

CORPORATE HQ WITH ADVANCED MANUFACTURING SPACE



±24,000 - 96,000 SF AVAILABLE FOR SUBLEASE



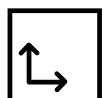
2 Musick
Irvine, CA

Size
±24,000 - 96,000 SF
available for sublease

Property Highlights

- High-image office space with dramatic lobby, large training room, and fitness center.
- 3,000 amps 277/480V power with on-site backup generator and battery backup system for uninterrupted power.
- Turn-key R&D space with c-arm, chemical, and bio-hazard laboratory.

BUILDING HIGHLIGHTS



96,000 SF freestanding Flex/R&D building that is demisable between 24,000 to 96,000 square feet



5,000 square feet of climate-controlled warehouse space. 1 ground level door



Furniture, fixtures, and equipment available



Dramatic lobby with 48,000 square feet of 2nd floor executive office space including fitness center and large training room. Elevator served



3,000 amps 277/480V power with on-site generator and battery backup system for uninterrupted power. Excellent for advanced manufacturing uses.



Sublease through December 31, 2028



Turn-key R&D lab space on first floor with C-Arm, chem, and bio-hazard lab. 100% climate-controlled facility with freezer and cooler space capabilities



384 parking stalls, 4:1,000 parking ratio. Parking is expandable



Institutionally owned property. Longer lease term possible

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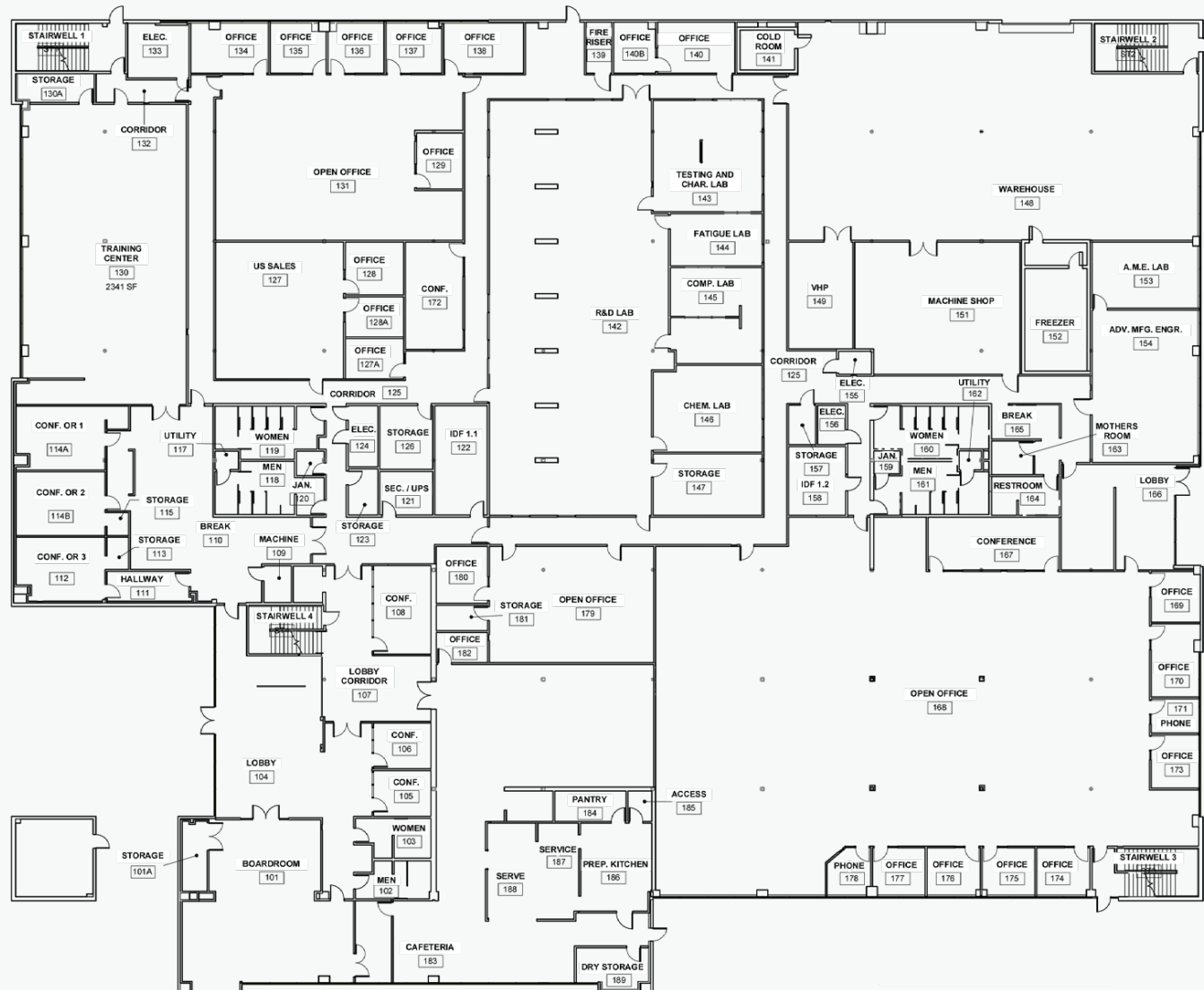
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FLOOR PLAN



