

42 Corporate

±2,434 SF AVAILABLE FOR LEASE



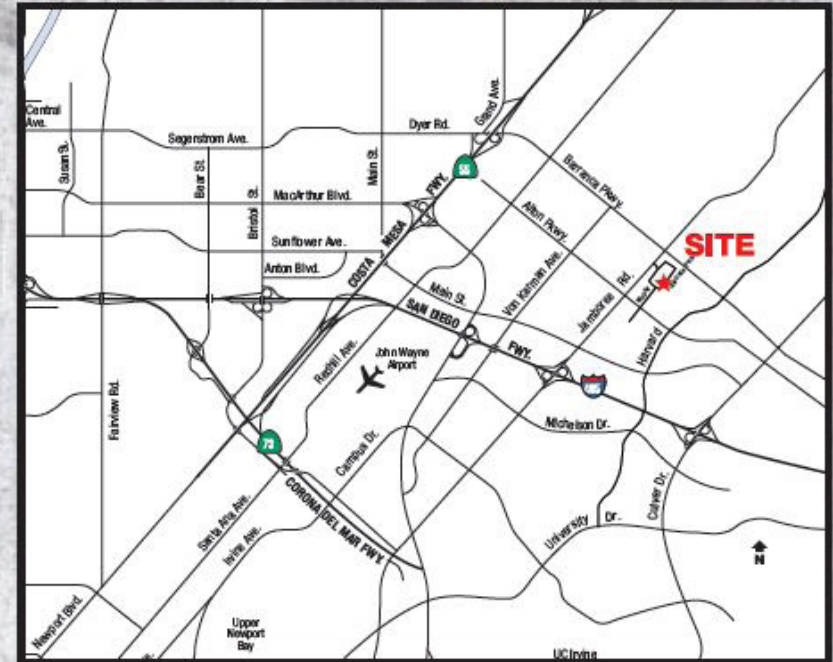
Voit

REAL ESTATE SERVICES

Carter Harrington
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PROPERTY FEATURES

- Master Planned Corporate Office Park
- Abundant Amenities Within Close Proximity
- Excellent Access to the Santa Ana (5), San Diego (405), and 55 Freeways and the 241 and 73 Toll Roads
- Minutes from John Wayne Airport
- Professionally Owned and Managed by Dolphin Partners
- A Two-story High Image Building



Irvine Address without Airport Noise

Stop dealing with interrupted phone calls.



Abundant Free Surface Parking

For the utmost convenience



Ideal Proximity to Airport and Fwys

With direct access to 5, 405, 241 and 133 Fwys



Owned and Managed by Dolphin Partners

A group of seasoned professionals with the experience, track record, and talent to carefully deliver first-rate results to their tenants



Close Proximity to Diamond Jamboree

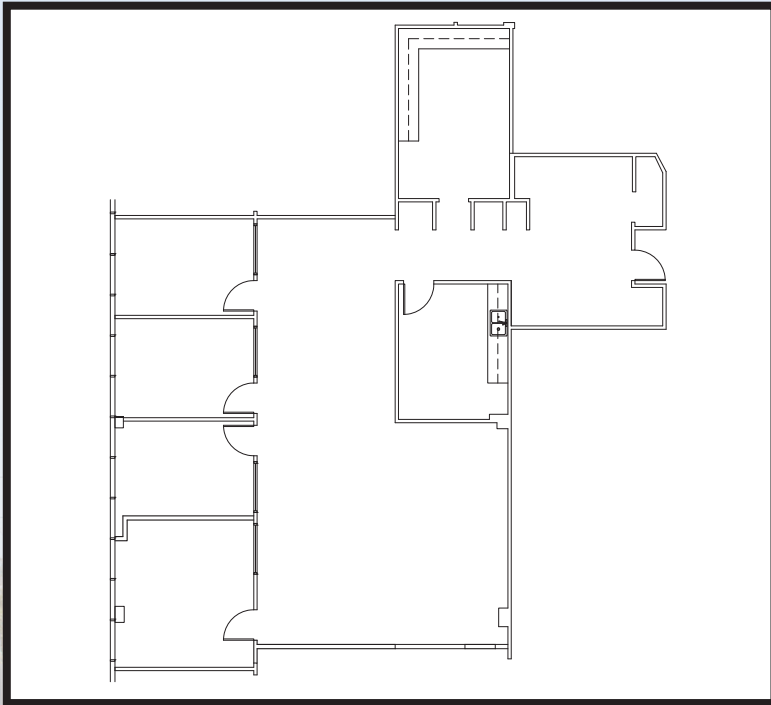
With over 20 food options to chose from



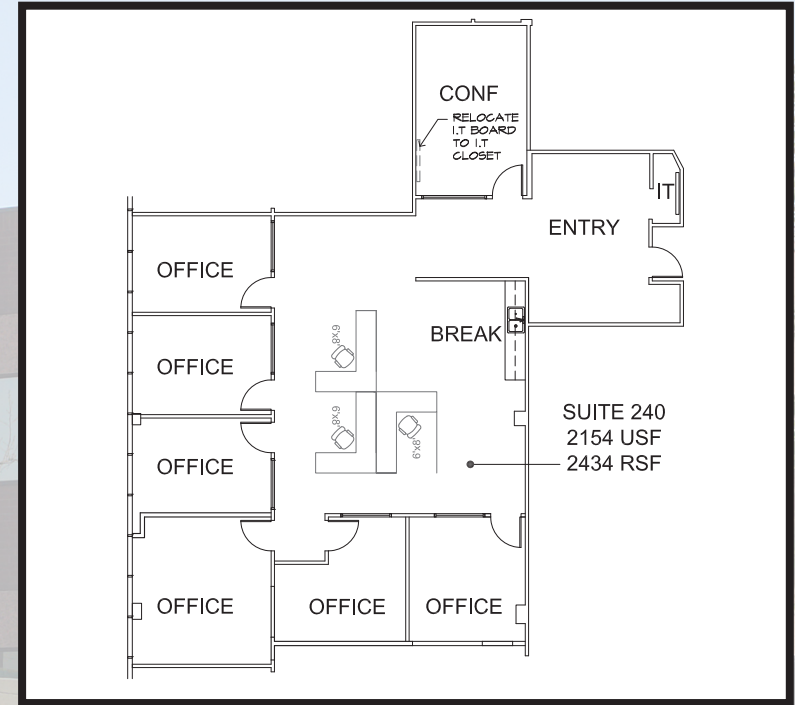
Close Access to Irvine Spectrum

Endless options for lunch meetings and happy hours

AVAILABLE SUITES



**Suite 240 - ±2,434 SF
As-Built**



**Suite 240 - ±2,434 SF
Hypothetical**

Rentable SF	Suite	Description	Available	Rate/SF
±2,434	Suite 240	3 Window Offices, Interior Work Room, Break Room with Slnk, Window Lines Conference Room, Large Open Area, Dedicated Reception Area --\$1 PSF BROKER BONUS	Now	\$2.25 FSG



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