

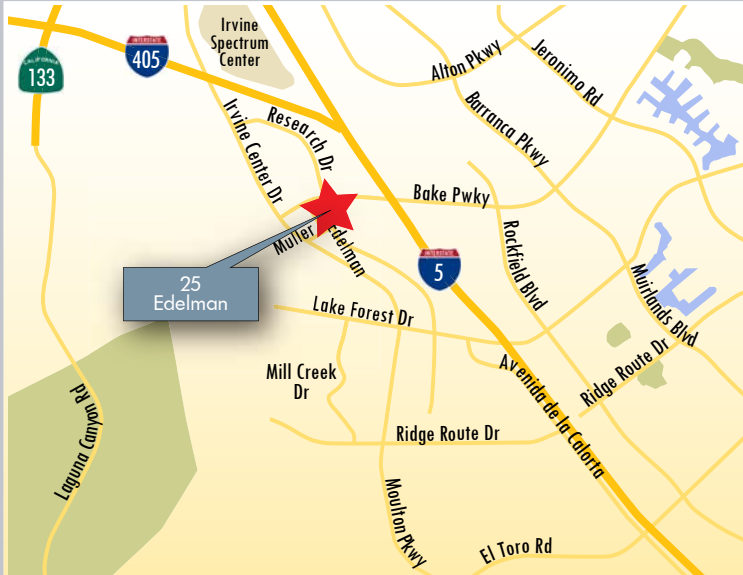
For more information, visit www.OCofficespace.com

SPEC SUITES COMPLETE!



25 EDELMAN FEATURES:

- 2-Story, Elevator-Served, High-End Office/R&D Building
- Creative Open Grid Spec Suites Under Construction
- High Profile Location in the Heart of the Irvine Spectrum
- Abundant Free Surface Parking / Building Signage
- Immediate Access to Interstate 5, 405 & 133 Fwys
- Close Proximity to Retail Amenities / Irvine Spectrum Entertainment Center
- Sale Price: TBD



AVAILABILITY:

SUITE	RSF	LEASE RATE*	COMMENTS
150	4,077	\$0.99 NNN	Spec suite. Double-door entry off of lobby, reception, conference, kitchen, 6 window offices and open area.

*\$0.99 NNN Lease Rate for First 6 Months of Lease Term.

Please Contact Exclusive Agents:

ADAM WICKER
Senior Vice President
License ID# 01225873
949.790.3135
awicker@lee-associates.com

DAVE SMITH
Senior Vice President
License ID# 01195186
949.790.3134
dsmith@lee-associates.com



Lee & Associates - Irvine, Inc. | 111 Pacifica, Suite 310 | Irvine, California 92618

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