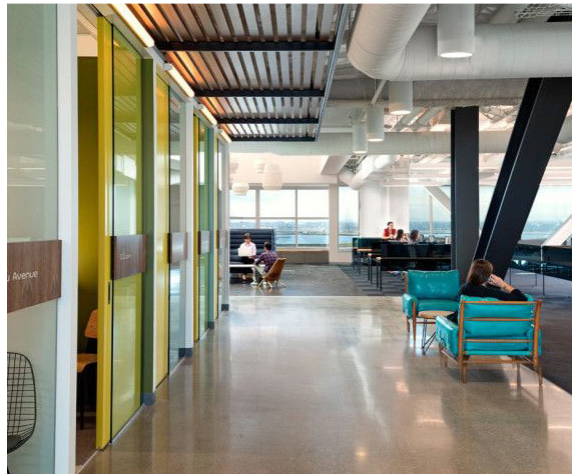


2860 MICHELLE DRIVE, IRVINE, CA 92606



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FEATURES

CREATIVE OFFICE OPPORTUNITY

Complete Property Renovation underway by New Ownership.

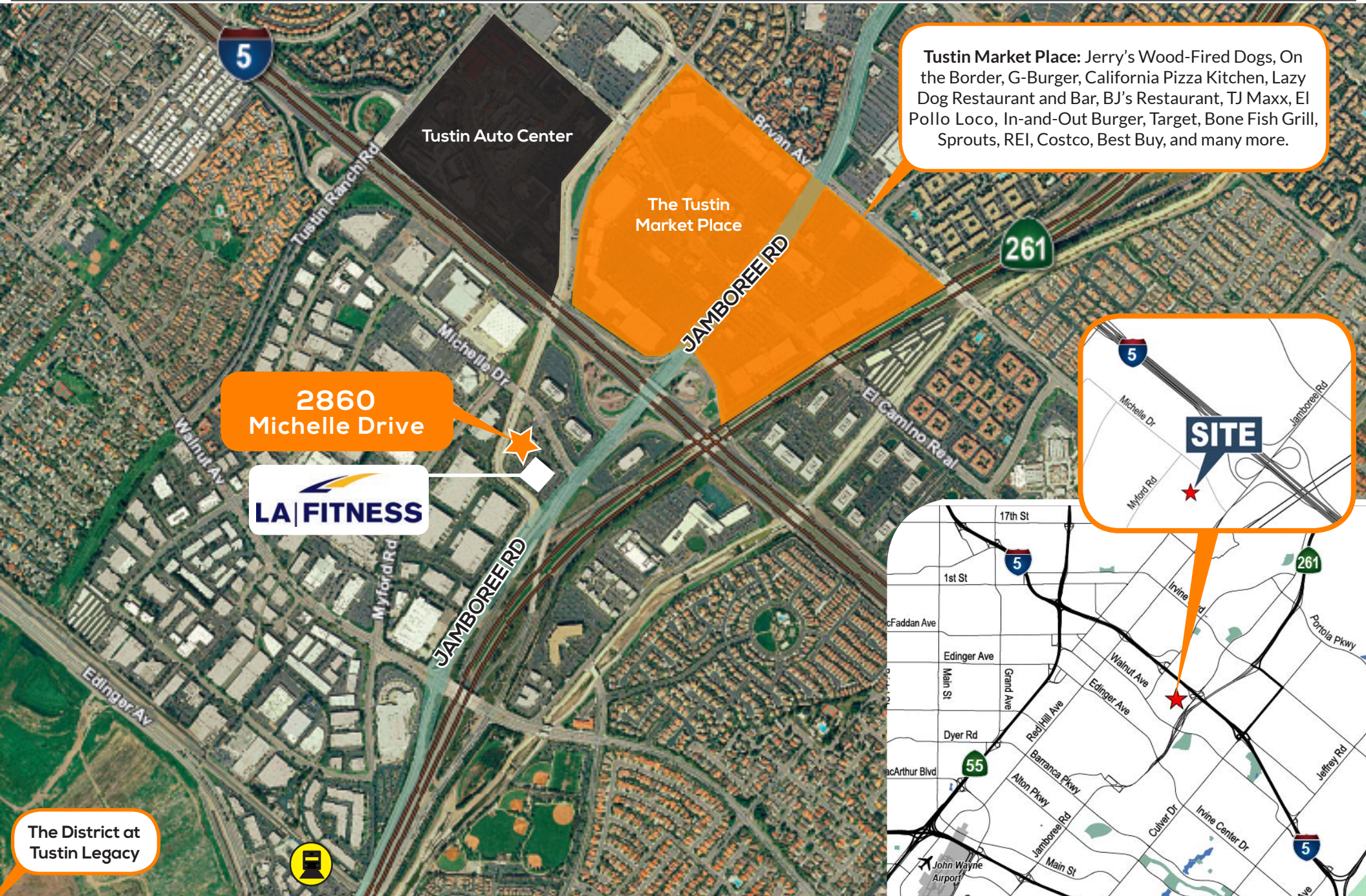
Building upgrades include:

exposed ceilings, polished concrete floor and upgrades throughout restrooms, lobby entrances, collaboration areas and common areas.

