

# UNIQUE USER / INVESTOR OPPORTUNITY FOR SALE / LEASE



8 WHATNEY • IRVINE SPECTRUM, CALIFORNIA

**58,197 SQ. FT. FOR SALE / ±40,820 SQ. FT. FOR LEASE**

## BUILDING 100

- ±40,820 Sq. Ft. Total Building Size
- ±20,000 Sq. Ft. Office Space
- ±5,000 Sq. Ft. R&D Space
- 2.5:1,000 Parking Ratio
- One Ground Level Loading Door
- Four Dock High Loading Doors
- ±19' Minimum Warehouse Clearance
- 2,400 Amps Power
- Excellent Freeway Access
- Vacant - Available Now

## BUILDING 200 — Leased with In-Place Income

- ±17,377 Sq. Ft. Total Building Size
  - ±4,000 Sq. Ft. Office Space
  - One Ground Level Loading Door
  - One Dock High Loading Door
  - 400 Amps Power
  - 24' Minimum Warehouse Clearance
  - Leased through October 31, 2010
- LEASE DETAILS**
- Term 3/1/2006 to 10/31/2010
  - Rental Rate: \$0.88 NNN/Sq. Ft./Mo.
  - Rental Increases: 3% Annual
  - One 3-Year Option to Renew at 95% Fair Market Value
  - Tenant: AVAD, LLC  
(Lease guaranteed by Ingram Micro)

