

**IRVINE HUGHES**



**FOR LEASE**

For more information, please contact:

**TED ROMMEL**

Senior Vice President

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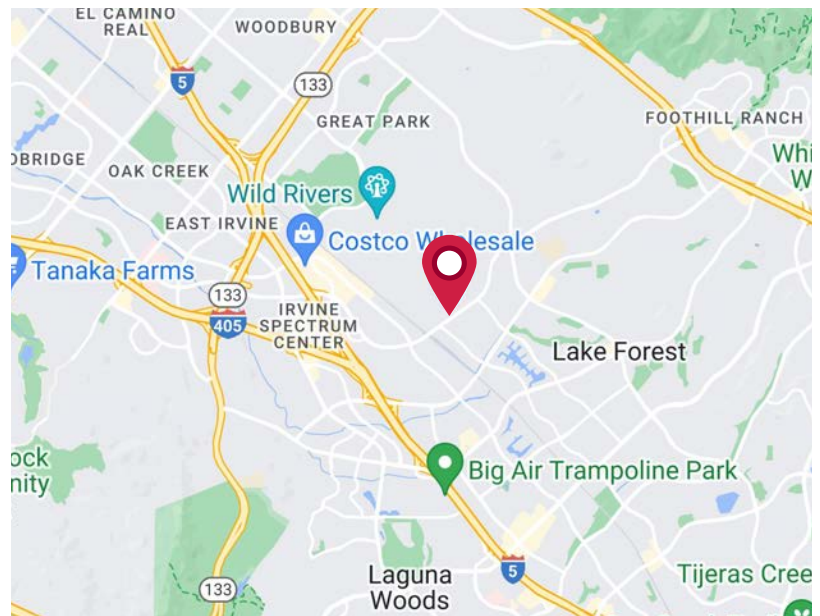
# IRVINE HUGHES



## PROPERTY DESCRIPTION

- Ground level flex/warehouse and 2nd floor office space
- Free on-site parking
- Fiber optic served
- Office and flex suites available
- Professional, business park environment
- Private balconies
- Suite specific signage
- Excellent freeway access
- Prime location in Irvine Spectrum

## LOCATION OVERVIEW



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## 10, 12, 14, 16 HUGHES, IRVINE, CALIFORNIA

### GROUND FLOOR FLEX/WAREHOUSE SPACES

SUITE	TOTAL SF	% OFFICE SPACE	LEASE RATE	COMMENTS
12 Hughes, Building D				
D-101	±1,725	70%	\$1.60 NNN	Available Now
D-104	±1,725	35%	\$1.60 NNN	Available 5/1/26
D-106	±1,750	90%	\$1.60 NNN	Available 5/1/26
14 Hughes, Building B				
B-102/103	±3,284	30%	\$1.55 NNN	Available Now

Current Net Expenses For Ground Floor \$0.30 Per Square Foot

### SECOND FLOOR WALK-UP OFFICE SPACES

SUITE	TOTAL SF	% OFFICE SPACE	LEASE RATE	COMMENTS
10 Hughes, Building A				
*A-200	±1,820	100%	\$1.25 NNN	Available Now
*A-206	±1,697	100%	\$1.30 NNN	Available Now
*A-207	±1,700	100%	\$1.20 NNN	Available Now
*A-206/207	±3,397	100%	\$1.30 NNN	Available Now
14 Hughes, Building B				
B-204	±999	100%	\$1.80 NNN	Available 5/1/26

Current Net Expenses For Second Floor Office Spaces \$0.30 Per Square Foot

*\*Possible 3 Months Free With a Two Year Lease on all Second Floor Office Spaces*

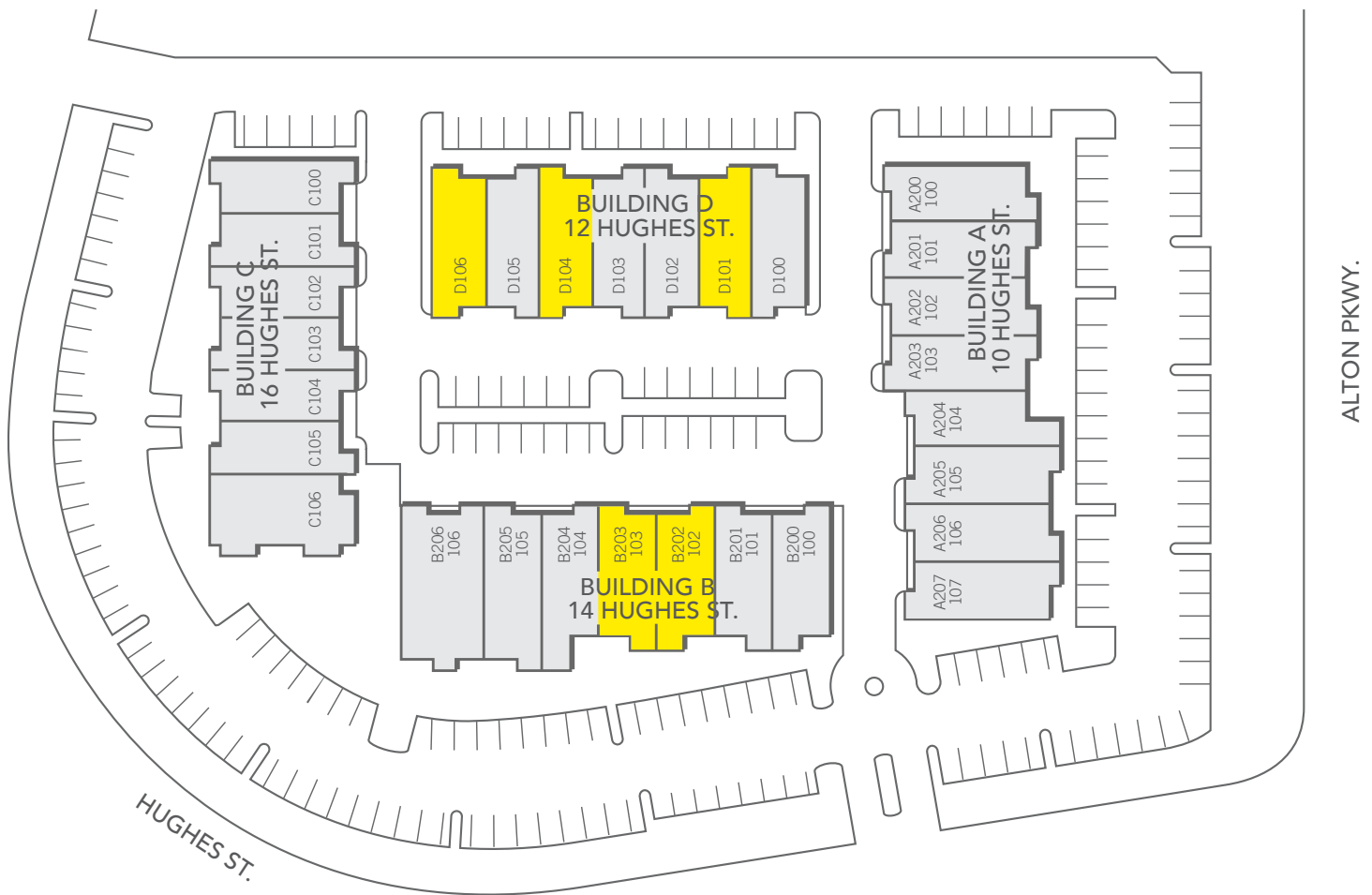
*\*\$1.00 Per Square Foot Broker Bonus on All Second Floor Office Spaces*