BUILDING FEATURES

- Extremely Valuable & Seldom Available; 4.2 Community Commercial Zoned Office Building
- 4:1,000 Parking Surrounding the Entire Building (No Trip Budget)
- Allows for Flexible Uses Including Medical*
- Direct Access via Signalized Entry to Site
- Located at Jamboree Intersection, 261 Toll Road and Interstate 5 Freeway
- Elevator Served
- Common Lunch/ Amenity Area
- Perimeter Private Glass Offices
- Each Office Comes Equipped with its Own Kitchenette/Break Area
- High-End Finishes Throughout

*Subject to reciprocal parking agreement. All tenants must immediately verify potential medical uses.

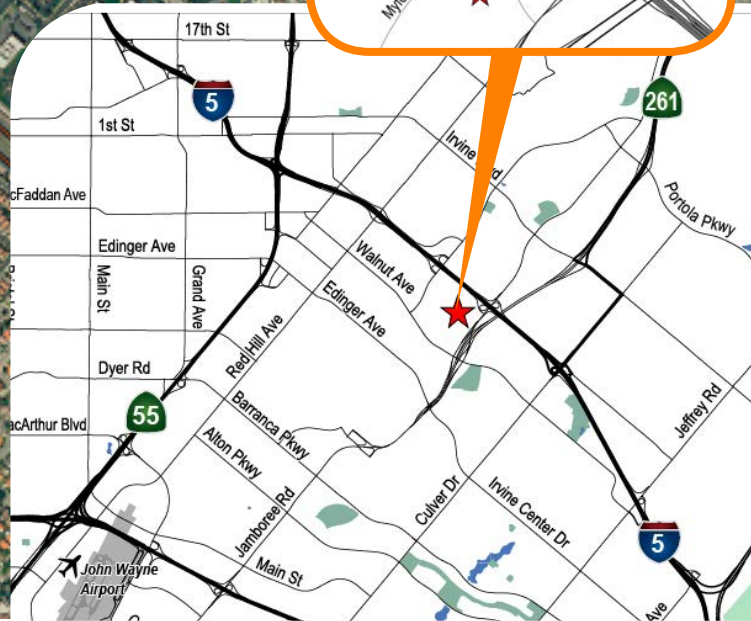


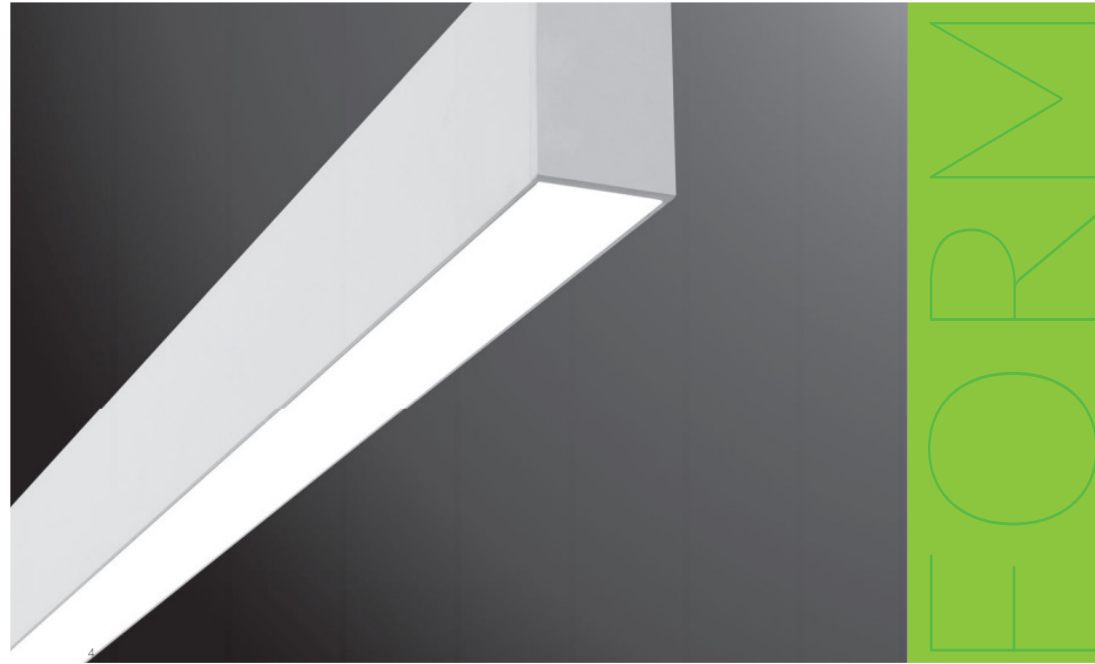
Tustin Market Place: Jerry's Wood-Fired Dogs, On the Border, G-Burger, California Pizza Kitchen, Lazy Dog Restaurant and Bar, BJ's Restaurant, TJ Maxx, El Pollo Loco, In-and-Out Burger, Target, Bone Fish Grill, Sprouts, REI, Costco, Best Buy, and many more.

