

# FOR LEASE | 2505 McCabe Way

Irvine, CA 92614



## Offering Summary

Lease Rate:	\$2.50 SF/month (Full Service)
Building Size:	20,343 SF
Available SF:	8,168 SF
Market:	Airport Area
Submarket:	Irvine Business Complex

## Property Overview

2505 McCabe Way is conveniently located in the heart of the Airport Area located with close proximity to numerous amenities such as retail, entertainment, and restaurants. The two (2) story building offers its tenants outstanding identity, easy access and an efficient floor plate.

Spaces	Lease Rate	Space Size
2505 McCabe Way Suite 200	\$2.50 SF/month	8,168 SF

## Christopher Shea

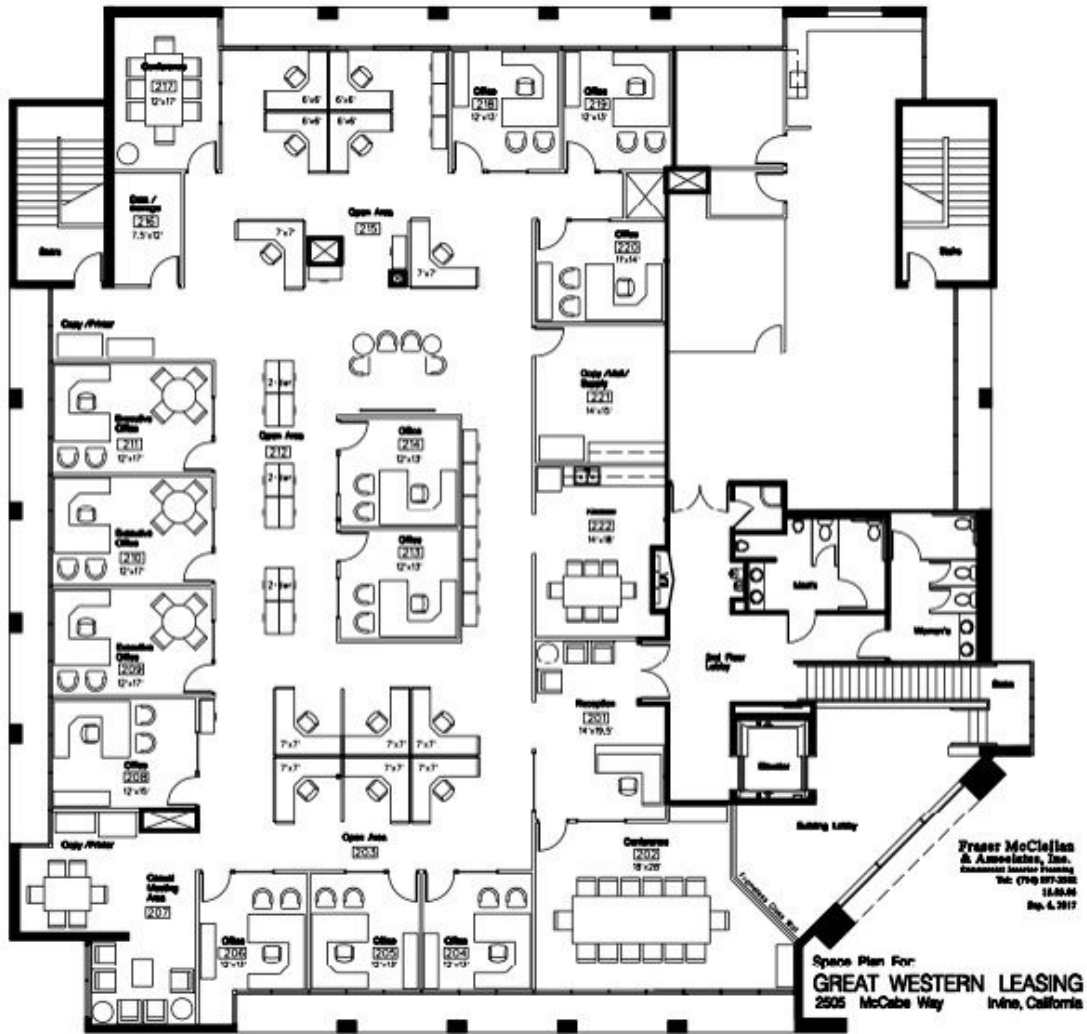
949.202.5136  
cshea@shea-commercial.com  
CalDRE #01117811



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | 2505 McCabe Way

Irvine, CA 92614



Fraser McClellan  
& Associates, Inc.  
Commercial Interior Planning  
Tel: (714) 877-3322  
18.00.00  
Exp. 6.2017

Space Plan For  
**GREAT WESTERN LEASING**  
2505 McCabe Way  
Irvine, California

Suite 200 - 8,168 Rentable Square Feet

**Christopher Shea**  
949.202.5136  
cshea@shea-commercial.com  
CalDRE #01117811



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.