

FOR LEASE - OFFICE SPACE
±63,000 RSF



18022 Cowan - Redhill Corp. Plaza
IRVINE, CA | 176 SURFACE PARKING SPACES | 20 COVERED PARKING

PROPERTY SUMMARY

This state-of-the-art corporate center is located in the heart of Orange County, Irvine, California. The property offers unparalleled access to major freeways, including the Newport (55), San Diego (405), and Interstate (5), and is just minutes from John Wayne Airport. Designed to meet the highest professional standards, this corporate center delivers "Class A" office space, providing an ideal environment for businesses seeking premium quality and convenience.

For more information, please contact:



TIM WALKER
cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076

Visit

www.18022cowan.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR LEASE - OFFICE SPACE ±63,000 RSF

18022 Cowan - Redhill Corp. Plaza
IRVINE, CA | 176 SURFACE PARKING SPACES | 20 COVERED PARKING

PROPERTY FEATURES

- » 63,000 SF Corporate Center
- » Ample Parking
- » Prime corner location at Red Hill Avenue and Main Street
- » Excellent visibility and exposure
- » Direct access to John Wayne Airport
- » Convenient access to Newport (55) and San Diego (405) Freeways
- » Creative office space layout and design

For more information, please contact:



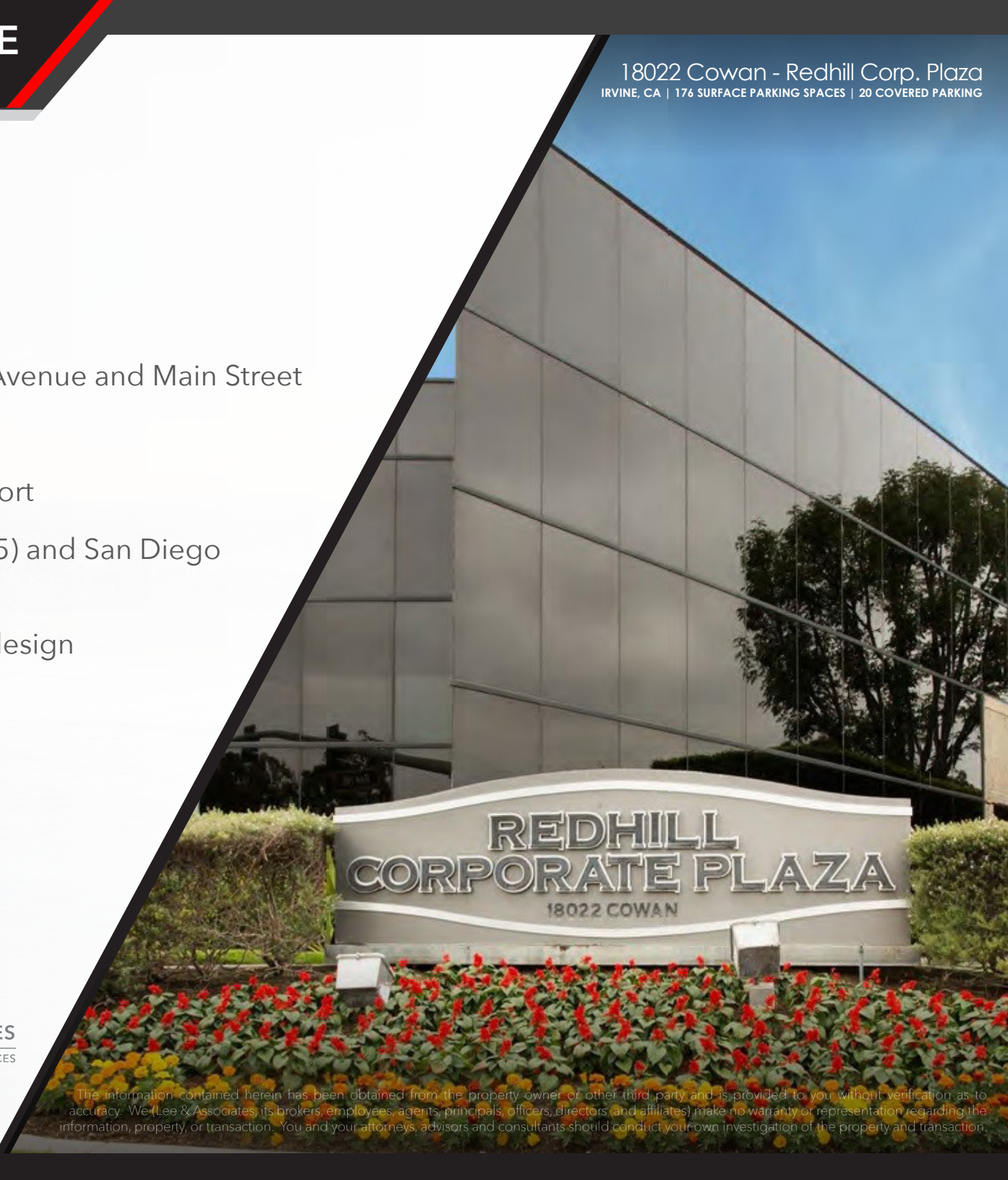
TIM WALKER
cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

