2532
WHITE RD, IRVINE, CA

FLEX INDUSTRIAL
±12,576 SF FOR LEASE
NEW CREATIVE OFFICE PLANNED

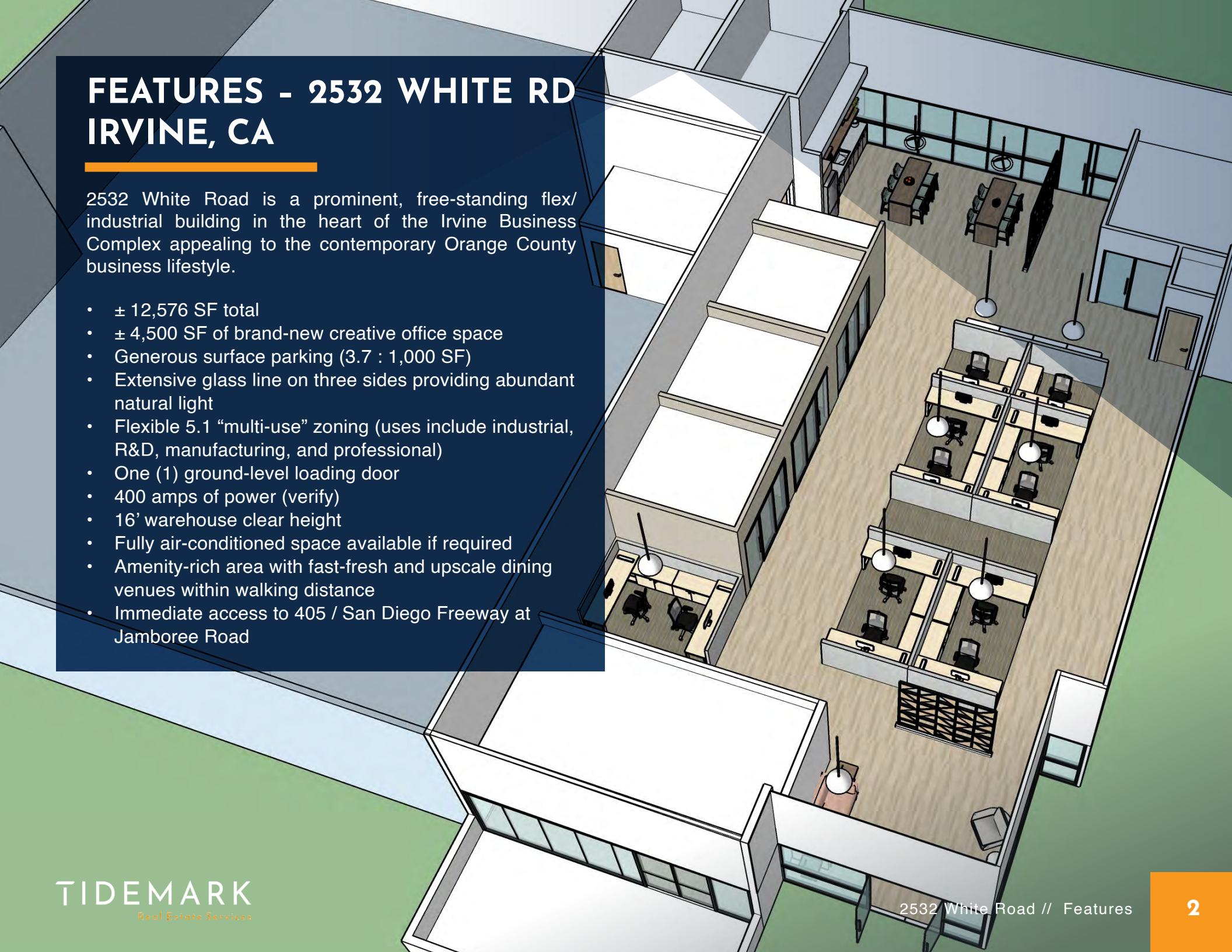
TIDEMARK
Real Estate Services

19782 MacArthur Blvd, Suite 100
Irvine, CA 92612
Corp Lic; 01527328

FEATURES - 2532 WHITE RD IRVINE, CA

2532 White Road is a prominent, free-standing flex/ industrial building in the heart of the Irvine Business Complex appealing to the contemporary Orange County business lifestyle.

- ± 12,576 SF total
- ± 4,500 SF of brand-new creative office space
- Generous surface parking (3.7 : 1,000 SF)
- Extensive glass line on three sides providing abundant natural light
- Flexible 5.1 “multi-use” zoning (uses include industrial, R&D, manufacturing, and professional)
- One (1) ground-level loading door
- 400 amps of power (verify)
- 16’ warehouse clear height
- Fully air-conditioned space available if required
- Amenity-rich area with fast-fresh and upscale dining venues within walking distance
- Immediate access to 405 / San Diego Freeway at Jamboree Road



LIVELY CREATIVE OFFICE SPACE

Welcome your employees back to the office – planned design finishes can be customized to your needs.

