

# AIRPORT PROFESSIONAL CENTER



IRVINE CALIFORNIA  
1,800 - 40,000 SQUARE FEET

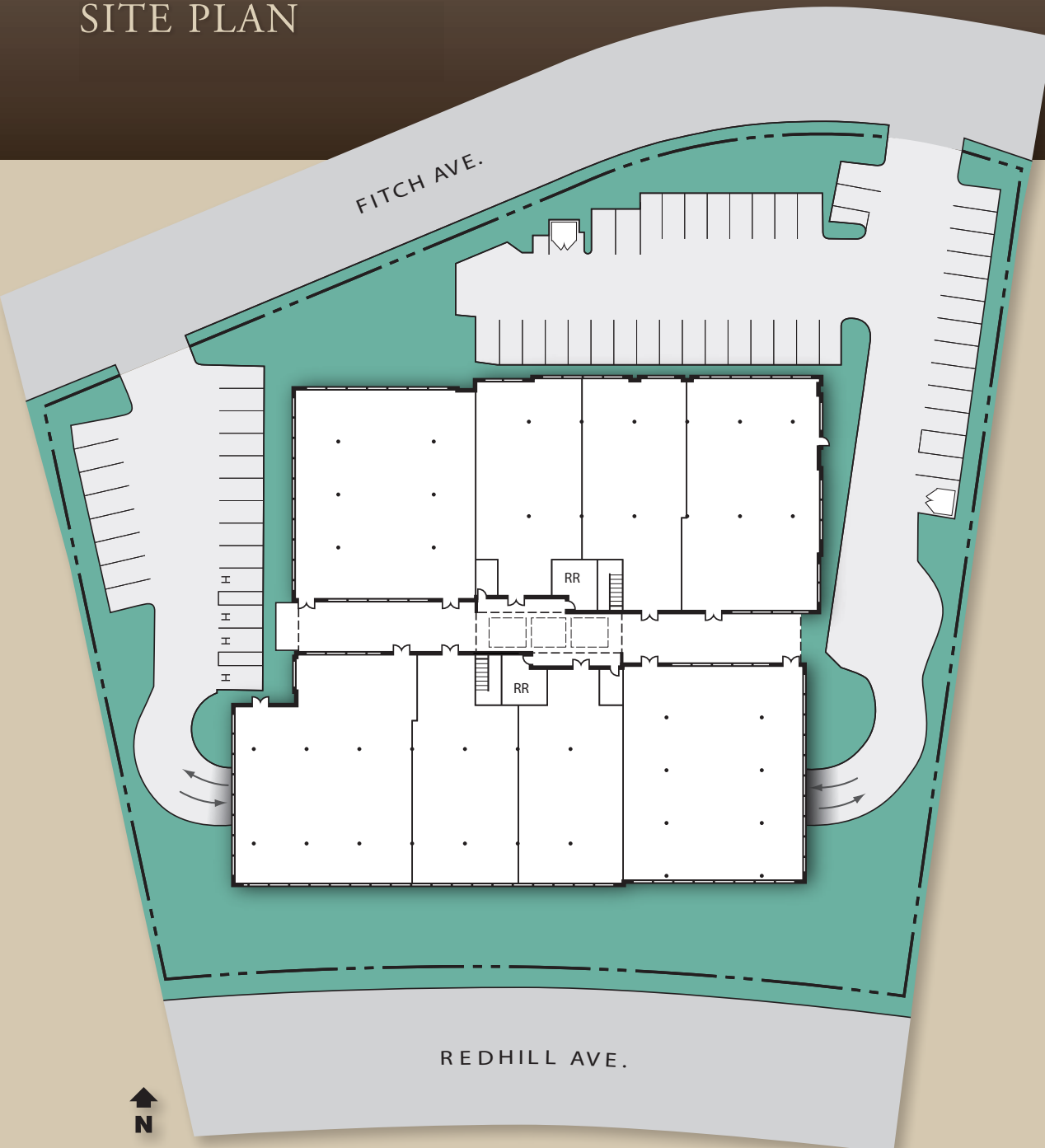


## LEED CERTIFICATIONS

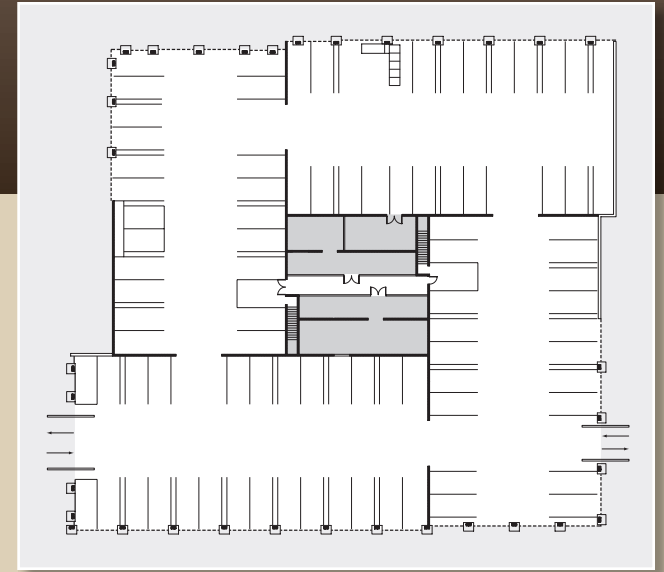
- Water Use Reduction:** The use of water efficient plumbing fixtures results in a design that will use 40% less potable water than a conventional office building
- Energy Efficiency:** Building designed with a highly efficient building envelope
- Below Grade Parking:** Allows for a site design that exceeds local open space requirements by 60%
- Building Reuse:** The design for the building allows for 50% of the existing walls, floors, and roof to remain intact and reduces the project's need for virgin materials
- Construction Waste Diversion:** 75% of all construction waste for the project will be diverted away from landfills and to recycling centers
- Interior Finishes:** Interior paints, coatings, adhesives and sealants were selected to have low levels of volatile organic compounds (VOC's) which creates a healthier interior environment



## SITE PLAN

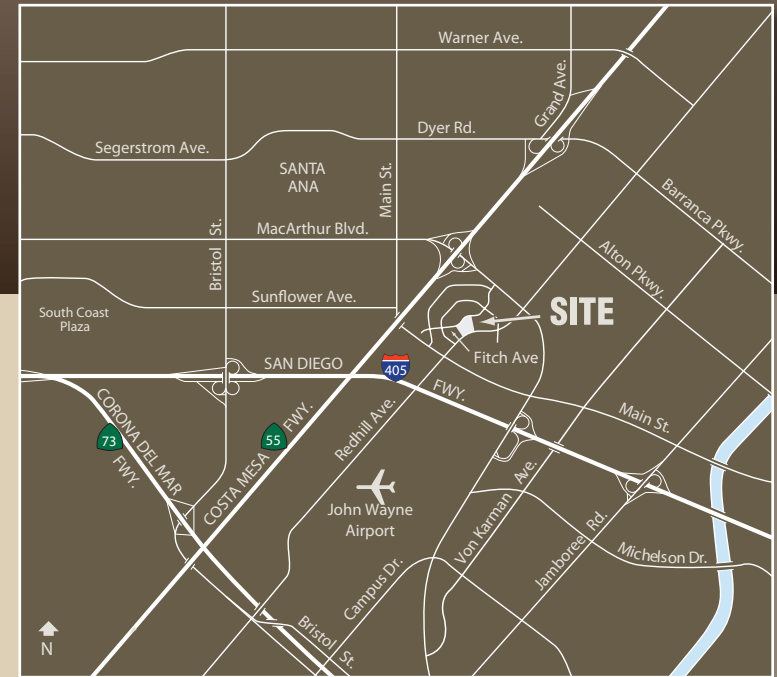


## UNDERGROUND PARKING DETAIL



## BUILDING FEATURES

- LEED Certified “Silver” Office Condominiums
- Single Story Flexible Floor Plans
- 1,800-40,000 Sq. Ft.
- Major Street Frontage on Red Hill Avenue
- Extensive Glass Line
- 4:1,000 Parking
- Reserved Subterranean Parking
- Private Storage Area in Subterranean Level
