

**RED HILL CORPORATE CENTRE  
OFFICE CONDOS  
PROFESSIONAL & CREATIVE SPACE DESIGN**

**FOR SALE  
2,556 TO 7,420 SQ. FT. UNITS**



**Features:**

- Single Story Units
- TI's in place - \$50 psf Savings over Shell Space
- Numerous Units have Exclusive Exterior Entrances with Prominent Identity
- High Identity Corner Location with Red Hill & MacArthur Frontage
- New Monument Signage Program in High Traffic Area
- Park Like Common Areas
- Close to Retail Amenities and New High Rise Residential
- Immediate Access to the Costa Mesa (55), Close Proximity to San Diego (405), Santa Ana (5) and CDM (73) San Joaquin Hills Toll Road
- Five (5) Minutes to the John Wayne Airport
- 4:1000 USF Surface Parking Ratio
- Located in the Heart of the Prestigious / Orange County Airport Area
- Pride of Ownership

**17500 Red Hill Avenue  
Irvine ♦ California**

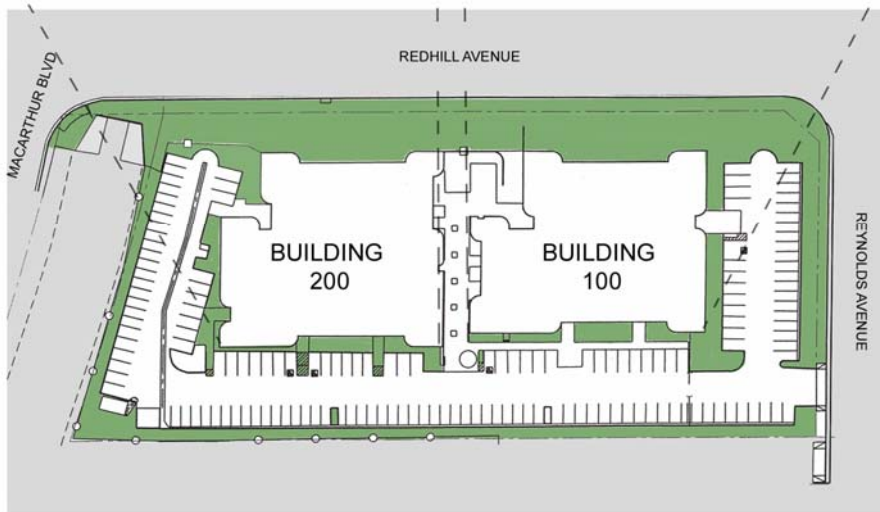
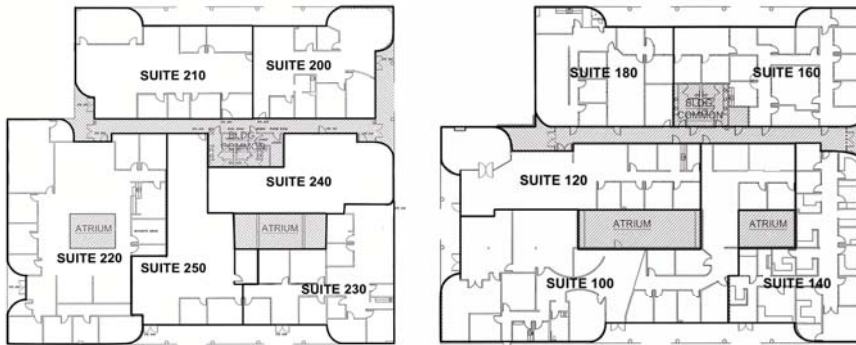
*Developed by:*



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice

# RED HILL CORPORATE CENTRE

| Building Address    | Square Feet | Parking Per USF | Asking Price/PSF  | Comments   | Status                           |
|---------------------|-------------|-----------------|-------------------|--|----------------------------------|
| <b>Building 100</b> |             |                 |                   |  |                                  |
| 100                 | 7,420       | 4:0             | \$2,597,000/\$350 | Double Door exterior entrance with over standard in place TI's.                              | Leased until 8/08. Call to show. |
| 120                 | 3,490       | 4:0             | \$1,221,500/\$350 | Perimeter offices/open area, atrium views, large conference room.                            | Available Show Card.             |
| 140                 | 3,672       | 4:0             | \$1,285,200/\$350 | Double Door exterior entrance, dual entry with atrium & two sky lights in suite.             | Now Vacant Combo Lockbox bkm.    |
| 160                 | 3,538       | 4:0             | \$1,291,370/\$365 | Perimeter offices with kitchen & open areas. Red Hill Signage.                               | In Escrow                        |
| 180                 | 3,017       | 4:0             | \$1,101,205/\$365 | Functional layout with excellent window & sky light line. Red Hill signage.                  | Available Show Card.             |
| <b>Building 200</b> |             |                 |                   |  |                                  |
| 200                 | 2,828       | 4:0             | \$1,032,220/\$365 | Functional office layout includes skylight & conference room. Red Hill signage.              | Now Vacant Combo Lockbox bkm.    |
| 210                 | 3,753       | 4:0             | \$1,369,845/\$365 | Exterior entrance – private offices open bull pen. Red Hill signage.                         | Now Vacant Combo Lockbox bkm.    |
| 220                 | 6,716       | 4:0             | \$2,350,600/\$350 | Exterior entrance & private atrium in suite  | Leased until 8/08. Call to show. |
| 230                 | 3,154       | 4:0             | \$1,103,900/\$350 | Double door entrance dual entry. Functional office layout with atrium view. Private Restroom | Now Vacant Combo Lockbox bkm.    |
| 240                 | 2,556       | 4:0             | \$ 894,600/\$350  | Warm shell condition.  | Now Vacant LockboxJX 206         |
| 250                 | 3,262       | 4:0             | \$1,141,700/\$350 | Double door exterior entrance with atrium view. Open bullpen space, perimeter offices        | Now Vacant Combo Lockbox bkm.    |



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A Member of the Lee & Associates Group of Companies

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