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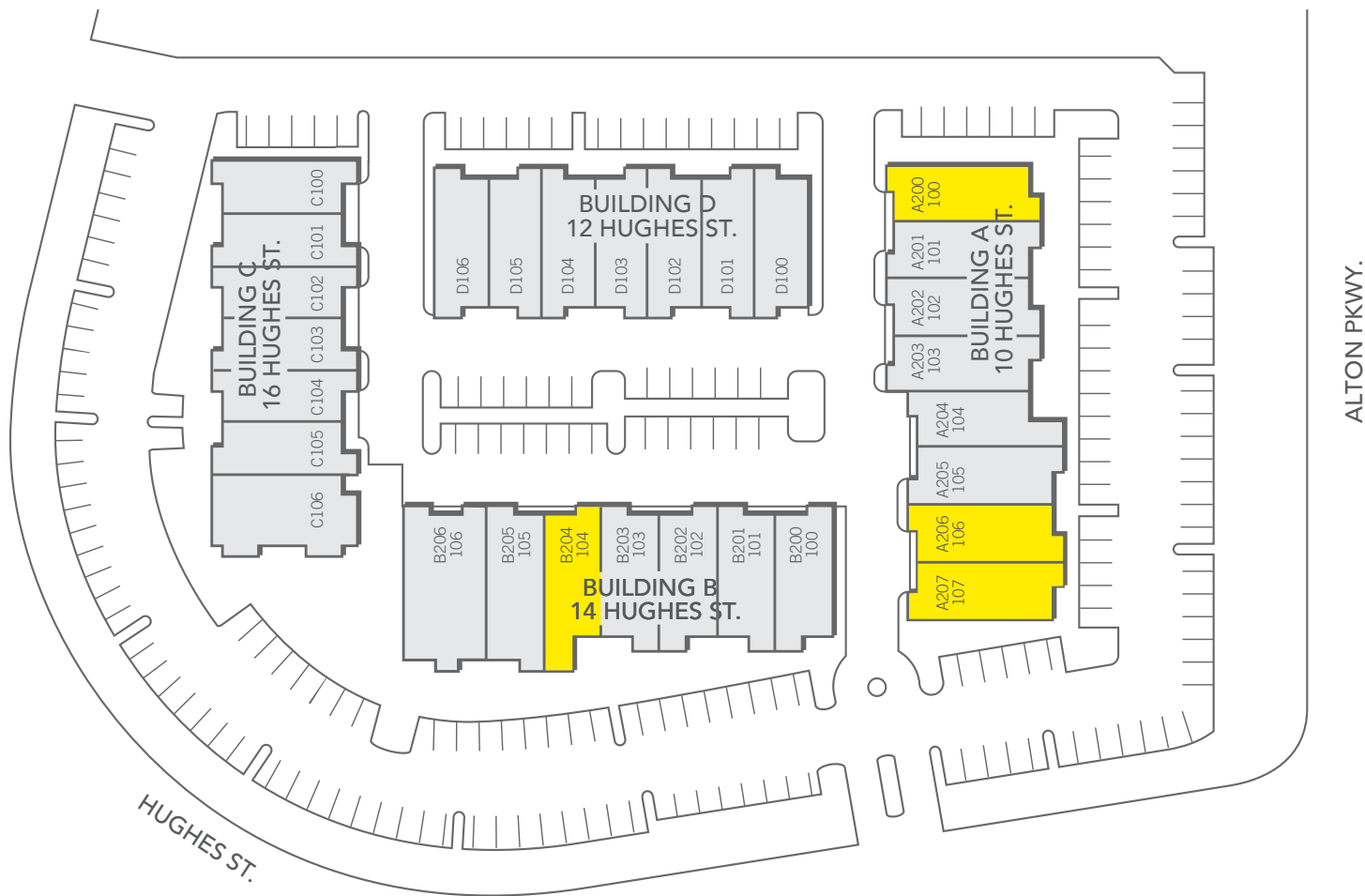
## PROPERTY SITE PLAN GROUND FLOOR



