

# 2640 Main Street

42,550 SF



## BUILDING OVERVIEW AND FEATURES

Experience **2640 Main Street**, an ideal choice for office, R&D, manufacturing and warehouse. Offers abundant surface parking, building top signage and convenient access to dining and retail amenities.

**Total Building:** 42,550 SF

**Office:** 14,000 SF

**Warehouse:** ±27,350 SF

**Minimum Warehouse Clearance:** ±20'

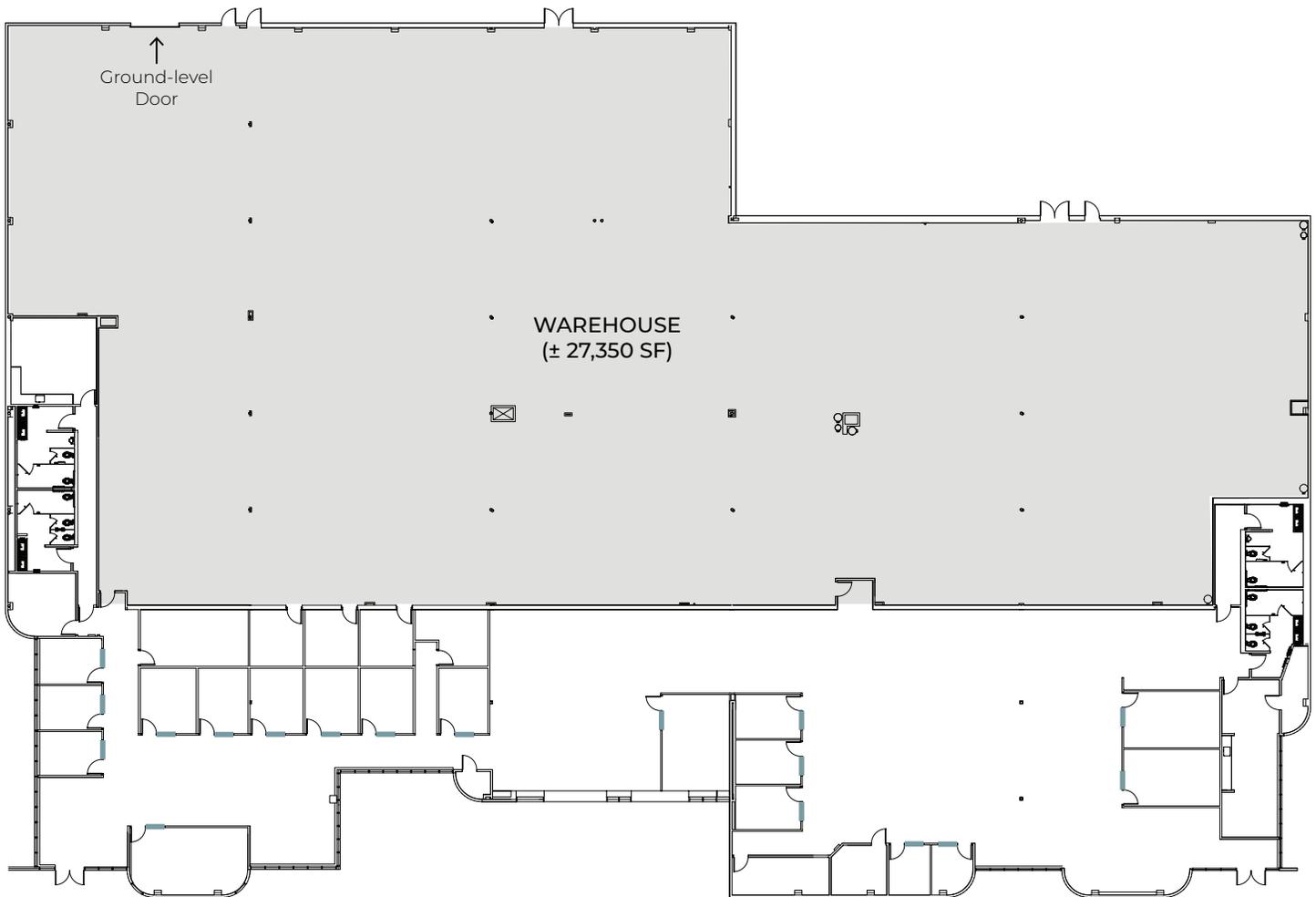
**Truck Loading:** One (1) Ground-level Door

