

FOR LEASE

PROMO RATE

\$1.00 NNN

FOR 1ST 3 MONTHS, \$1.99 NNN THEREAFTER

AND

BROKER BONUS

\$1.00 PER SQUARE FOOT

WITH MINIMUM 3-YEAR LEASE

25 EDELMAN

IRVINE SPECTRUM, CA

±13,463 SF AVAILABLE

(DIVISIBLE TO ±7,236 SF OR ±6,227 SF)

AVAILABLE FOR LEASE

- Promo Rate: \$1.00 NNN for First 3 Months, \$1.99 NNN Thereafter (Nets=\$0.65)
- Building Top Signage and Eyebrow Signage Available
- Brand New Modern Glass Suite Entrances
- Prime Irvine Spectrum Location
- Double-Door Entry
- High-End Creative Office
- Exposed Ceiling with Hard-Lid Ducting
- High-End Stone Flooring
- Floor to Ceiling Glass
- Elevator Served
- Dedicated/Reserved Surface Free Parking
- Outdoor Patio / Lunch Area
- Immediate Access to 5, 405 & 133 Freeway



ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com



SKYLER SERRANO
Senior Vice President
Lic. #01790959
949.790.3180
sserrano@leeirvine.com



KYLEE KING
Senior Associate
Lic. #02101275
949.790.3108
kking@leeirvine.com



25 EDELMAN

IRVINE, CA 92618

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABILITIES

25 EDELMAN

IRVINE, CA 92618

Suite	Size	Suite Description
200	±13,463 (Divisible)	2 Conference Rooms, Executive Office, 19 Private Offices, Large Break Room and Open Area

Asking Rate: \$1.99 NNN (NETS=\$0.65) PROMO RATE \$1.00 NNN FOR FIRST 3 MONTHS, \$1.99 NNN THEREAFTER



ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com



SKYLER SERRANO
Senior Vice President
Lic. #01790959
949.790.3180
sserrano@leeirvine.com



KYLEE KING
Senior Associate
Lic. #02101275
949.790.3108
kking@leeirvine.com



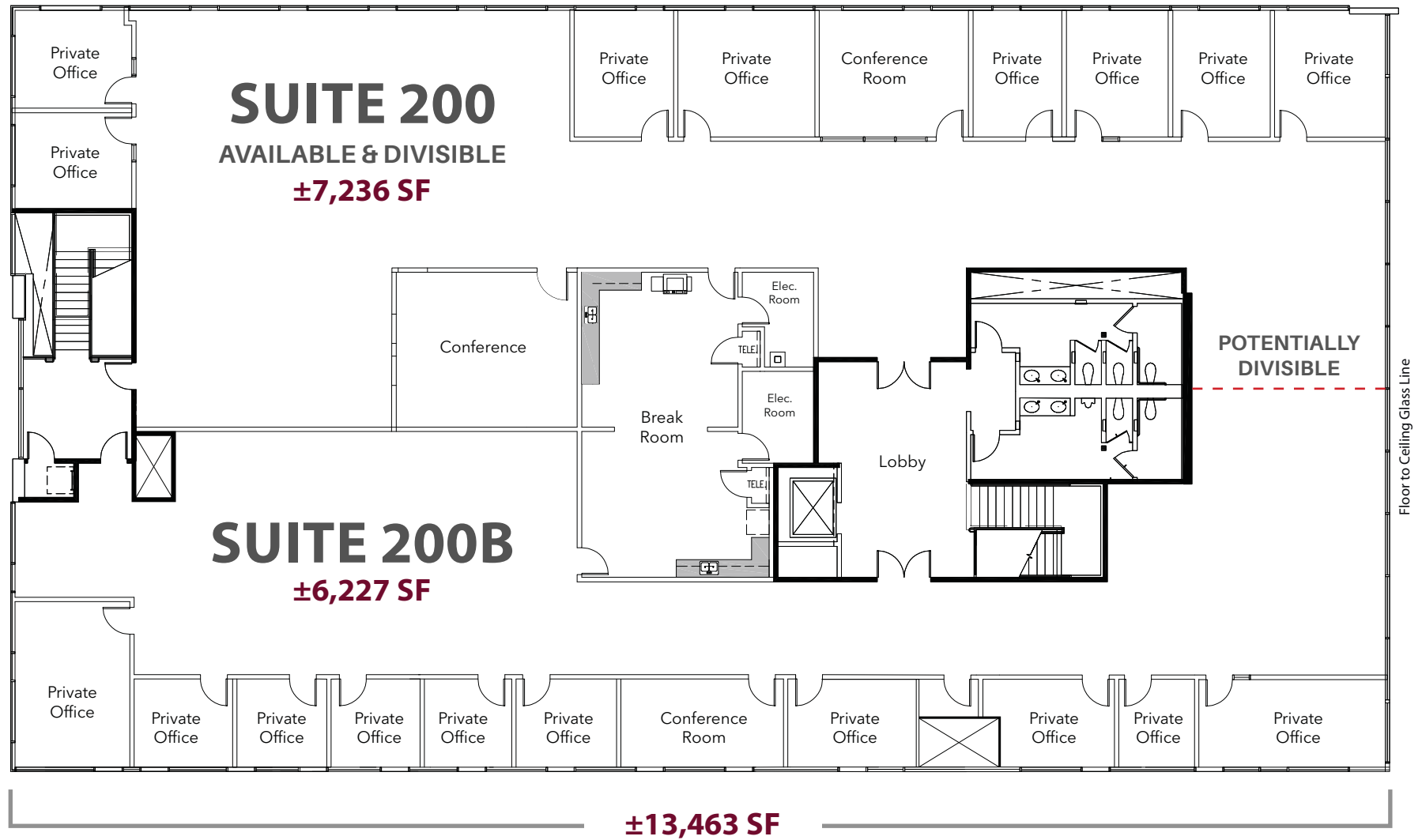
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

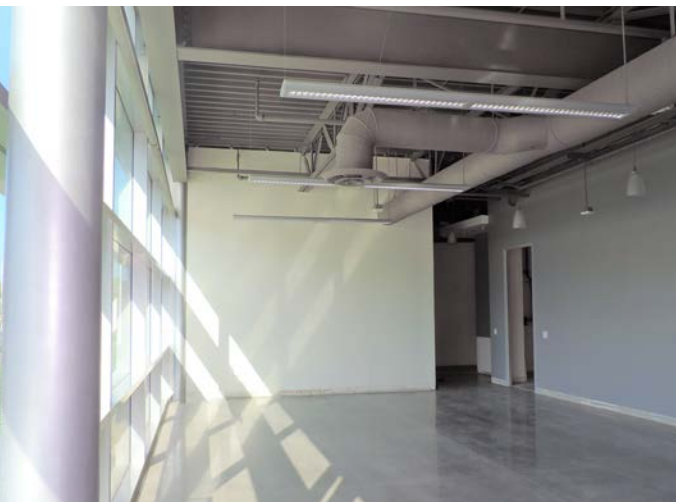
25 EDELMAN

IRVINE, CA 92618

FLOOR PLAN

SECOND FLOOR
DIVISIBLE







ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com



SKYLER SERRANO
Senior Vice President
Lic. #01790959
949.790.3180
sserrano@leeirvine.com



KYLEE KING
Senior Associate
Lic. #02101275
949.790.3108
kking@leeirvine.com

25 EDELMAN

IRVINE, CA 92618