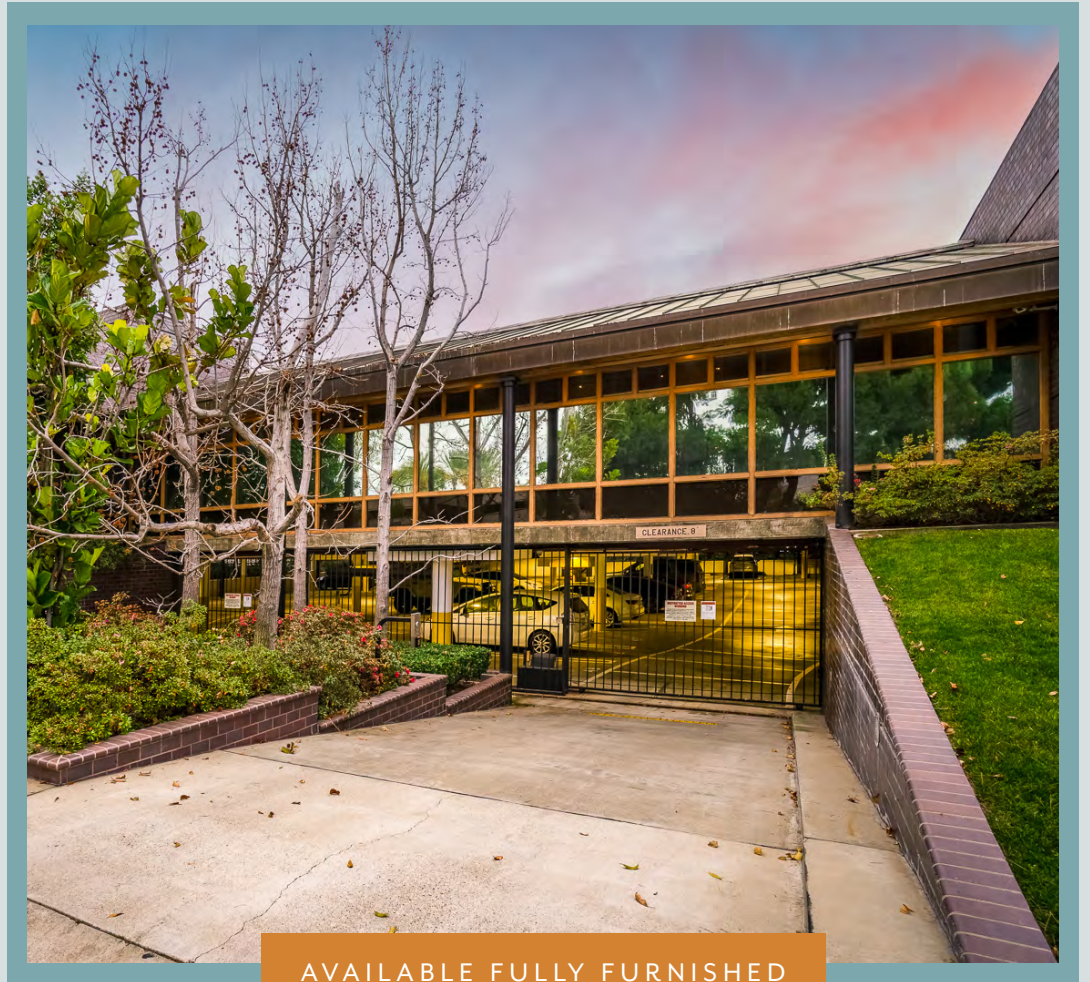




For Sale or Lease

17666 FITCH
IRVINE, CA 92614



AVAILABLE FULLY FURNISHED

BUILDING & AMENITIES

±19,129 total building square feet

±16,250 square feet on ground floor

±2,879 square feet on basement/parking level

Four 20 Ton HVAC Lennox Energy and

2 Mini Split Mitsubishi Systems

27 Nest AC Zone Controllers

Full Copper Roof Maintenance Free

Fully Equipped Commercial Grade Professional

Kitchen (13 ft. Stainless Steel Hood)