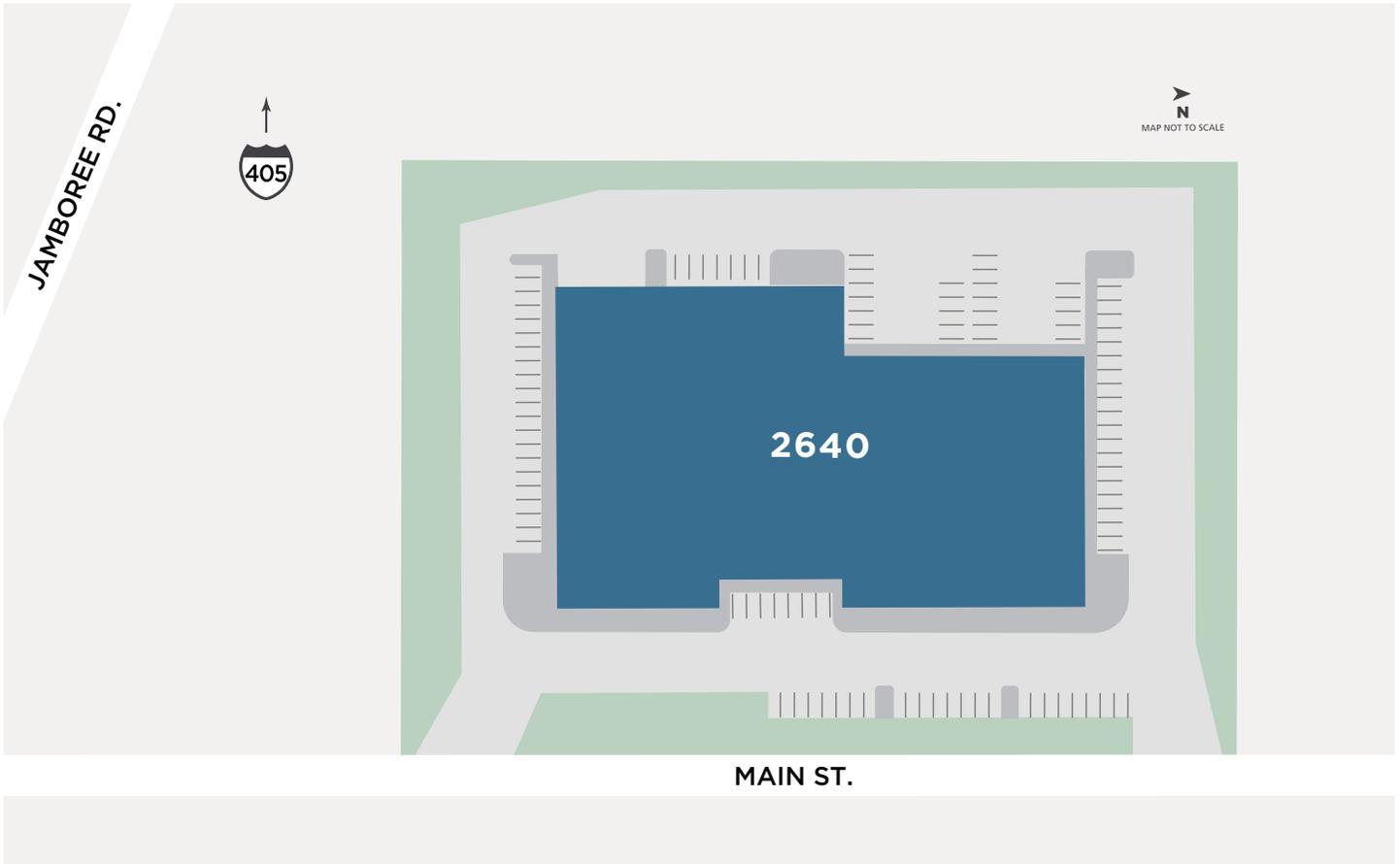
**Electrical:** 3,000 Amp Electrical Services at 277/480 Volts