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PAINT

Main Paint:
Dun Edwards DEW380
Warm White

Accent Opt. 1:
Sherwin Williams 7016
Mindful Gray

Accent Opt. 2:
Dun Edwards DE6227
Muslin

FLOORING

Carpet Tile:
Shaw Contract Vibrant
Tile #5T001, Color: Pixel

LVT:
Shaw Contract Terrain II 20 Mil
Color: Echo

LIGHTING

Main Office Pendant:
Tech Lighting Powell
Street Pendant
Color: Gloss White/White

Entry Pendant:
Troy Lighting Alchemy
Pendant

BREAK ROOM

Break Room Ceiling Treatment

Break Room Pendant:
Kuzco Lighting Santino
PD99126

Backsplash:
Pratt and Larson Small Fan
Colors: R94, R136, R62, R93

Countertop Opt. 1:
Caesar Stone 6011
Intense White

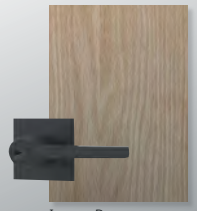
Countertop Opt. 2:
Wilsonart Santiago
Q4023

Kitchen Cabinet:
Formica 5786
Ashwood

RESTROOM

Restroom Sconce:
Tech Lighting Spur Sconce
Finish: Frosted, Black

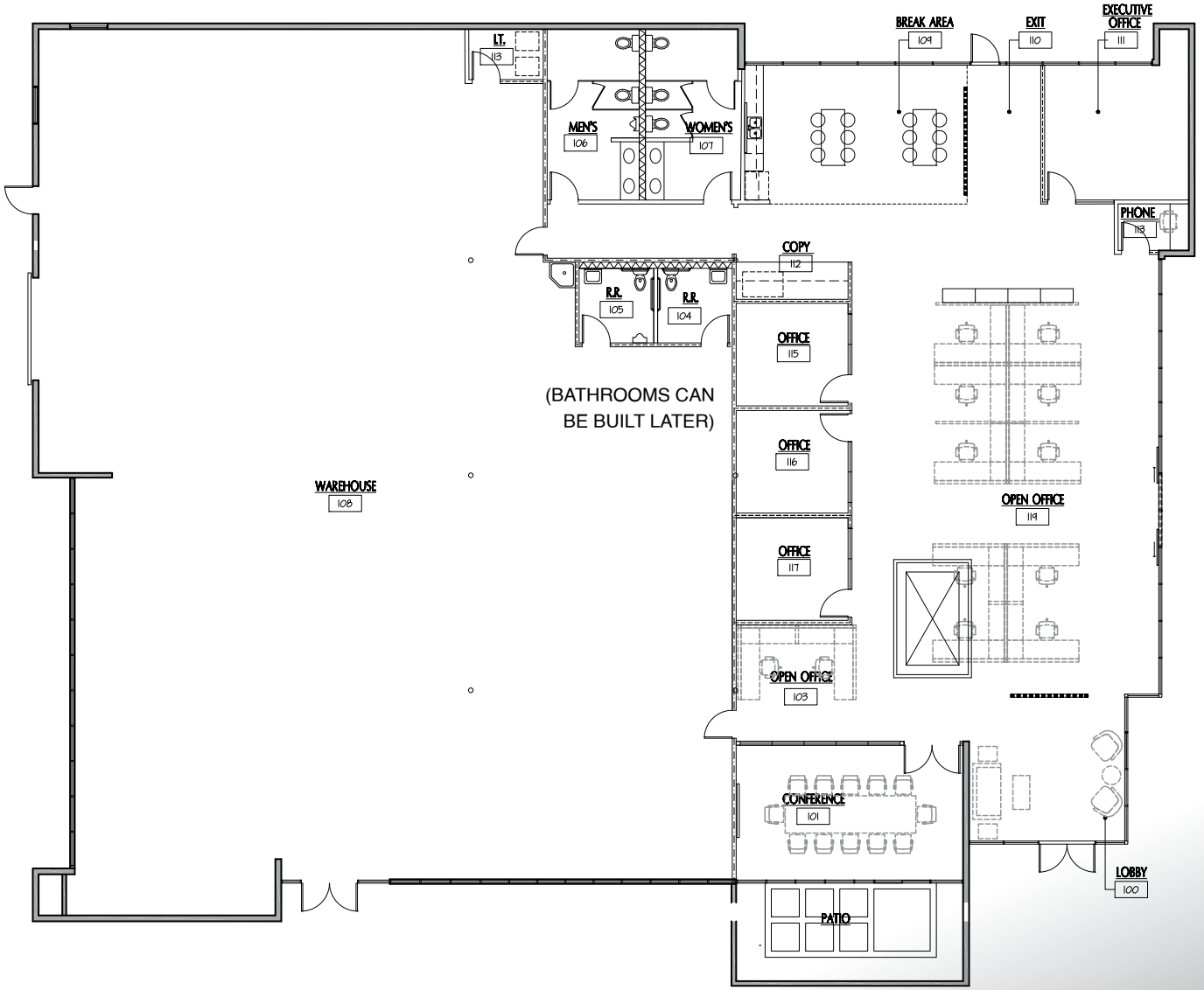
DOOR



Interior Doors:
Solid Oak

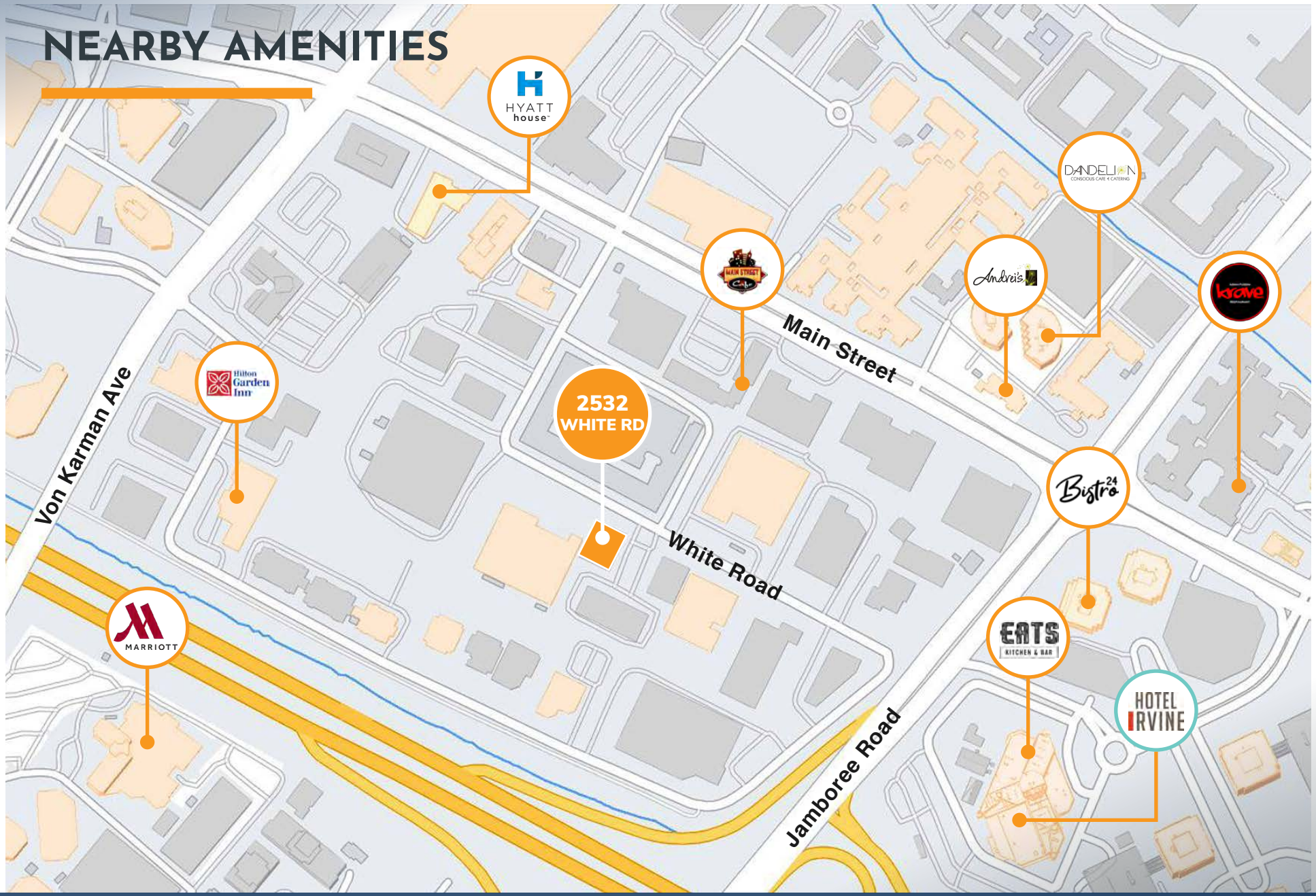
HIGHLIGHTS

- ±12,576 SF total
- ±4,500 SF creative office
- ±8,000 SF warehouse
- Glass line on all sides
- Executive office plus 3 private offices
- Lively glass conference room with adjacent decorative patio
- Acoustically private phone room for workstation employees
- Collaborative open-air break area



JOHN WAYNE AIRPORT
ACI Jet - Orange County North
405 FREEWAY
San Diego Fwy
2532 White Rd, Irvine
JAMBOREE ROAD
Rhema Law Group

NEARBY AMENITIES



2532 White Road, Irvine, CA

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