1ST FLOOR: $\pm 48,000$ SF



FLOOR PLAN



2ND FLOOR: $\pm 48,000$ SF

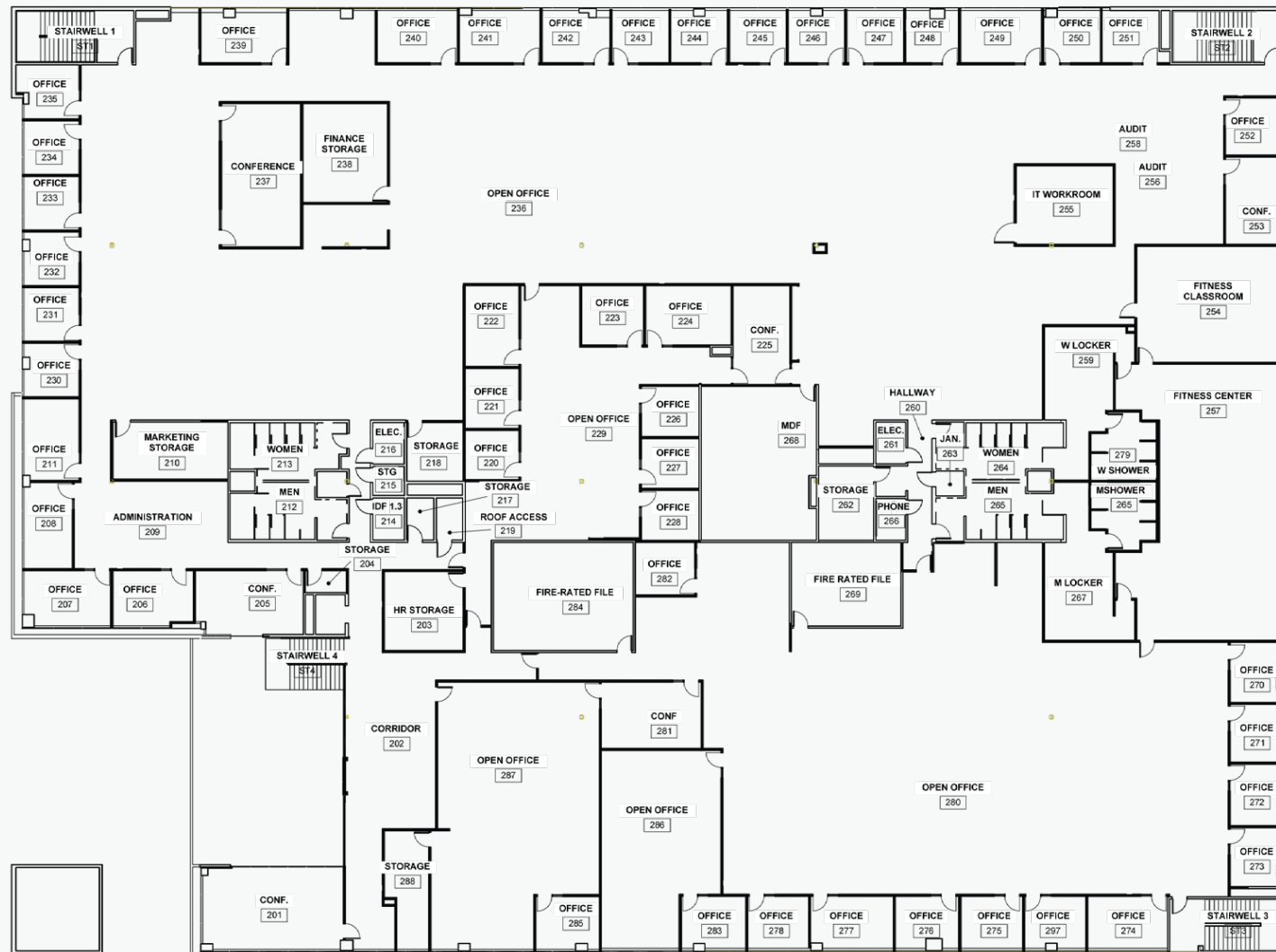


PHOTO GALLERY