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## PROPERTY SITE PLAN SECOND FLOOR



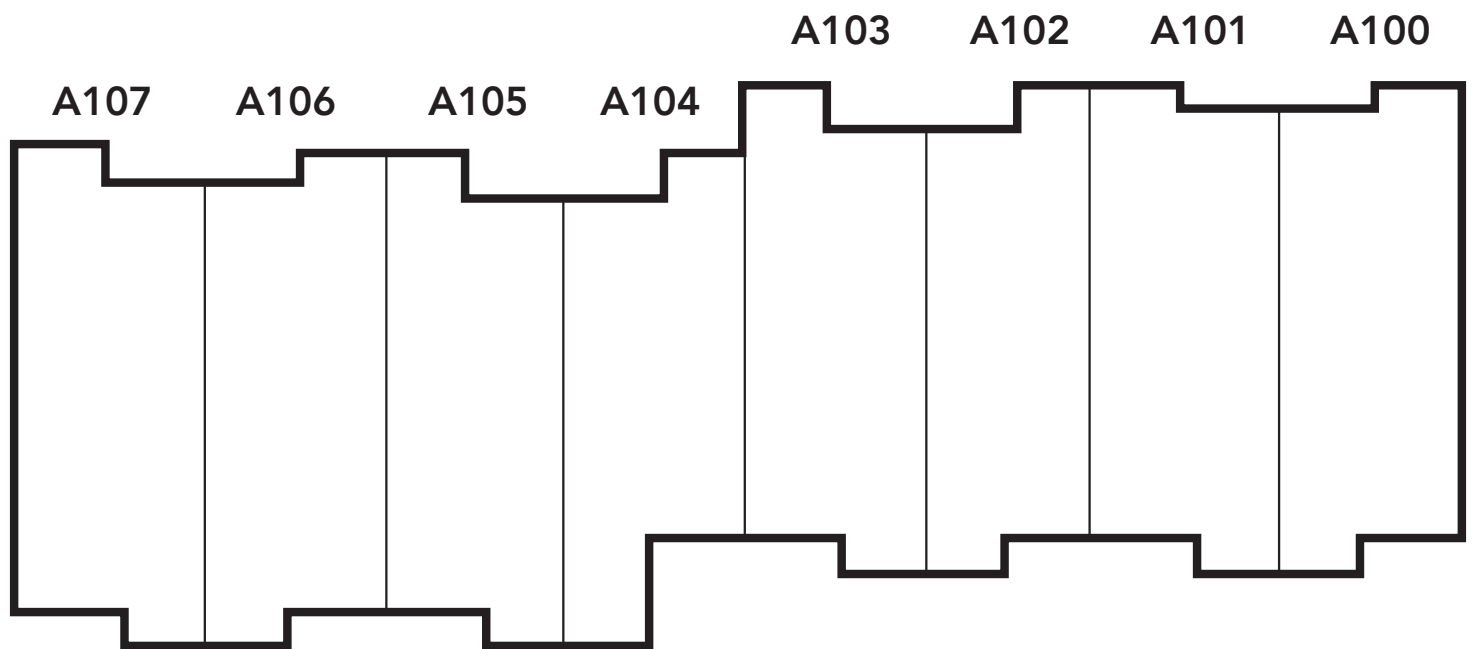
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## 10 HUGHES, IRVINE