**2860
Michelle Drive**



**The District at
Tustin Legacy**

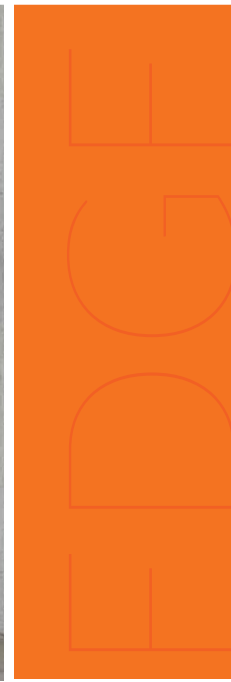




Cylindro II & III LED

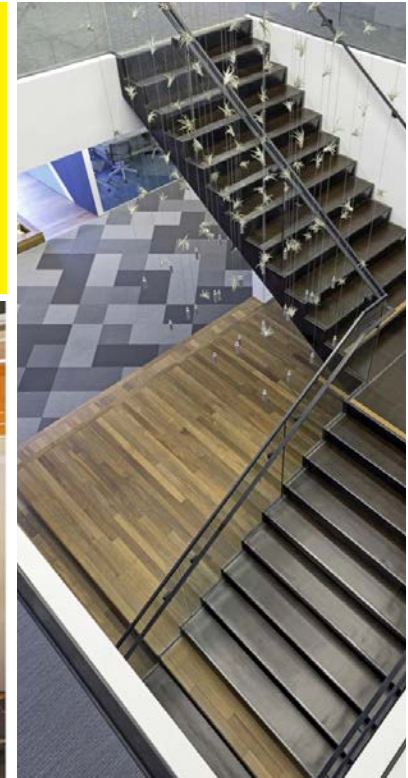
CONCEPTUAL INTERIOR SPACE

2860 MICHELLE DRIVE
IRVINE, CALIFORNIA



