

25 EDELMAN, IRVINE

FOR SALE

±26,660 SF FREESTANDING OFFICE BUILDING



PERFECT OWNER/USER BUILDING ±13,463 SF TO OCCUPY

PROPERTY FEATURES

- ±26,660 SF Modern Freestanding Office Building
- ±13,463 SF Available for a User to Occupy
- Currently \$27,872.62 in Monthly NNN Income
- High End Upgrades Throughout
- Building Top & Eyebrow Signage Available That Can be Seen from Research Drive with Over 31,300 Cars Per Day
- Floor to Ceiling Glass
- Dedicated/Reserved Surface Free Parking
- Elevator Served
- Prime Irvine Spectrum Location
- Immediate Access to 5, 405 & 133 Freeways
- Irreplaceable Real Estate
- Asking Price: \$750 PSF (\$19,995,000)



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

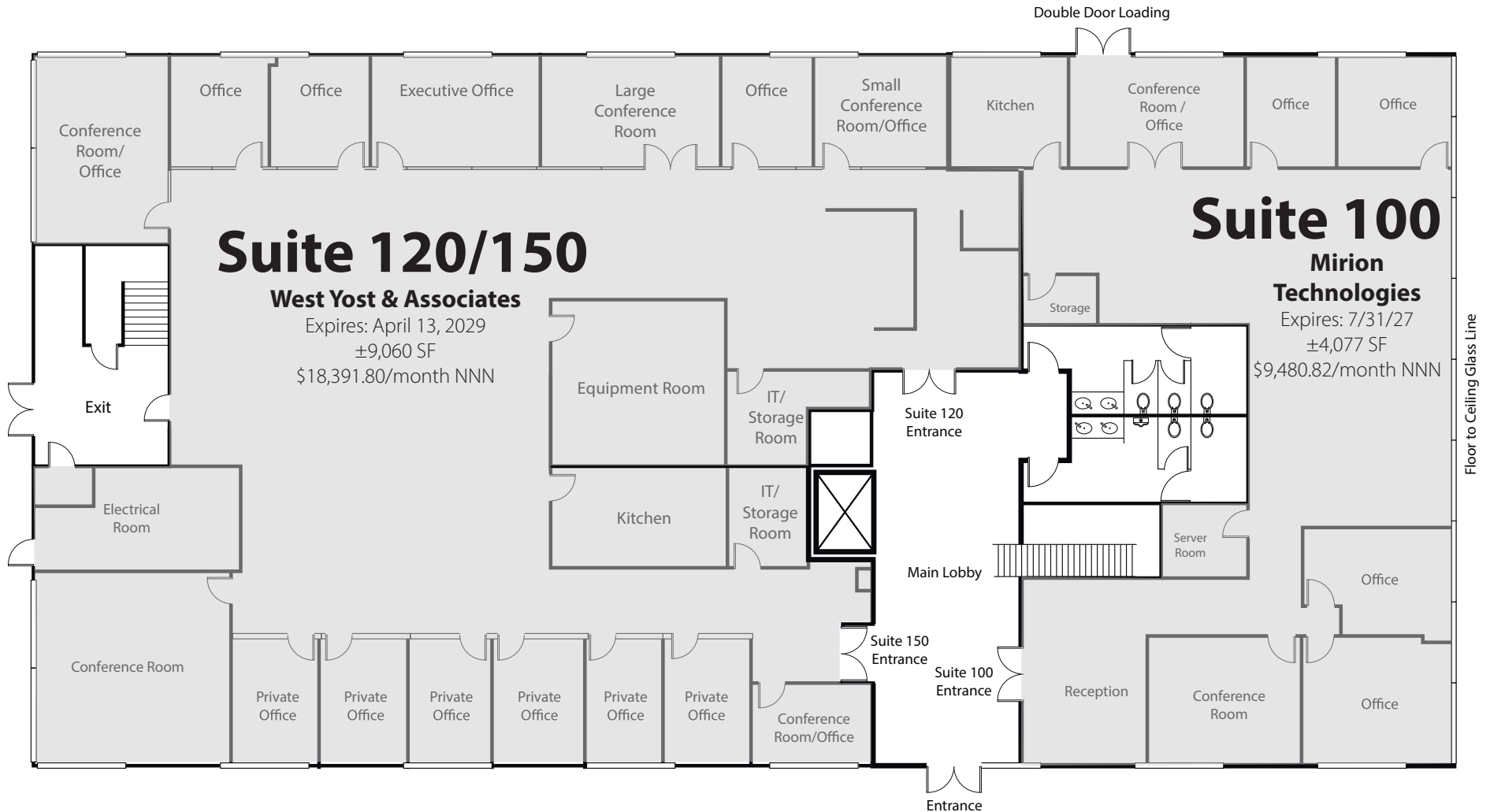


SKYLER SERRANO
Senior Vice President
Lic. #01790959
949.790.3180
sserrano@leeirvine.com