### FIRST FLOOR

#### BUILDING A



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## 12 HUGHES, IRVINE

### FIRST FLOOR

#### BUILDING D

D106

D105

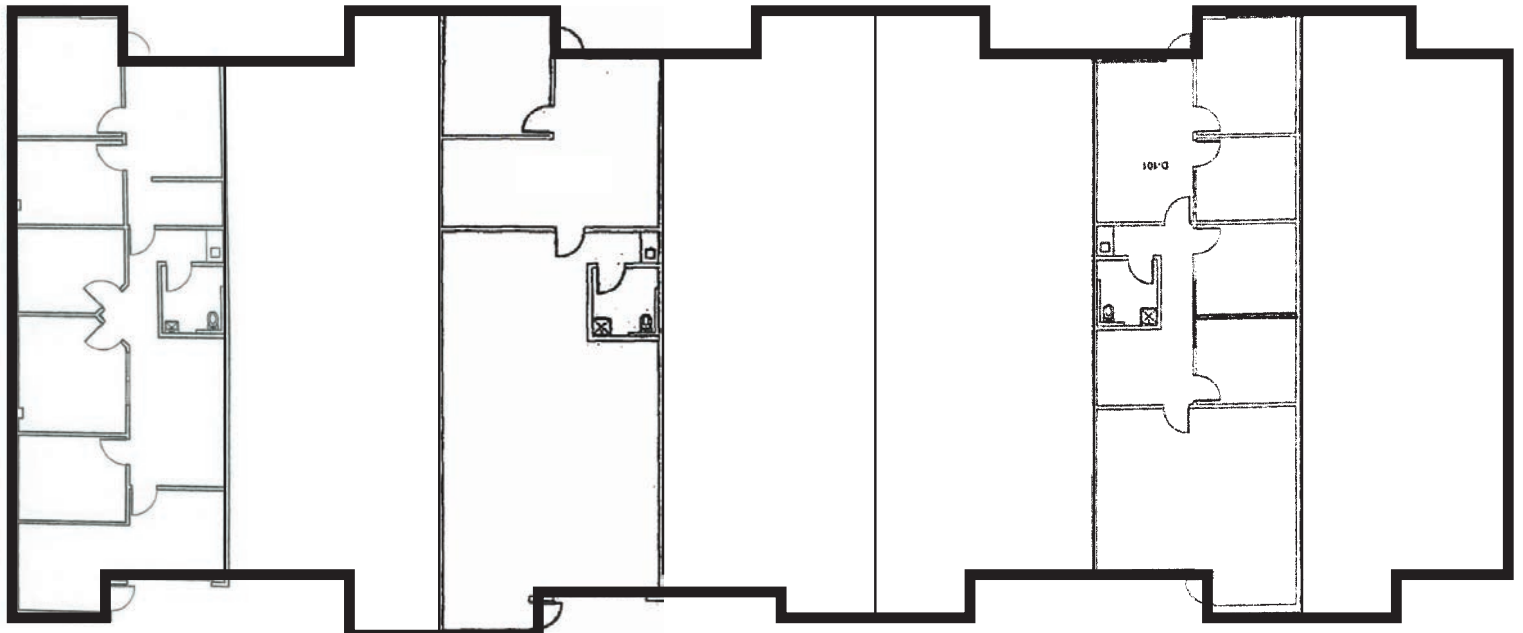
D104

D103

D102

D101

D100



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## 14 HUGHES, IRVINE

### FIRST FLOOR

#### BUILDING B



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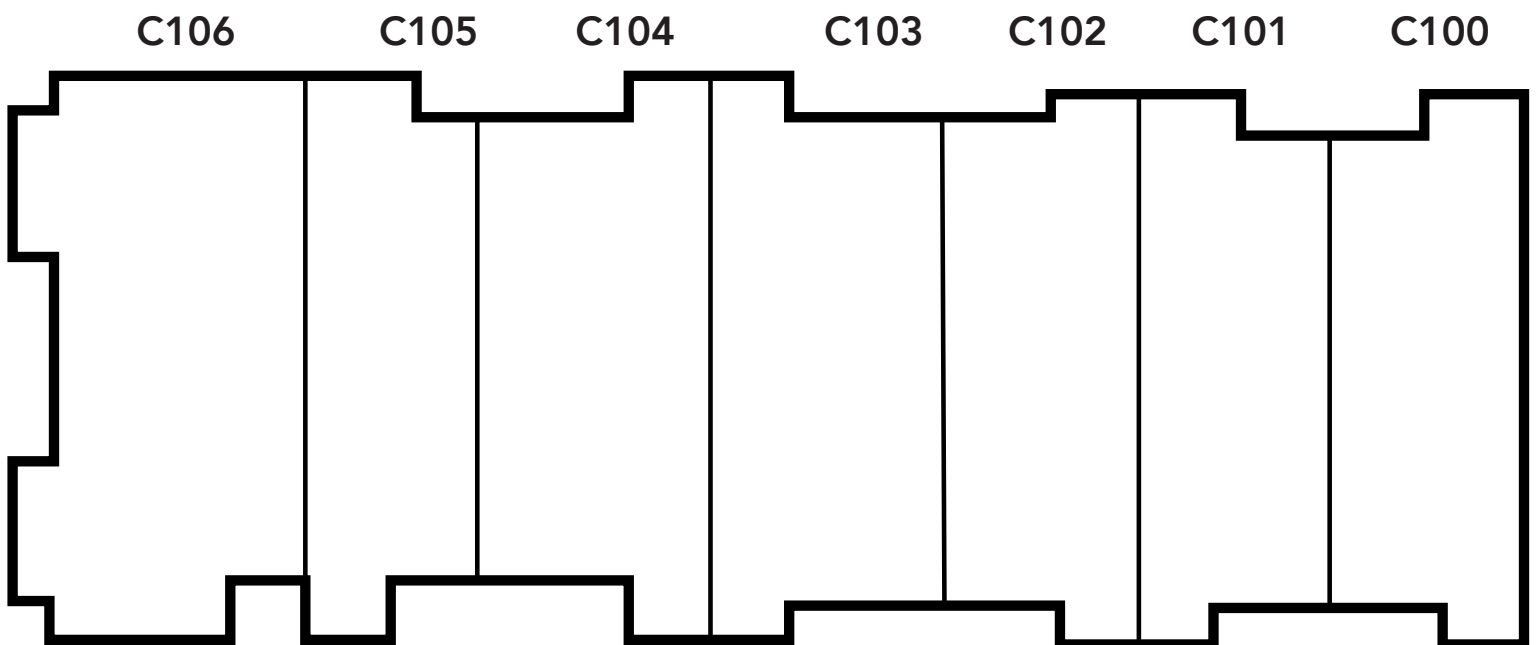
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## 16 HUGHES, IRVINE

