href="#">Virtual Tour</a>

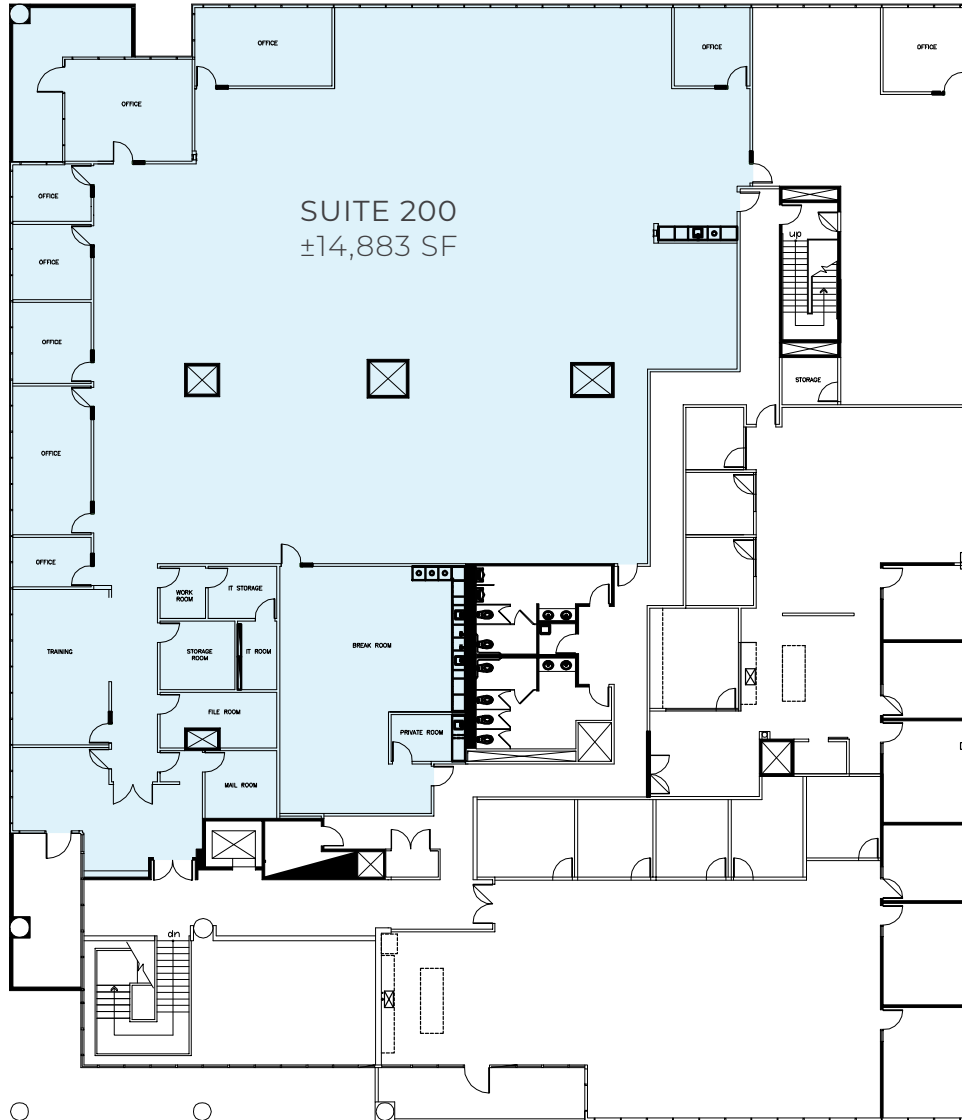
\*For a two year term with minimal tenant improvements  
\*\*For lease signed before April 1, 2021

## - BUILDING HIGHLIGHTS -

- Located in the heart of Irvine Business Complex in the highly desirable Airport Area submarket
- Building signage available
- 3.6:1000 free surface parking
- Elevator served
- Backup generator
- Less than 2 miles from John Wayne Airport
- Within 1 mile of The District at Tustin Legacy
- Numerous retail amenities nearby
- Built 1985 / Renovated 2015

