



Karen Sunday

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23 Corporate Plaza Drive | Suite 150 | Newport Beach | CA 92660



**KAREN SUNDAY
& ASSOCIATES, INC.**
LIFE IS FULL OF LEASING. I NEGOTIATE WELL!

360 Goddard, Irvine

Great opportunity that is available April 1, 2017.

Irvine Spectrum R & D office building for Lease

4,613 rentable square feet- very efficient – lots of glass

Upstairs: Open area with a 4 Window offices, (could create a 5th office)

Downstairs: Reception area, 3 window offices, open area, kitchen, two restrooms, one (1) large interior office storage area.

Reception area, open area with a Window conference room, 3 large window offices, and storage room, up to 2 Cubicles in the open area, Contemporary suite-kitchen, two restrooms

Approximately 4,613 rentable sq. ft.

Office Space: 2,773 office sq. ft.

Warehouse: 1,840 sq. ft.- one ground level loading door- 21 ft. clearance

Asking rent:

\$2.50 "Modified gross" Tenant pays electric and janitorial

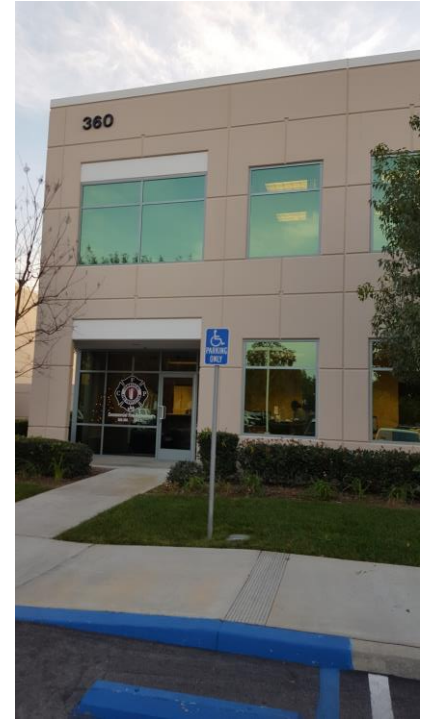
Suite wired for internet, adjacent to outdoor break area, fire sprinklers in suite

Furniture possibly available negotiable, includes a shower-sauna

Parking: 4/1000 Free Parking in the Common Surface Parking Lot- free for the lease term.

EASY ACCESS to the 5, 405, 133 freeways

To view: Call Karen Sunday – open to view daily- Tenant vacating April 1, 2017.



To view additional listings visit www.KarenSunday.com