

For Lease

8 HUGHES, SUITE 210

*±9,790 SF Office Space
Available for Lease in
Irvine Spectrum*



PRIME IRVINE SPECTRUM OFFICE SPACE

Prominent location with direct frontage and visibility
on Alton Pkwy

Close proximity to Irvine Spectrum Entertainment
Center and 405/5 freeway access

Parking includes 4 stalls per 1,000

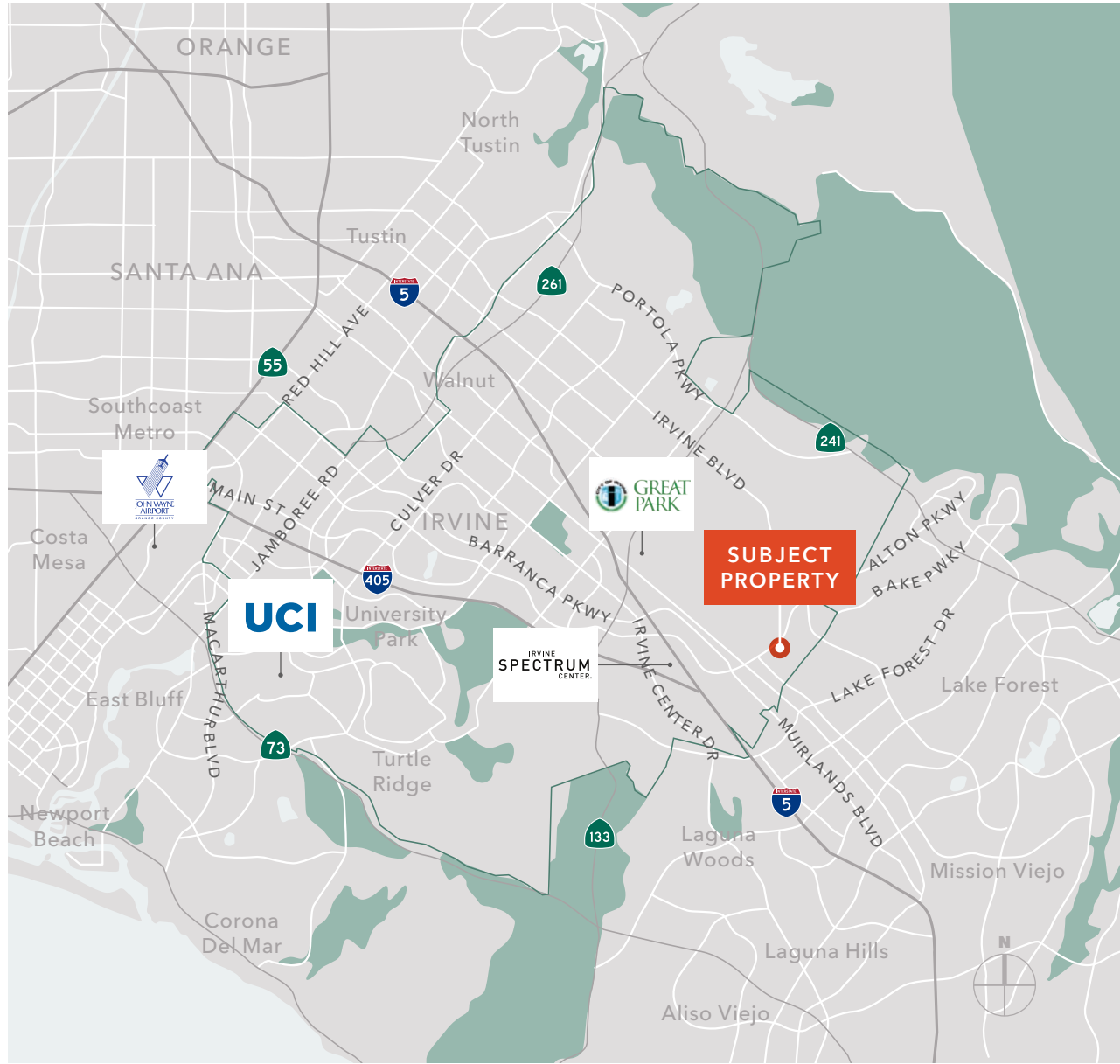
Flexible 4.2 community commercial zoning