### FIRST FLOOR

#### BUILDING C



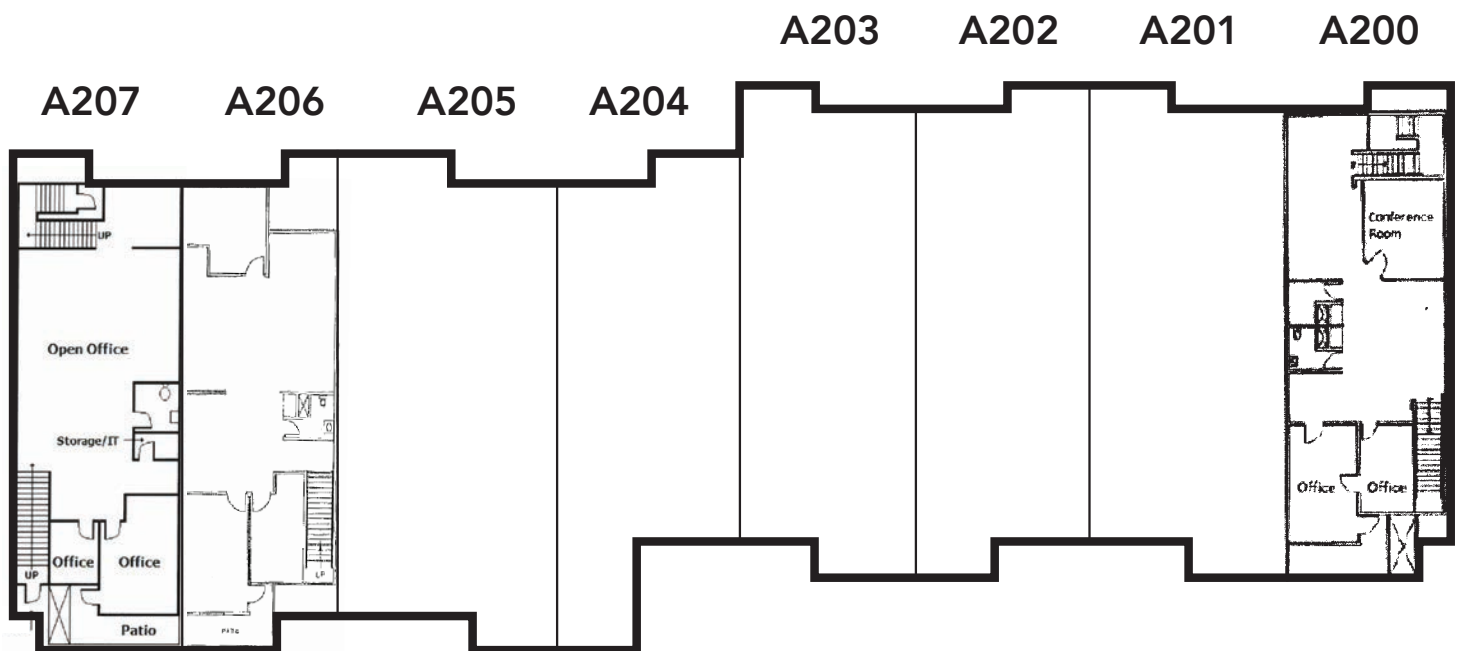
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## 10 HUGHES, IRVINE

### SECOND FLOOR

#### BUILDING A



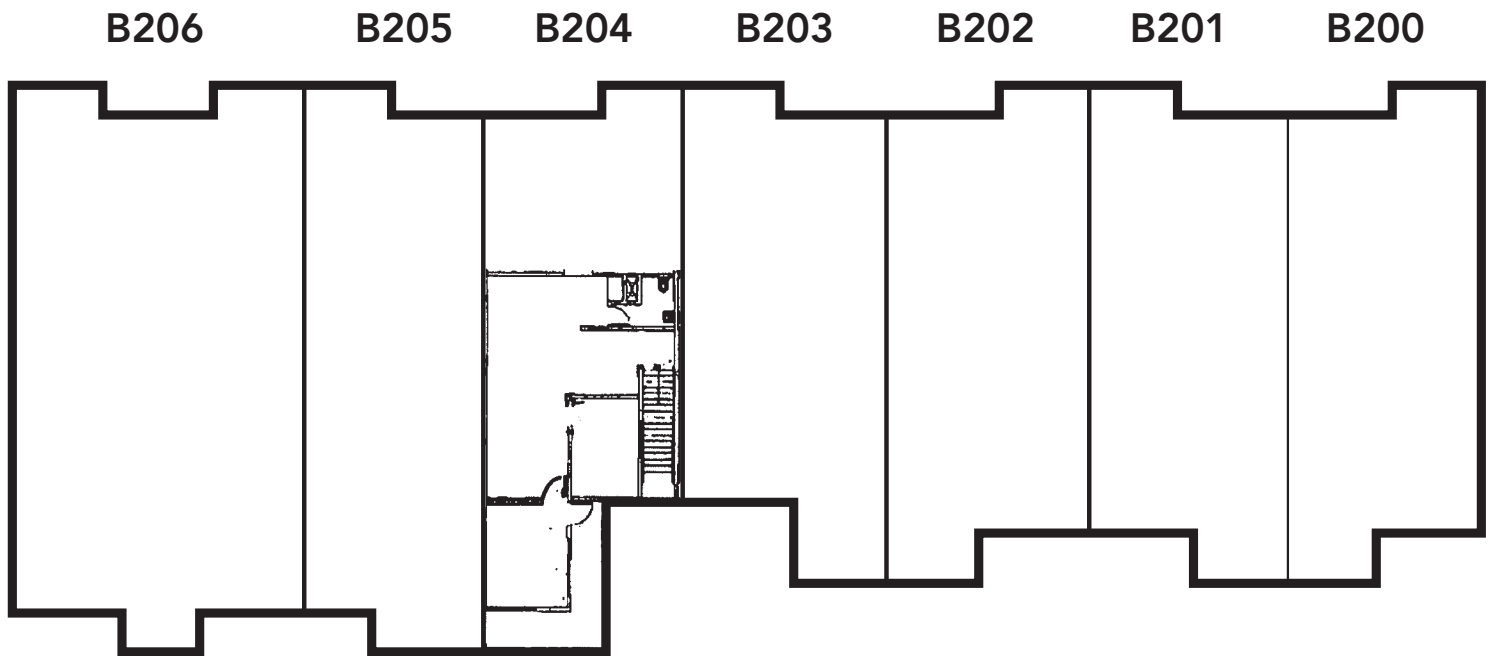
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### SECOND FLOOR