Michael J. Hartel  
949.263.5392  
mhartel@voitco.com

Kevin M. Turner  
949.263.5391  
kturner@voitco.com

Travis Haining  
949.263.5393  
thaining@voitco.com

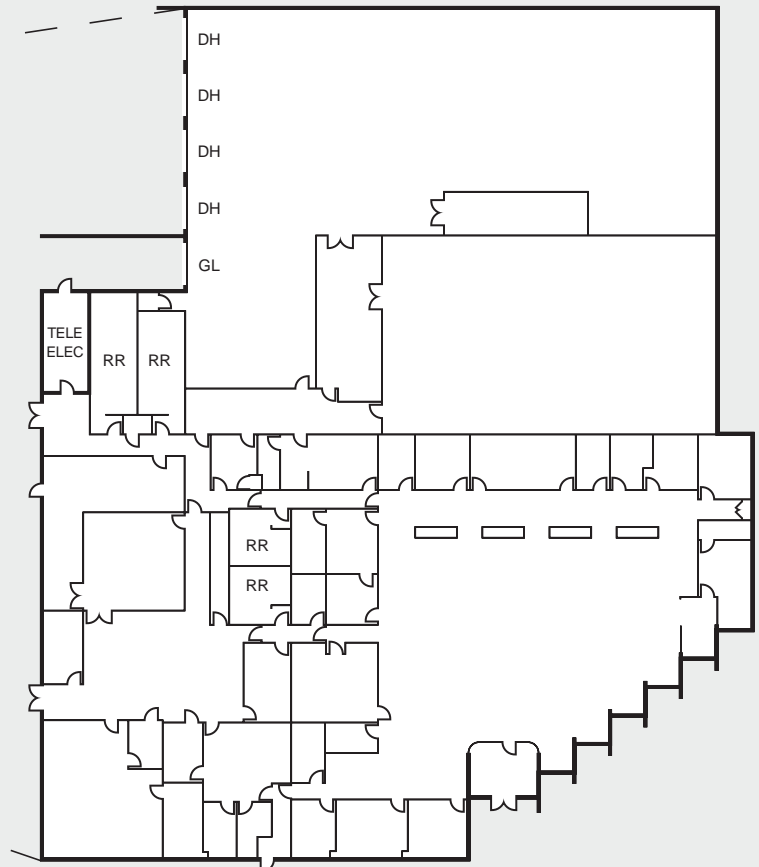
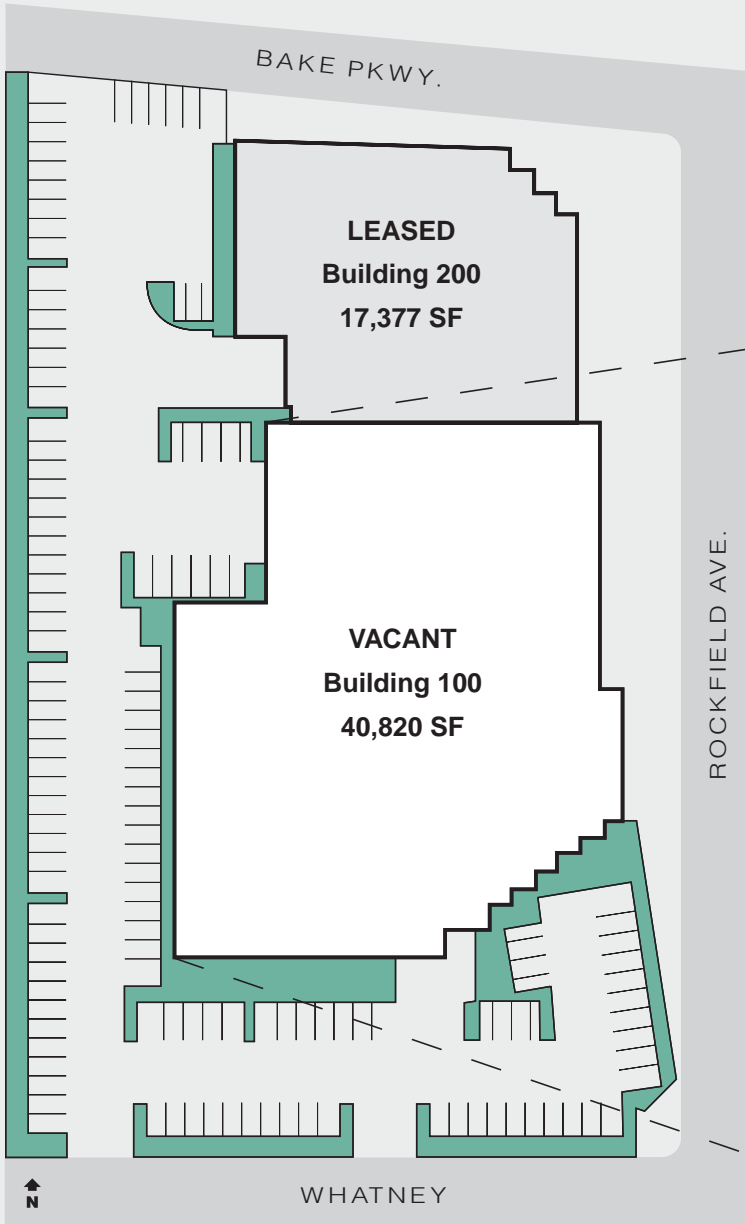


**Voit**  
Commercial Brokerage

2020 Main St., Suite 100  
Irvine, CA 92614

949.851.5100 / 949.261.9092 Fax

**58,197 SQ. FT. FOR SALE**  
**±40,820 SQ. FT. FOR LEASE**



■ Owner will modify offices to suit.

**Michael J. Hartel**  
 949.263.5392  
 mhartel@voitco.com

**Kevin M. Turner**  
 949.263.5391  
 kturner@voitco.com

**Travis Haining**  
 949.263.5393  
 thaining@voitco.com



**Voit**  
 Commercial Brokerage

2020 Main St., Suite 100  
 Irvine, CA 92614

949.851.5100 / 949.261.9092 Fax

# TOURING INSTRUCTIONS

8 Whatney, Irvine Spectrum, CA



## LOCK BOX

S-T-C

## BUILDING ALARM

**TO DISARM:** Press "1 - 2 - 3 - 4" then "Command"

**TO ARM:** Upon leaving the building, Press "Command" then "All"  
...you have 1 minute to exit