- Contemporary Architectural Design
- Conveniently Located two blocks from John Wayne Airport and South Coast Plaza
- Close Proximity to the 405, 55 and 73 Toll Road



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THE KOLL COMPANY



The FSC Logo on our brochure signals not only our use of FSC certified paper and vendors, but also an ongoing commitment on the part of all The Koll Company entities to improving the environment. FSC certification standards promote environmentally appropriate, socially beneficial and economically viable management of the world's forests.

# AIRPORT PROFESSIONAL CENTER

RED HILL AVENUE & MACARTHUR BLVD

# NOW FOR LEASE

## CURRENT AVAILABILITY

### FEATURES

- LEED Certified “Silver” Office Condominiums
- 5,409-40,000 Sq. Ft.
- 4:1 Parking; Reserved Subterranean Parking
- Major Street Frontage on Red Hill Avenue
- Private Storage in Subterranean Level

### TOURING INSTRUCTIONS

Call to show

#### OFFICE CONDOMINIUMS

Office Size	Address	Lease Rate FSG	TI Allowance
6,574 SF	17862 Fitch, Suite 101	\$2.05	\$40
7,158 SF	17862 Fitch, Suite 102	\$1.95	\$40
5,409 SF	17862 Fitch, Suite 103	\$2.05	\$40
6,785 SF	17862 Fitch, Suite 104	\$2.05	\$40
7,081 SF	17862 Fitch, Suite 105	\$1.95	\$40
6,859 SF	17862 Fitch, Suite 106	\$2.05	\$40
19,141 SF	17862 Fitch, Suite 111*	\$1.95	\$40
20,725 SF	17862 Fitch, Suite 112**	\$1.95	\$40
39,866 SF	17862 Fitch, Suite 100***	\$1.95	\$40