#### BUILDING B



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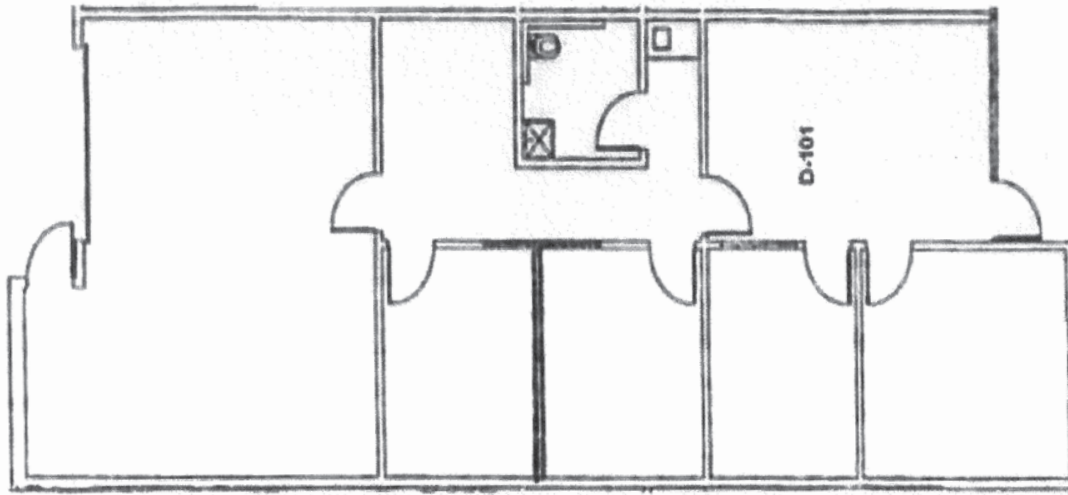
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## 12 HUGHES, IRVINE

### **BUILDING D**

SUITE D-101

1,725 SF



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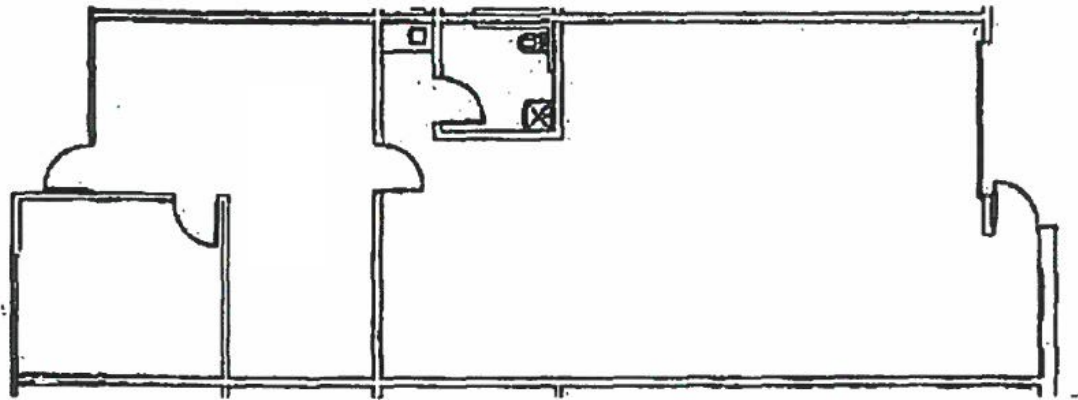
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## 12 HUGHES, IRVINE

**BUILDING D**

SUITE D-104

1,725 SF



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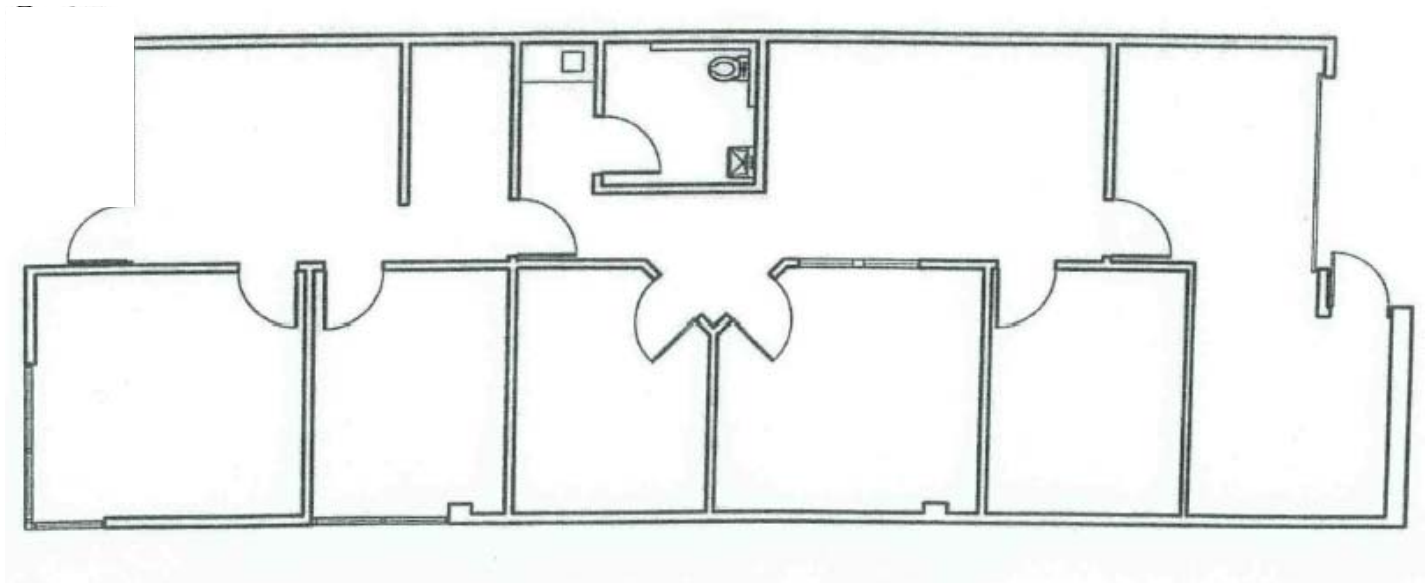
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## 12 HUGHES, IRVINE

