

**±1,650 TO ±5,100 SF FOR LEASE**  
**TWO 405 FREEWAY SIGNS**

**211** BUSINESS  
CENTER  
DRIVE

IRVINE, CA 92612



PROPERTY FEATURES



Freestanding, Surface-Parked Office Building in the Heart of the IBC



Walking Distance to the Award Winning TRADE Food Hall



Multiple Points of Ingress & Egress



Responsive, Long-Term Family Ownership & Management

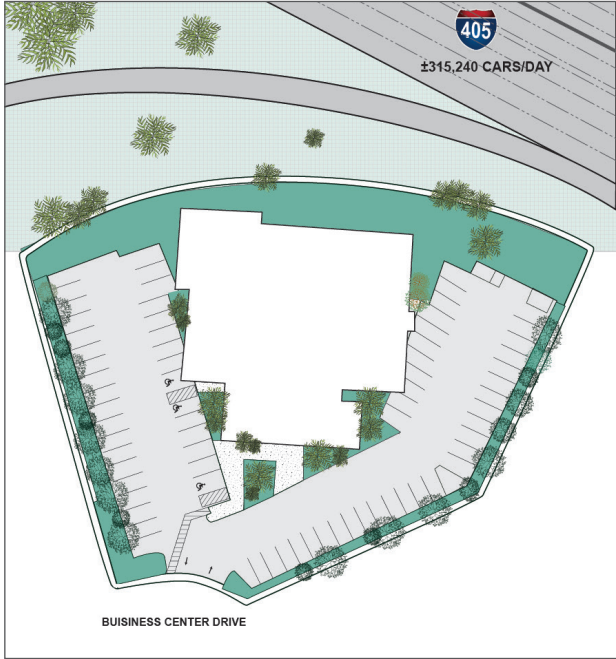
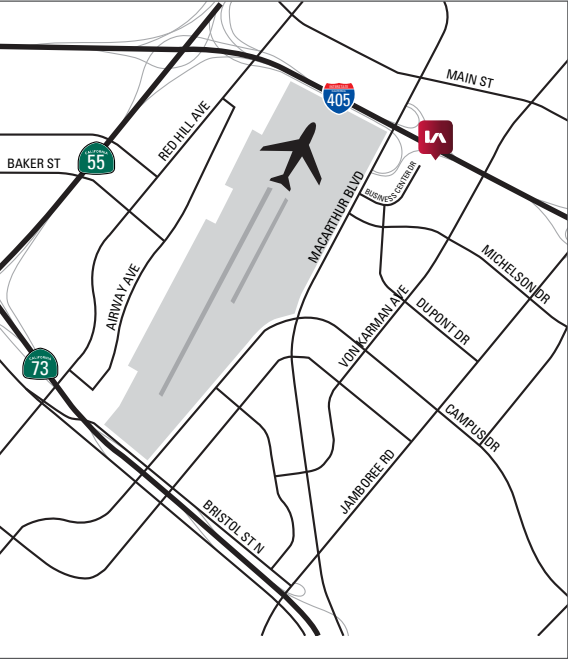


Immediate Access to the 405 Fwy & SNA

AVAILABILITIES

| RSF             | SUITE | DESCRIPTION                                                                                | RATE/SF     |
|-----------------|-------|--------------------------------------------------------------------------------------------|-------------|
| ±1,650          | 204   | (5) Five window offices, conference room                                                   | \$2.45 FSG  |
| ±2,500 / ±5,100 | 210   | (10) Ten window offices, conference room, 15 by 50 foot presentation room (can be removed) | \$1.95* FSG |