\* Suites 101-103

\*\* Suites 104-106

\*\*\* Suites 101-106

*For More Information, Contact:*



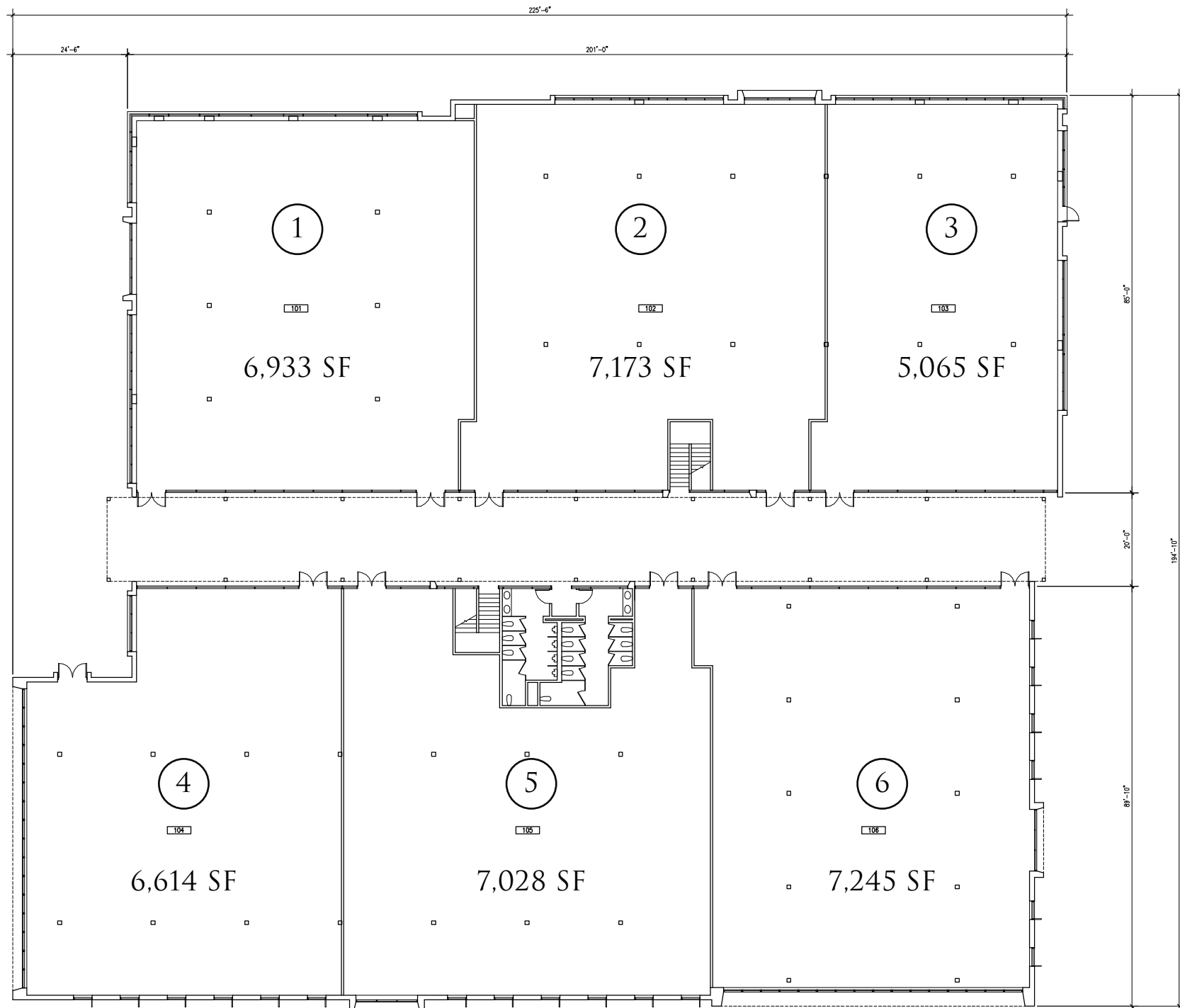
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**TABLATIONS**

UNIT 1:	6,933 SF
UNIT 2:	7,173 SF
UNIT 3:	5,065 SF
UNIT 4:	6,614 SF
UNIT 5:	7,028 SF
UNIT 6:	7,245 SF
<b>TOTAL:</b>	<b>40,058 SF</b>

FIRST FLOORPLAN @ 3/32" = 1'-0"



Architecture  
Planning  
Interior Design  
Landscape Architecture  
Graphics

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AIRPORT PROFESSIONAL BUILDING

THE KOLL COMPANY  
IRVINE, CA

Scale	creating places and spaces that enrich the lives of those who use them.
27078.10	08 OCT 2007
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