www.18022cowan.com

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors, and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

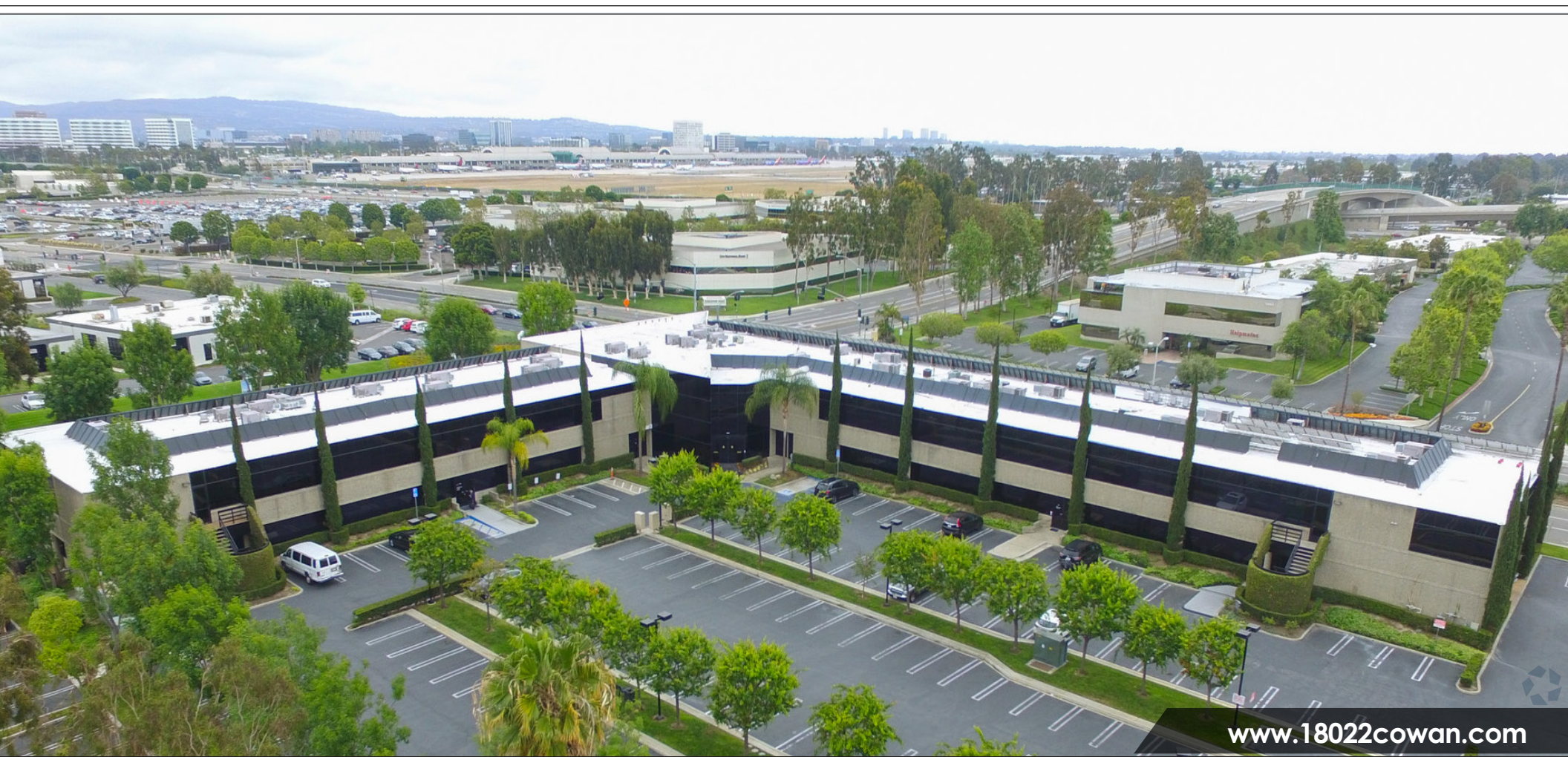


FOR LEASE - OFFICE SPACE ±63,000 RSF

18022 Cowan - Redhill Corp. Plaza
IRVINE, CA | 176 SURFACE PARKING SPACES | 20 COVERED PARKING

AVAILIBILITIES

SUITE	SF	RATE/PSF	COMMENTS
200	3,514 SF	TBD	Creative Office
235	1,668 SF	TBD	Creative Office
245	2,595 SF	TBD	Creative Office



FOR LEASE - OFFICE SPACE
±63,000 RSF

18022 Cowan - Redhill Corp. Plaza
IRVINE, CA | 176 SURFACE PARKING SPACES | 20 COVERED PARKING

AERIAL & DEMOGRAPHICS

2 MILE
POPULATION



66,975

2 MILE
AVH HH INCOME



