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colliers.com

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FOR LEASE | 5,097 SF R&D Condo

# 490 WALD, IRVINE, CA 92618

## Available For Lease

## High Image R&D Condo

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## PREMISES

Warehouse Area:  $\pm$  2,545 SF  
Office First Floor:  $\pm$  1,422 SF  
Office Second Floor:  $\pm$  1,130 SF

Total Building:  $\pm$  5,097 SF

## PROPERTY FEATURES

- High Image R&D Condo
- Parking: 3:100
- Year Built: 2004
- Building signage available
- Warehouse Clearance Height: 22'
- Loading: 1 GL Door
- Close proximity to Irvine Spectrum Center and other retail amenities
- Excellent access to the 5 and 405 Freeways, and 133 Toll Road via Bake Parkway, Lake Forest Drive and Irvine Center Drive



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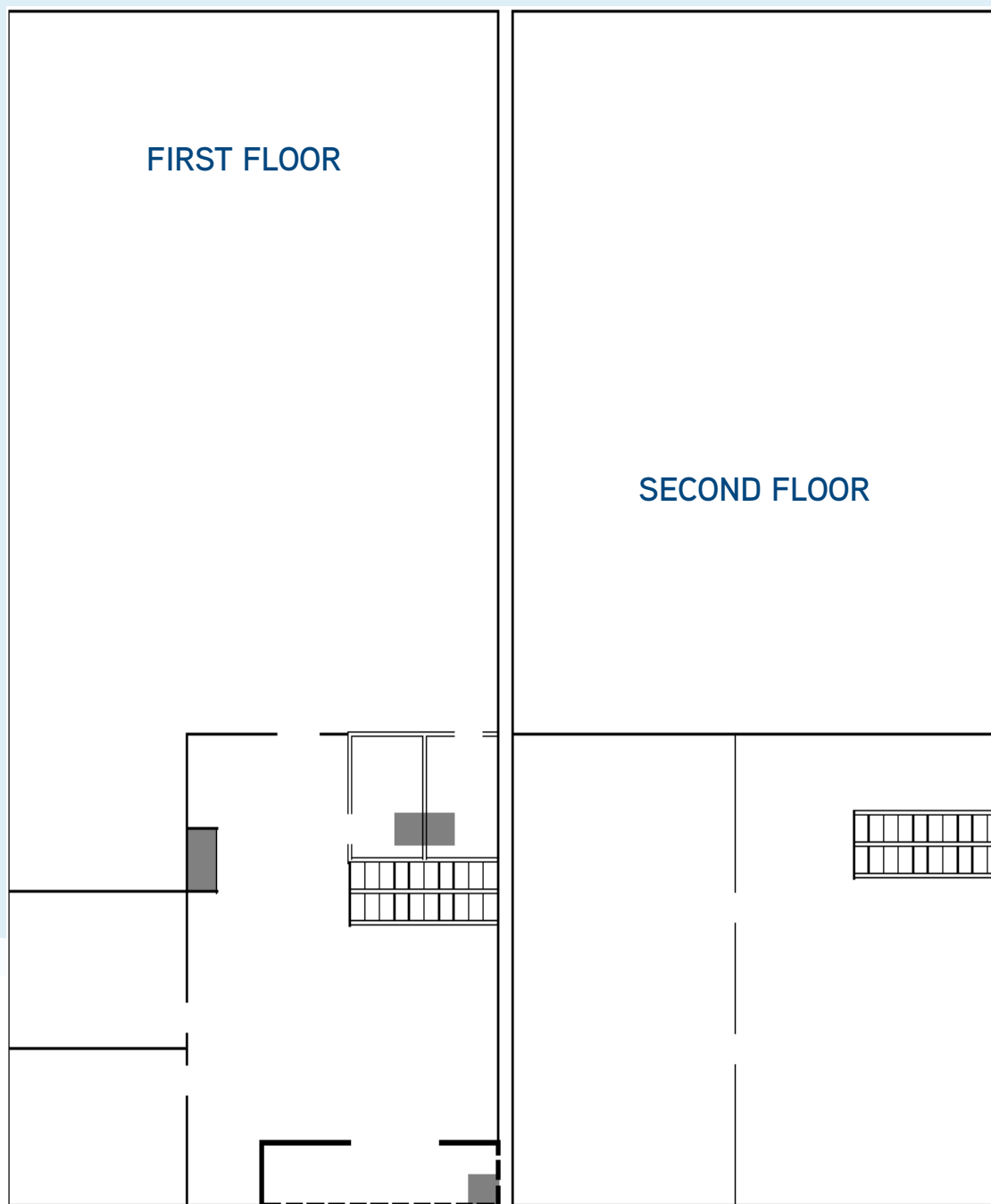
## AERIAL



## MAP



## FLOOR PLAN



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