### **BUILDING D**

SUITE D-106

1,750 SF



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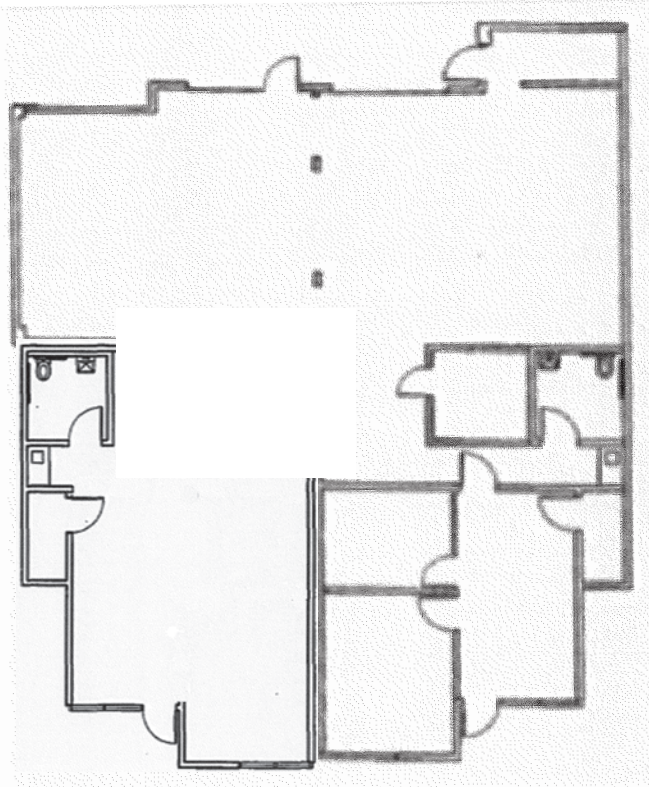
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### **BUILDING B**

SUITE B-102/103

3,284 SF



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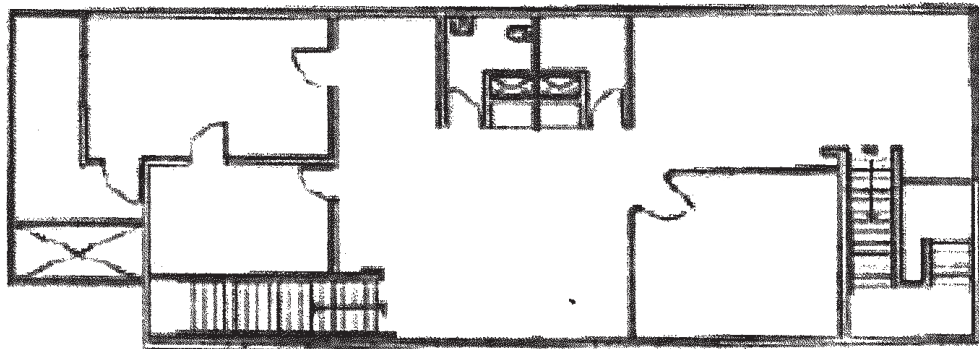
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## 10 HUGHES, IRVINE

**BUILDING A**

**SUITE A-200**

1,820 SF



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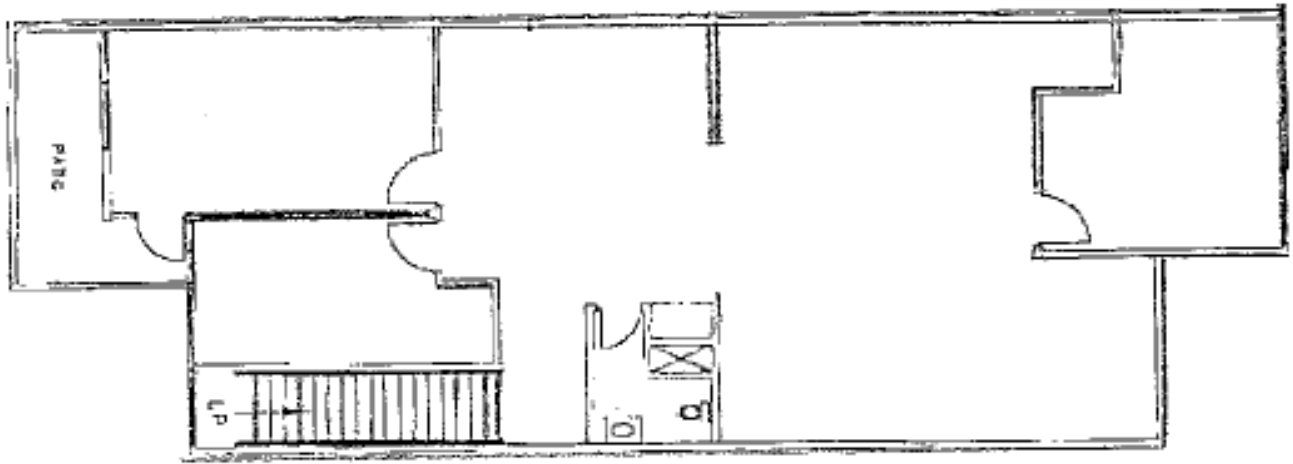