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- SECOND FLOOR AVAILABILITY -

Suite	Size	Lease Rate	Description
200	±14,883 SF	\$2.25 FSG*	8 offices, conference room, training room, break room & bull pen. Back up battery that serves that suite offers up to 8 hours of uninterrupted service. Available Now. <a href="#">Virtual Tour</a>

\*For a two year term with minimal tenant improvements

\*\*For lease signed before April 1, 2021



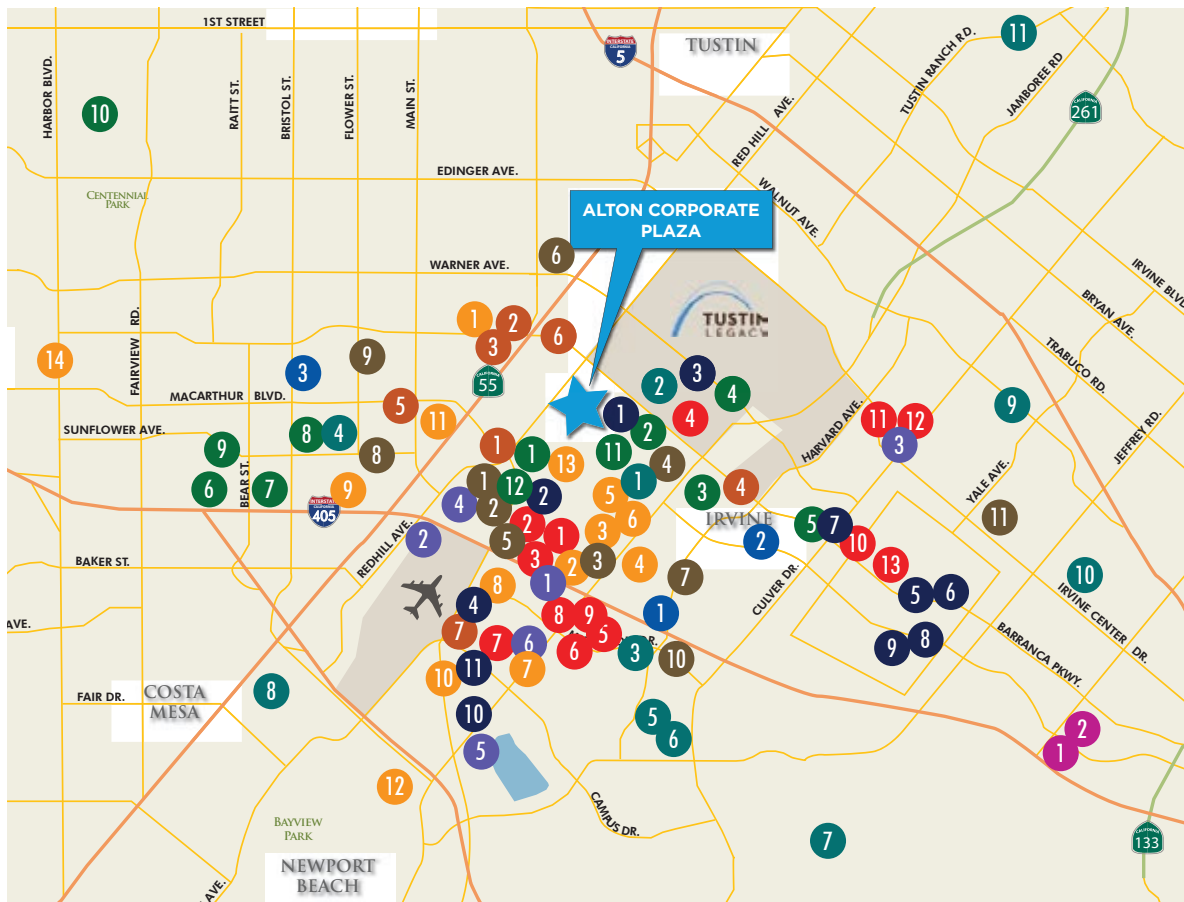
**BRIAN GARBUTT**  
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## RESTAURANTS