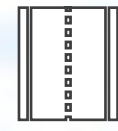
\$113,155

2 MILE
EMPLOYEES



169,106

.05 MILES FROM SUBJECT
TRAFFIC COUNT



20,658 CPD



18022 Cowan - Redhill Corp. Plaza
IRVINE, CA | 176 SURFACE PARKING SPACES | 20 COVERED PARKING

RED HILL AVENUE

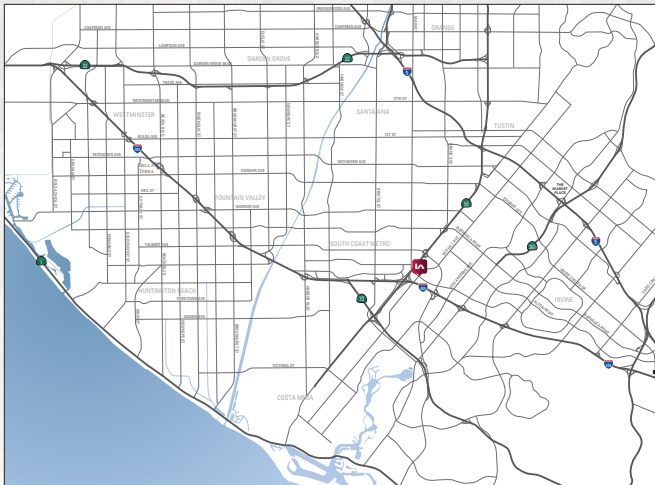
MAIN STREET

www.18022cowan.com



18022 Cowan - Redhill Corp. Plaza

IRVINE, CA | 176 SURFACE PARKING SPACES | 20 COVERED PARKING



For more information, please contact:



TIM WALKER
 cell: 949.230.7649
 timwalker@lee-associates.com
 DRE #: 01218076

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
 NEWPORT BEACH

www.18022cowan.com

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.