8 MIN

FROM IRVINE SPECTRUM
ENTERTAINMENT CENTER

15 MIN

FROM JOHN WAYNE AIRPORT





SUITE 210
TOTALS
±9,790 SF



FUNCTIONAL
OPEN OFFICE
CONFIGURATION



SIX (6) PRIVATE
OFFICES AND (1)
CONFERENCE
ROOM



TENANT
IMPROVEMENT
CONTRIBUTION
NEGOTIABLE



*High identity 41,563 SF
2-story office building*

FLOOR PLAN



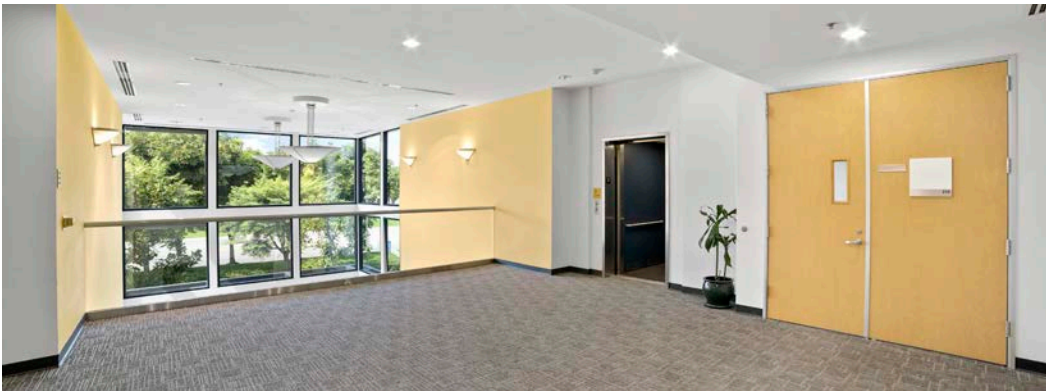
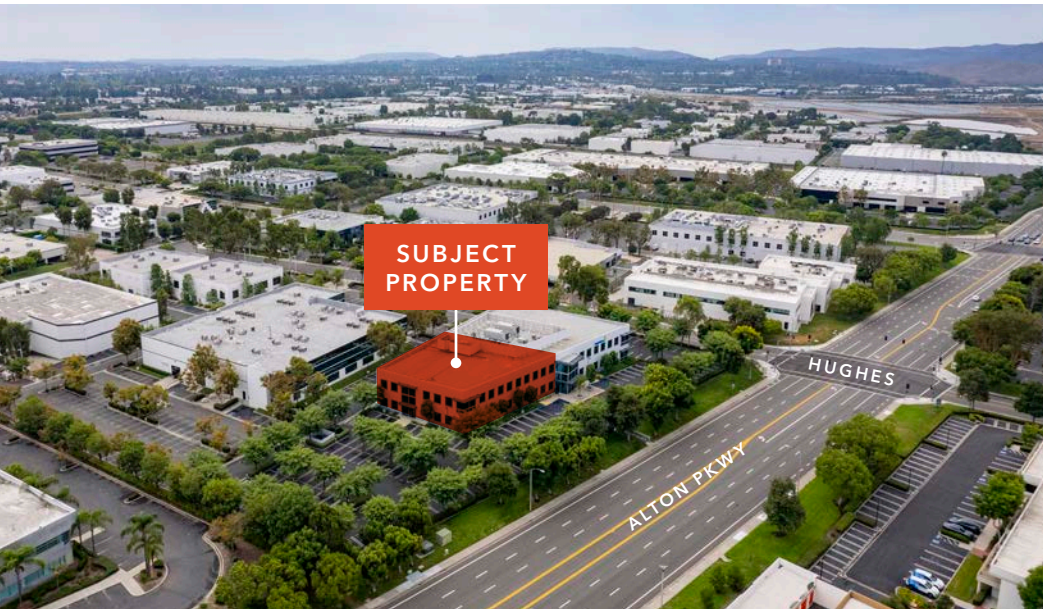
±9,790 SF

AVAILABLE

AVAILABLE FOR LEASE



KIDDER MATHEWS



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Exclusively listed by

OLIVER TERNATE, SIOR
SVP, Shareholder
949.557.5019
oliver.ternate@kidder.com
LIC N° 01395278

ERIC TSE
SVP, Shareholder
949.557.5018
eric.tse@kidder.com
LIC N° 01476614

KIDDER.COM

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