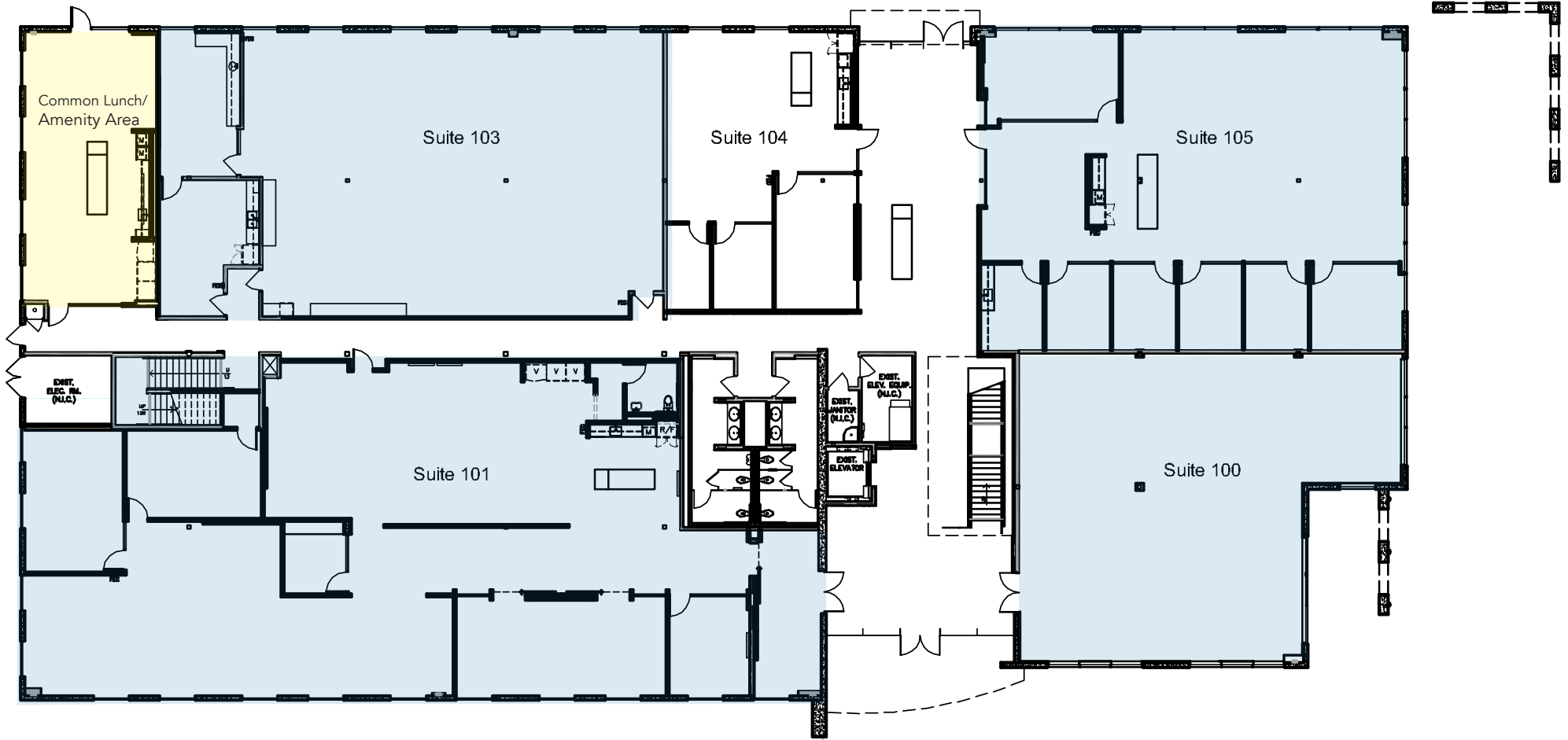
CONCEPTUAL INTERIOR SPACE



2860 MICHELLE DRIVE
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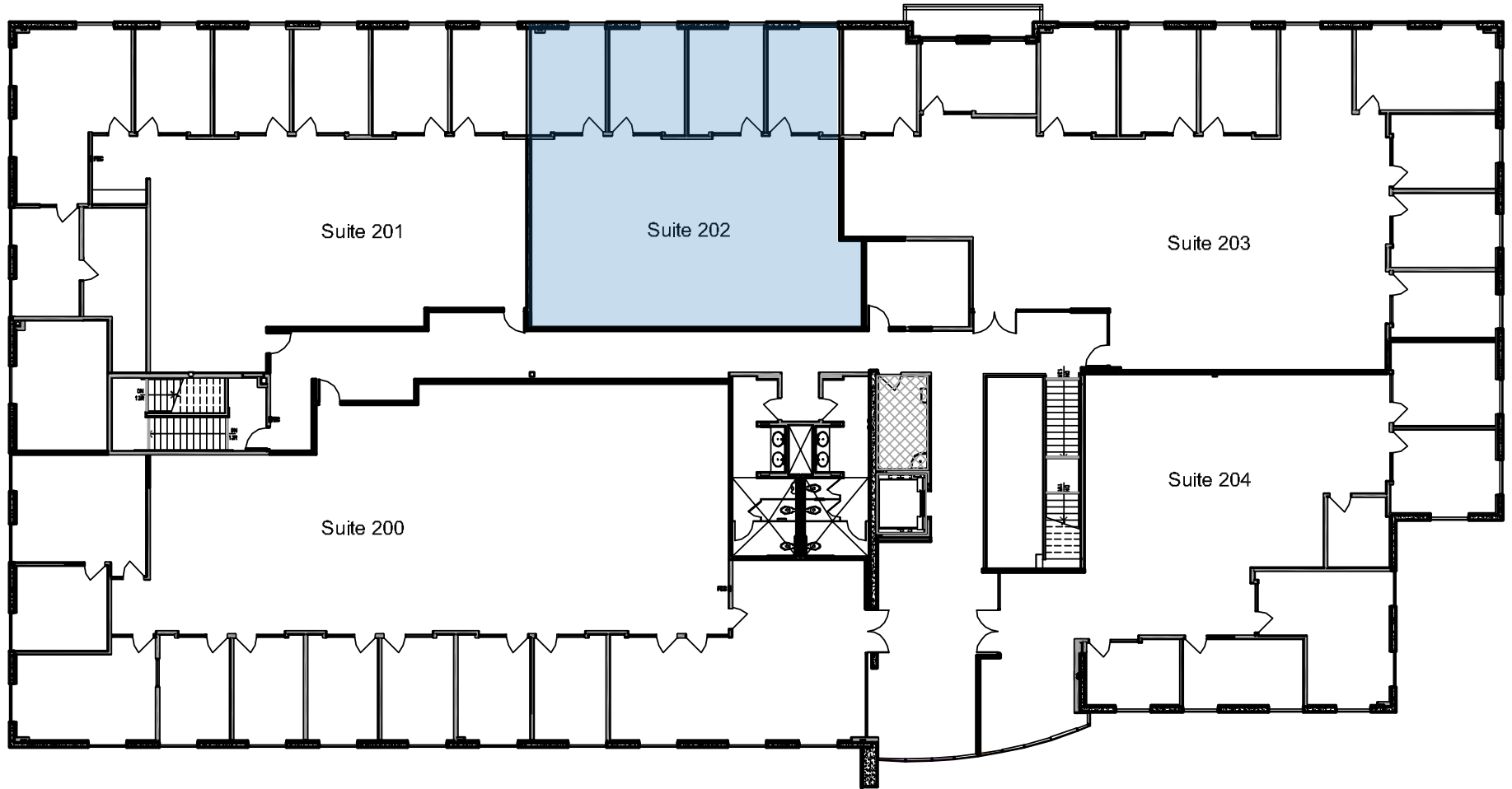




FLOOR PLAN - First Floor Availability

2860 MICHELLE DRIVE
IRVINE, CALIFORNIA