**Fully Sprinklered**

**Parking Ratio:** 3.3:1,000 SF

### HYPOTHETICAL PLAN





### PRIME LOCATION

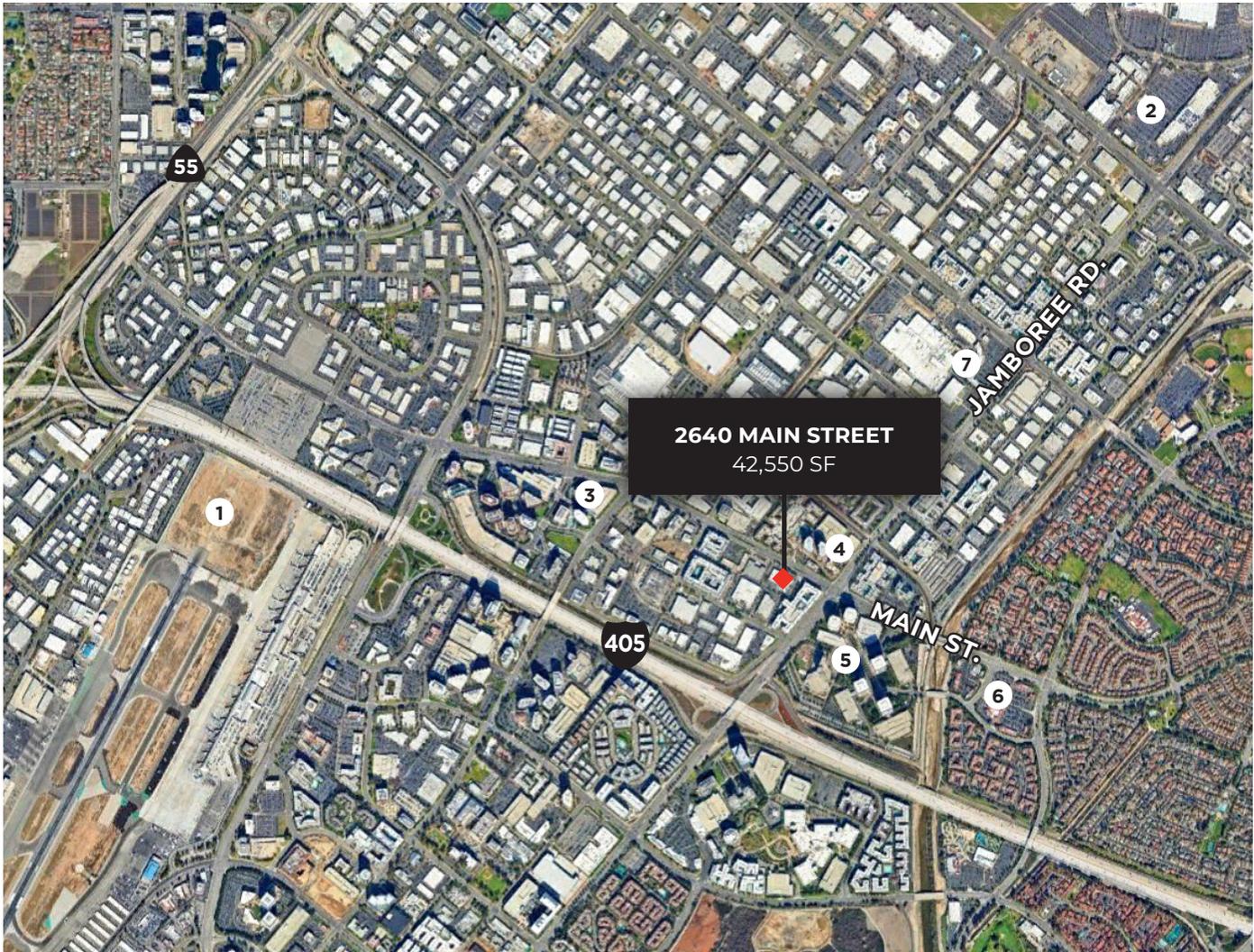
Give your team all the benefits of a prime airport area location - popular dining, shopping and resort-style living - plus simplified commutes with easy access to the 5, 405 and 55 freeways and the 261 toll road.

### AMENITY-RICH AREA

Harvard Place Shopping Center, The District at Tustin Legacy and Diamond Jamboree Shopping Center are all minutes away.



// 2640 MAIN STREET



- 1. John Wayne Airport
- 2. The District at Tustin Legacy
- 3. Embassy Suites by Hilton
- 4. Courtyard Irvine John Wayne Airport
- 5. Hyatt Irvine
- 6. Harvard Place Shopping Center
- 7. Diamond Jamboree Shopping Center

**SUE LYLE**  
SENIOR DIRECTOR, LEASING  
slyle@irvinecompany.com  
949.720.2668  
CA Lic. 1057248

**SCOTT TIPPETT**  
SENIOR DIRECTOR, LEASING  
stippett@irvinecompany.com  
949.720.2653  
CA Lic. 1739314

**COURTNEY WRIGHT**  
MANAGER, LEASING  
cowright@irvinecompany.com  
949.720.2281  
CA Lic. 2090282