

2652 MCGAW
IRVINE, CALIFORNIA
43,476 SQUARE FEET AVAILABLE



PROJECT FEATURES

- Two-story, mid-tech, single-tenant building
- New spec suite improvements
- New entryway
- Prime business location in Airport Area
- Minutes to John Wayne Airport
- Easy access to the 405, 55 and 73 Freeways
- Building top signage available
- Ample, convenient surface parking

Airport Area



**THE IRVINE COMPANY
OFFICE PROPERTIES**

Excellence Expected. Excellence Delivered.™

IrvineOffice.com

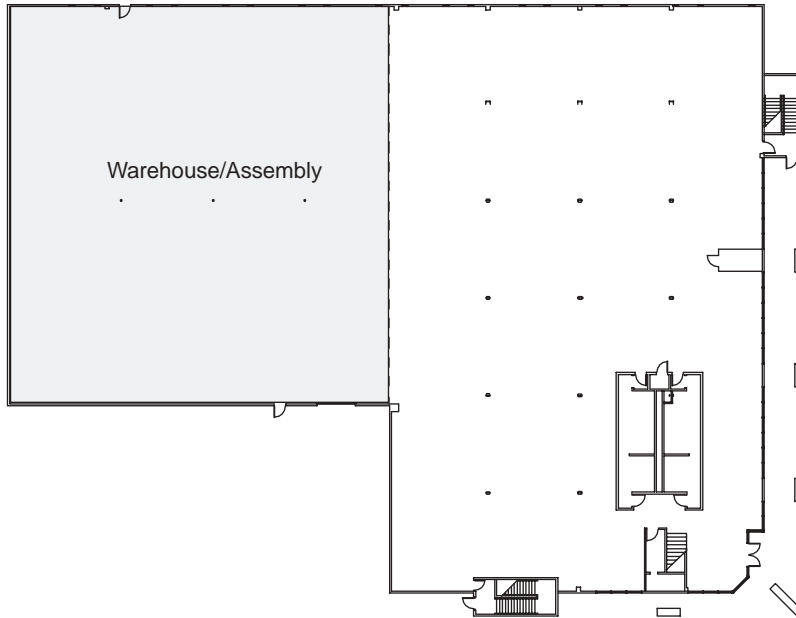
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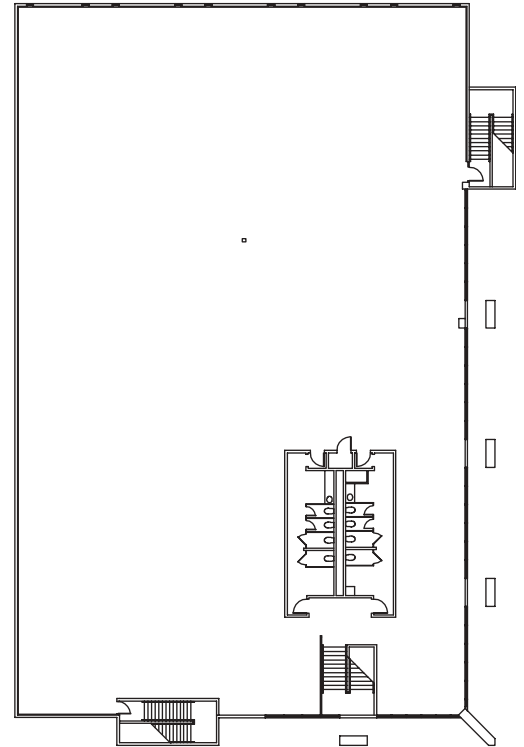
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FOR LEASE

FIRST FLOOR



SECOND FLOOR



BUILDING FEATURES

- 100% air conditioned
- Office/Warehouse/Assembly:
 - Approximately 32,844 square feet of office space
 - Approximately 10,632 square feet of Warehouse/Assembly space
- Warehouse Clearance: 13'
- Truck Loading:
 - One (1) 10' x 12' ground-level door
- Parking: 144 stalls
- Fire Sprinklers:
 - .16 GPM/1,500 square feet
- Electrical: 800 AMPS



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