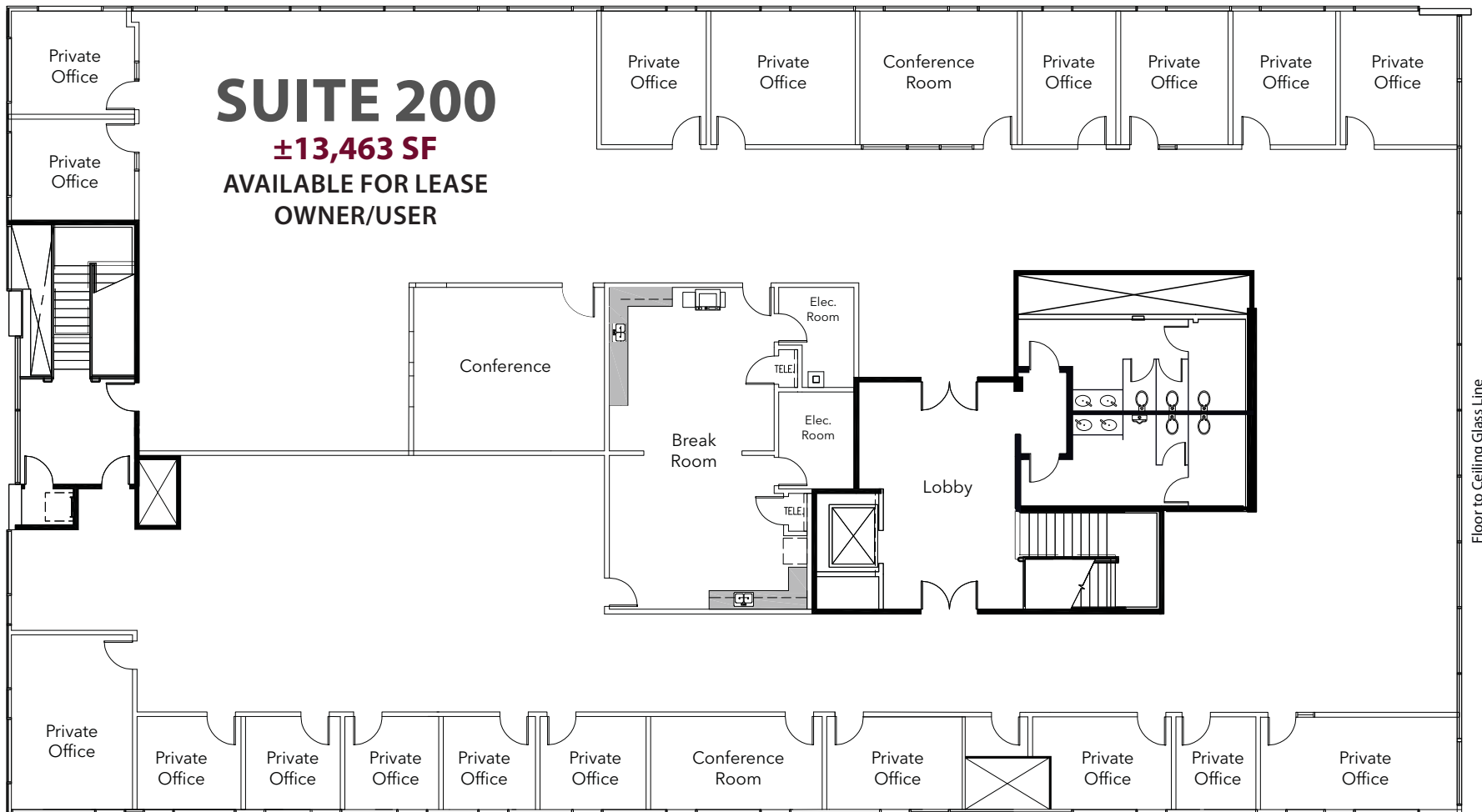


KYLEE KING
Senior Associate
Lic. #02101275
949.790.3108
kking@leeirvine.com

FIRST FLOOR



SECOND FLOOR



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AERIAL