Full Laundry Room

Walk in shower with Rain System

Available fully furnished

Thyssen AG Hydraulic Elevator



Ethan Alvidrez
REAL ESTATE BROKER
CA DRE 01431561

949.677.9704
ETHAN@FARWESTCOMMERCIAL.COM
18012 COWAN, SUITE 200, IRVINE, CA 92612

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PROPERTY OVERVIEW

Built 1986 (Extensive renovation 2013-2015)

Lot size of ±47,088 SF (1.08 acres)

APN 427-271-10

SECURITY

CCTV System with 78 cameras (night vision enabled)

50 Fob access points

S2 Access Control

PARKING

59 parking spaces/3.1:1,000 SF

Fully secured gated parking garage

Three (3) electric vehicle charging stations



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TECHNOLOGY

Fiber Optic (OM3) Lit Building

Fire Sprinkler System (308 heads)

7 Cisco Wireless Access Point System

All LED Energy Efficient Lighting

CAT6e (143 Terminals) with 2 climate Controlled Server Rooms

Surround Sound System (Lobbies, Bathrooms and Parking Garage)



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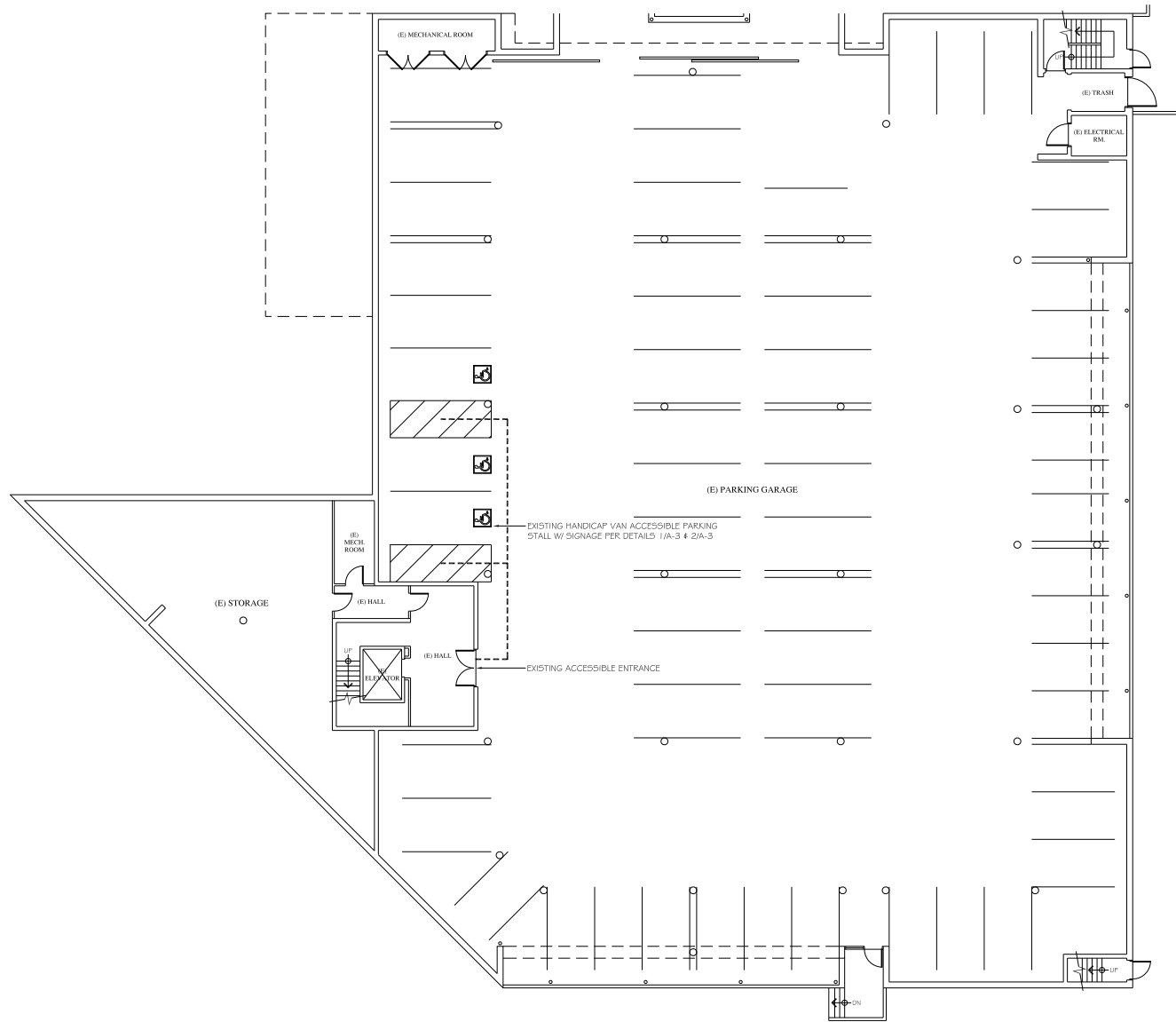
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BASEMENT PLAN