## 10 HUGHES, IRVINE

### **BUILDING A**

SUITE A-206

1,697 SF



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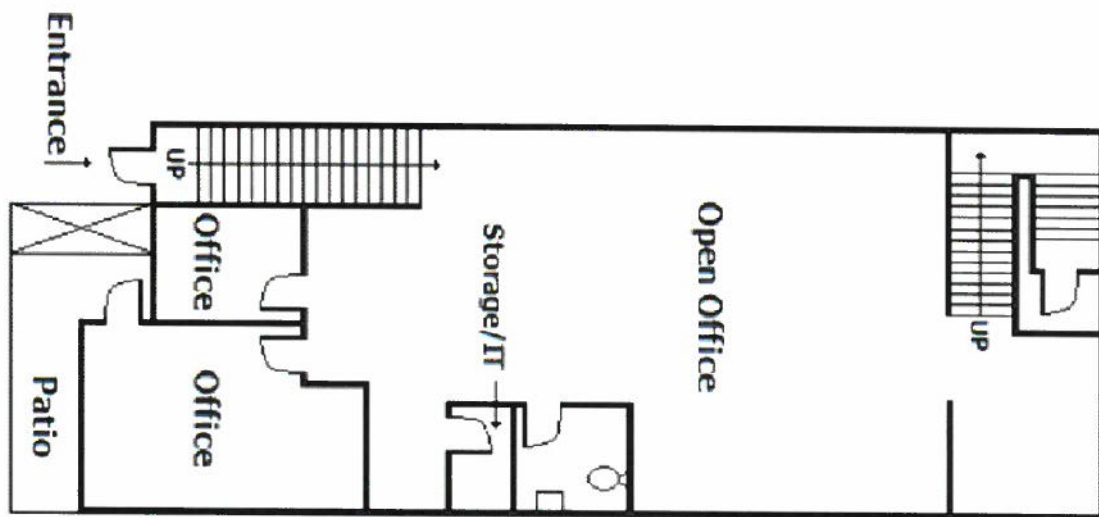
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## 10 HUGHES, IRVINE

### **BUILDING A**

SUITE A-207

1,700 SF



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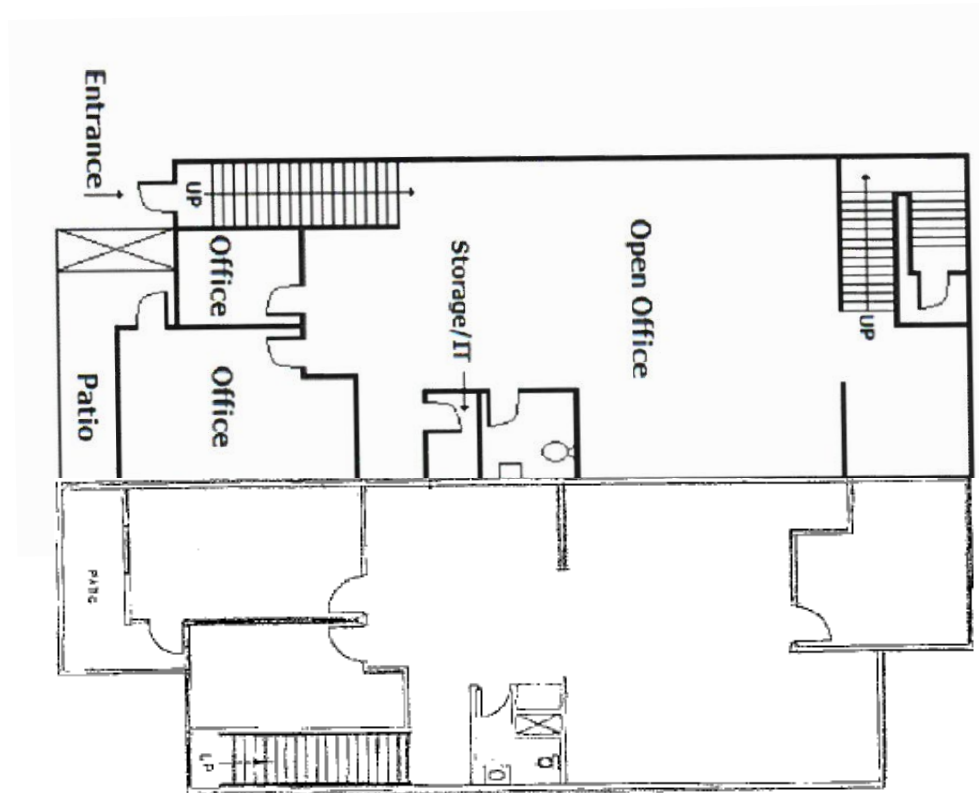
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## 10 HUGHES, IRVINE

### BUILDING A

SUITE A-206/207

3,397 SF



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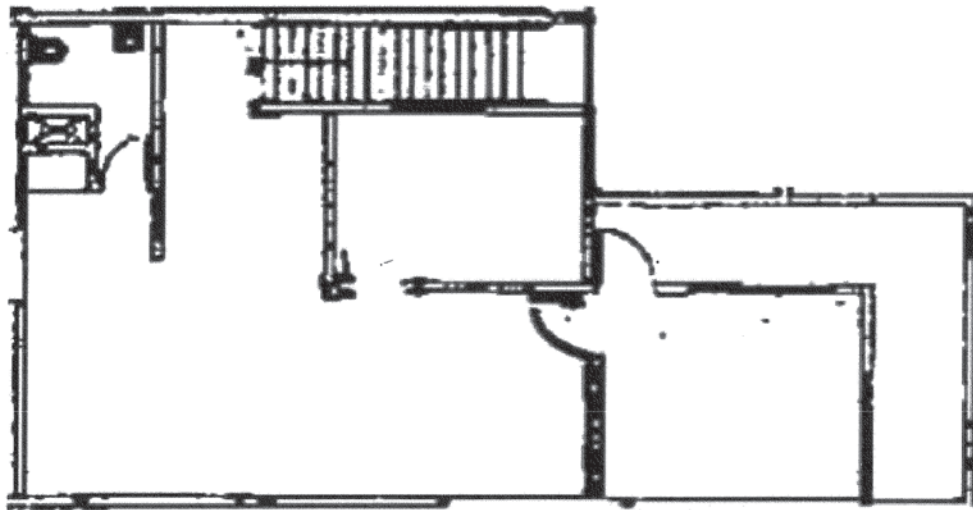
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## 14 HUGHES, IRVINE

**BUILDING B**

**SUITE B-204**

**999 SF**



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