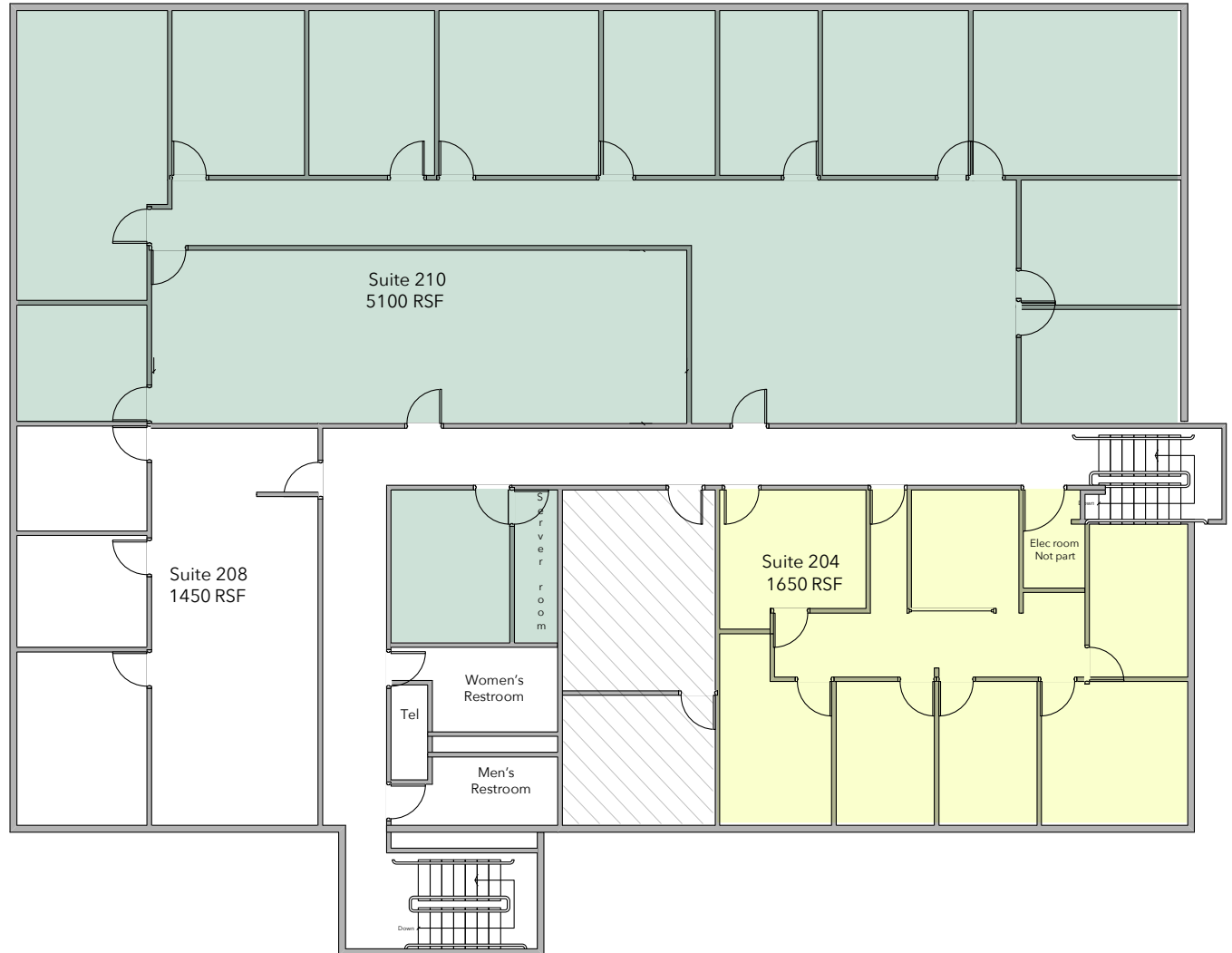
\*Year One rate \$1.95 FSG, Year Two rate \$2.45 FSG





## SECOND FLOOR

1,650 RSF - 5,100 RSF



2111 BUSINESS  
CENTER  
DRIVE  
IRVINE, CA 92612





**BUSINESS  
CENTER  
DRIVE**  
IRVINE, CA 92612

MacArthur Blvd

405

Von Karman Ave

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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