- McCormick & Schmicks Seafood Restaurant
- El Torito Grill
- Il Fornaio Café
- The District at Tustin Legacy**  
Auld Dubliner Irish Pub  
Bluewater Grill  
Aloha Hawaiian BBQ  
Chick-fil-A  
Daphne's Greek Café  
Halal Guys  
In-N-Out  
Luna Rossa Ristorante Italiano & Pizzeria  
JT Schmid's  
Juice It Up  
Lucille's Smokehouse Bar\*B\*Que  
Flame Broiler  
Portola Coffee Roasters  
Pei Wei  
Nothing Bundt Cakes  
Subway  
RA Sushi  
Red Robin Gourmet Burgers  
Sharky's Woodfired Mexican Grill  
Mendocino Farms  
The Winery Restaurant & Wine Bar  
Whole Foods Market
- Houston's Restaurant
- California Pizza Kitchen
- Bistango
- Daily Grill
- North Italia
- 4020/4724 Barranca Parkway**  
Champagne's French Bakery  
Island's Restaurant  
Mimi's Café  
Thai Kitchen
- Outback Steakhouse
- Sam Woo Seafood Restaurant, BBQ & Express
- Pho Ba Co

## CHILD CARE

- Child Development
- Raise Foundation
- Newport Montessori
- Kiddie Academy of Irvine
- Childrenfirst, Inc.
- Children's Village - South Coast
- Rainbow Rising Westpark
- South Coast Kinderpark
- Faith Christian Preschool
- Michelson Kindercare
- Childtime of Irvine

## HOSPITALS

- Kaiser Permanente Hospital
- Hoag Hospital Irvine

## ENTERTAINMENT/ACTIVITIES

- K-1 Speed
- The District at Tustin Legacy**  
AMC Tustin 14  
Bowlmor Lanes  
Boomers
- Segerstrom Center
- Rancho San Joaquin Golf Course
- Advantage Tennis Academy
- Shady Canyon Golf Course
- Santa Ana Country Club
- Woollett Aquatics Center
- Oak Creek Golf Course
- Tustin Rancho Golf Club

## GROCERY STORES

- Ralph's
- Albertson's
- Trader Joe's

## HOTELS

- Embassy Suites - Airport North
- Embassy Suites - Irvine
- Courtyard by Marriott
- Hotel Irvine
- Marriott - Irvine
- Hyatt House
- Atrium Hotel
- Hilton - Orange County Airport
- Marriott - Costa Mesa
- Radisson - Newport Beach
- Double Tree
- Marriott - Bayview
- Trendwest Resort
- Courtyard - Costa Mesa South Coast Metro

## RETAIL

- FedEx / Kinko's
- Staples
- Mailboxes & More
- The District at Tustin Legacy**  
Target  
Costco  
Lowe's  
Michael's  
PetSmart
- Target
- Best Buy
- South Coast Plaza Shopping Mall
- CVS
- Metro Pointe at South Coast
- Wal-Mart
- Larsen's Cleaning
- Art's French Laundry

## BANKS

- Chase Bank
- Wells Fargo
- The District at Tustin Legacy**  
Wells Fargo  
Farmers & Merchants Bank  
Kinecta Federal Credit Union
- Bank of America

## HEALTH CLUBS

- 24 Hour Fitness
- Orange Coast Crossfit
- 24 Hour Fitness
- Next Level Fitness
- Equinox Fitness
- L.A. Fitness Sports Club

## GAS STATIONS

- Chevron
- Dyer - 55 Freeway Mobil
- Shell
- Chevron Food Mart
- MacArthur Mobil
- Arco
- Chevron

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