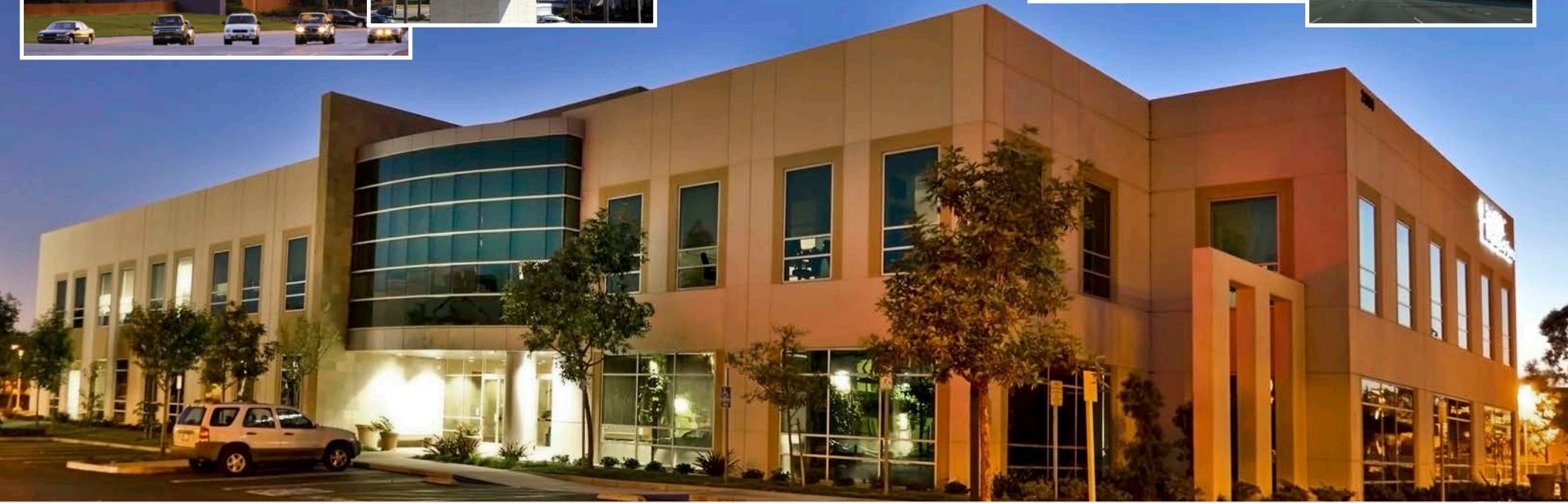
-  Available For Lease
-  Leased



-  Available For Lease
-  Leased

PARTNERS

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IRVINE, CALIFORNIA



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