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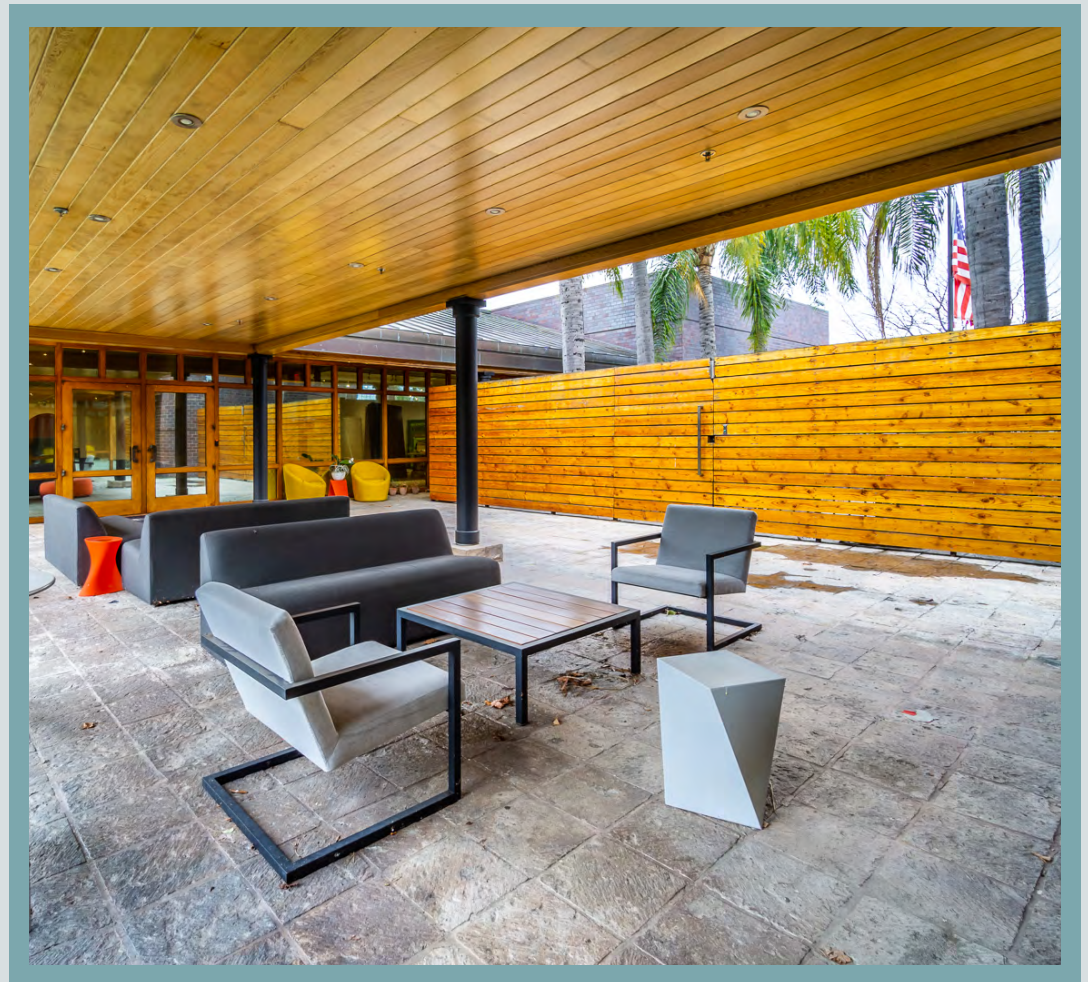
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