

FOR LEASE

±10,212 SF 2nd Floor Office Space Available

34 Tesla, Suite 200

Irvine, CA 92612

Xavier Nolasco

Vice President
+1 949 296 3622
RE Lic. #01911759
xavier.nolasco@jll.com

Monica Enes

Managing Director
+1 949 296 3619
RE Lic. #02067172
monica.enes@jll.com

Steve Wagner

Managing Director
+1 949 885 2923
RE Lic. #01314652
steve.wagner@jll.com

Zach Niles

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Brendan Brady

Associate
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RE Lic. #02147986
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www.34tesla.com



Property specifications

+10,212 SF 2nd floor office space, apart of a +20,424 SF Class A freestanding high-image office building

Dramatic two-story lobby, **five (5) windowed private offices, large bullpen areas, full kitchen,** and in-suite restrooms

Elevator **served**

Excellent signage on Irvine Center Drive

Surface free parking (**4:1 parking ratio**)

Upscale finishes, **high 10-ft ceilings**

Highly visible, prominent corner building on Irvine Center Drive

Integrated access control system & **electronic verified intrusion alarm**

Newer building (**Built in 2006**)

Zoning: 5.4A, allowing for software, technology and design professional use

Immediate access to **405, 5 & 133 freeways**



Floorplans



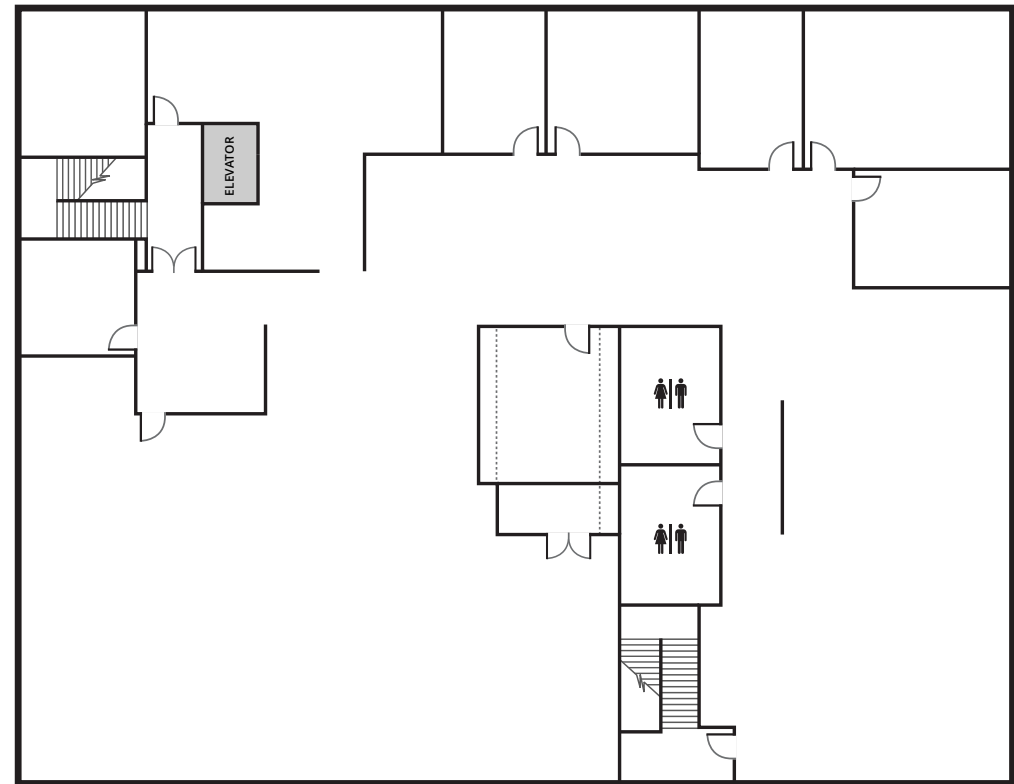
Scan QR Code
for virtual tour



First Floor



Second Floor



Property photos - Interior



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34 Tesla, Irvine CA 92618 **4**

Property photos - Exterior



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