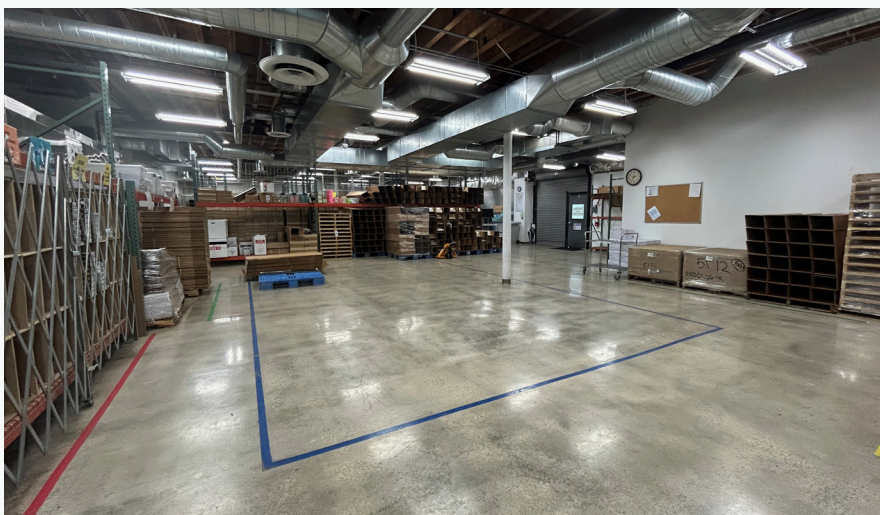
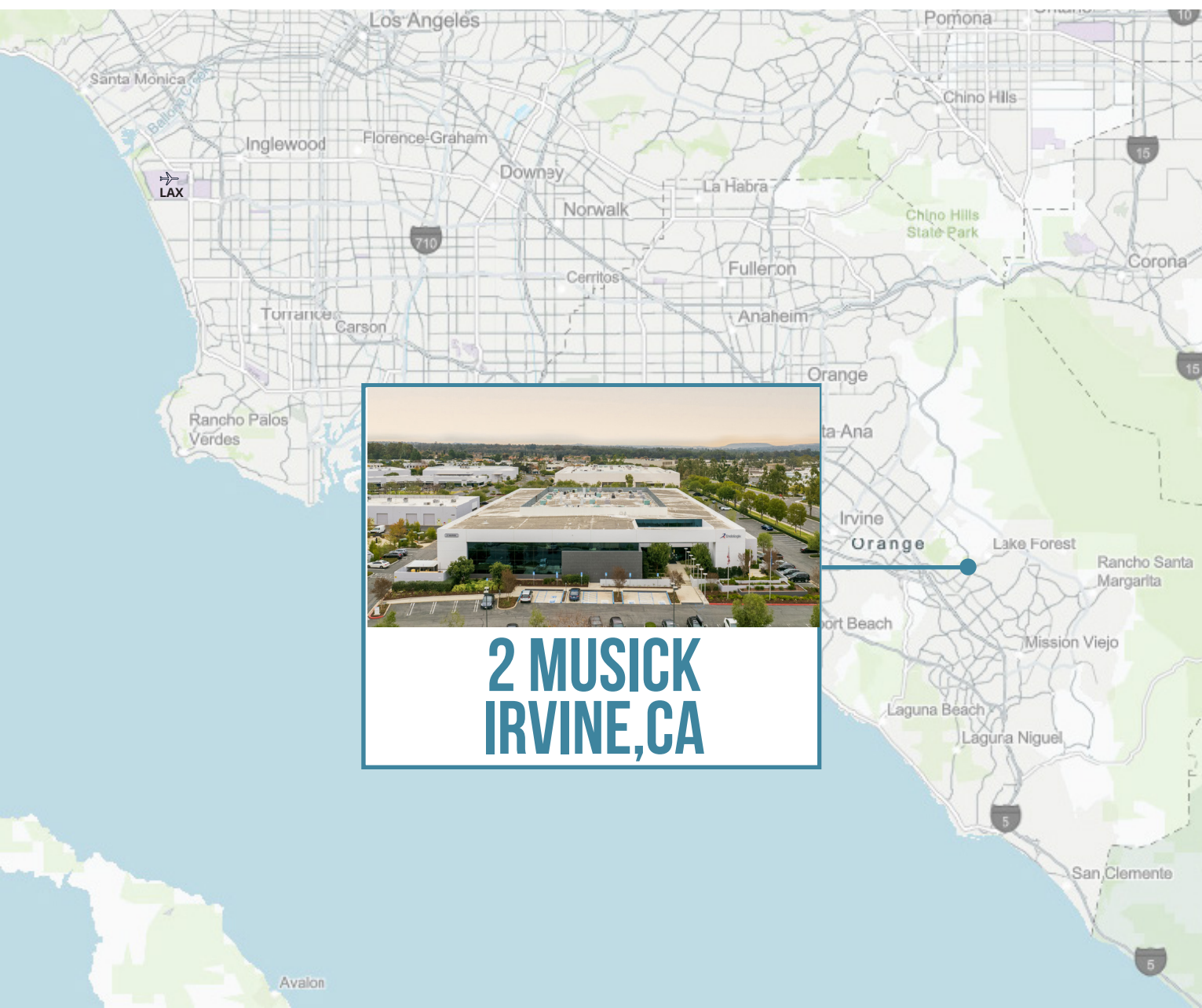


PHOTO GALLERY



LOCATION MAP



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