



BRAND NEW OFFICE BUILD-OUT WITH SUPERIOR FINISHES

BUILDING-TOP SIGNAGE AVAILABLE FRONTING HIGHLY TRAVELED JAMBOREE ROAD

ABUNDANT SURFACE PARKING

IDEAL LOCATION JUST OFF THE 405 FREEWAY, AT THE CORNER OF JAMBOREE ROAD AND KELVIN AVENUE

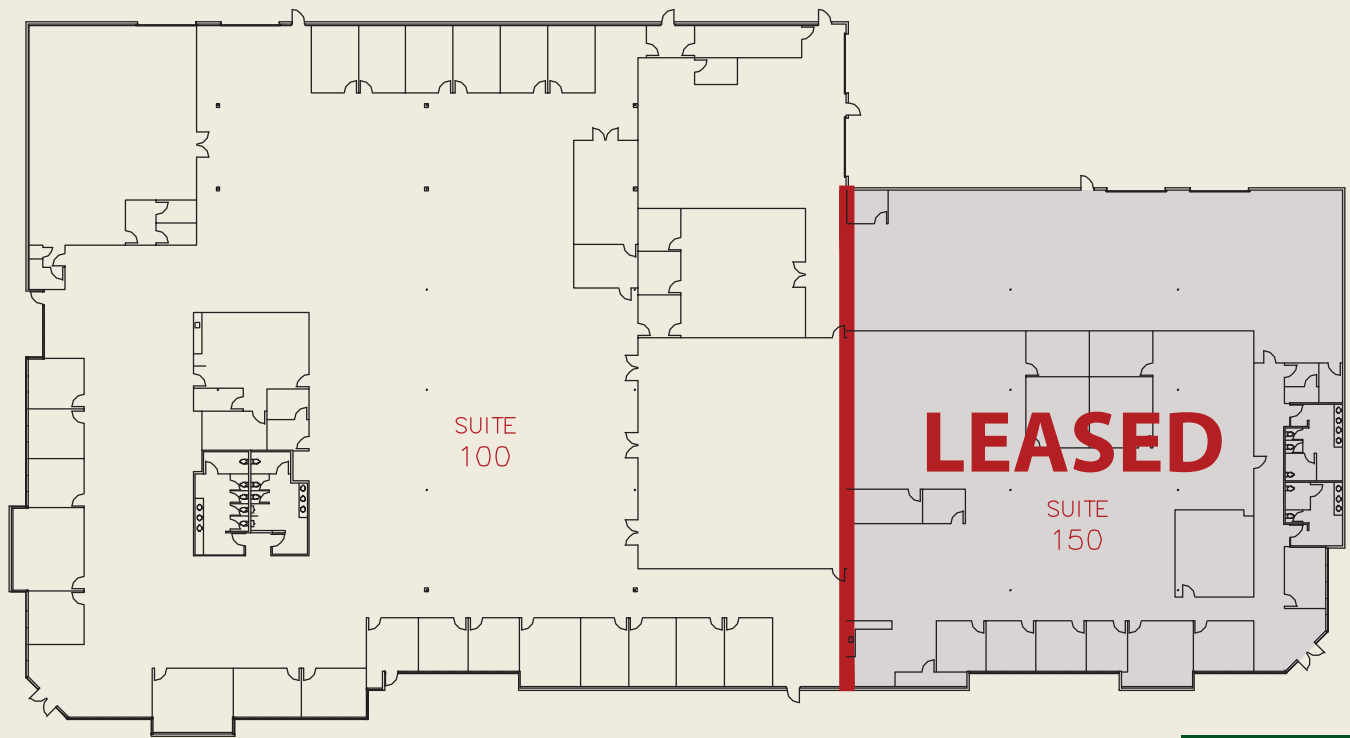
MINUTES TO JOHN WAYNE AIRPORT

2802 KELVIN AVENUE, SUITE 100
32,933 Square Feet Available

AIRPORT AREA

2802 KELVIN AVENUE, SUITE 100

32,933 Square Feet Available



FLOOR PLAN

BRAND NEW IMPROVEMENTS INCLUDE:

- Beautiful oak doors and sidelights
- Newly designed floor plan
- 10' ceilings with indirect lighting
- Restroom finishes

FEATURES

- Suite 100 offers 32,933 sq. ft.
- One (1) grade-level door for truck loading
- Fire sprinkler calculation: .21 GPM/1,500 sq. ft.
- Parking: 4:1,000 sq. ft.
- Electrical: 1,000 AMPS, 277/480 Volts



LOCATION MAP



FOR LEASING INFORMATION, CALL SUE LYLE
PHONE 949.720.2668 | FAX 949.721.1125
SLYLE@IRVINECOMPANY.COM | LIC. 01057248
IRVINEOFFICE.COM

PREMIER ENVIRONMENTS WHERE YOUR BUSINESS CAN PROSPER

A commitment to long-term ownership, the highest standards of service and the opportunity to move and expand within our diverse portfolio, are just a few of the reasons to lease with Irvine Company Office Properties.

