

**74** MAXWELL  
IRVINE, CALIFORNIA 92618

**FOR LEASE**  
**FLEX CONDO ±3,440 SF**

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# PROPERTY SUMMARY



**74 MAXWELL**  
IRVINE, CALIFORNIA 92618

For more information:

**John Manion**

Executive Vice President

jmanion@naicapital.com

949. 468. 2306

Cal DRE License #01247695

## Property Description

This ±3,440 SF light manufacturing condo is now available FOR LEASE! Nestled within the prestigious confines of a sought-after business park, this exceptional property offers a blend of sophisticated office spaces, open working area, and versatile warehouse facilities. Designed for productivity and privacy, these spacious offices provide an ideal environment for focused work and client meetings. Featuring ample natural light, each office is thoughtfully crafted to elevate your professional image. The expansive warehouse space, featuring a 22' clear height, offers the flexibility to store inventory, equipment, or merchandise with ease. With high ceilings and efficient layout, it provides the functionality required for smooth operations and logistics management. With a prime location and an array of amenities nearby, 74 Maxwell presents an unparalleled opportunity for growth and success.



22'  
Clear Height



200 Amps  
(Verify)



Four Private  
Offices



Conference  
Room



Open  
Working  
Area



Private  
Restrooms



Warehouse  
w/Glass Door



Parking  
3.00/1,000



Immediate  
Access to 405 & 5  
Freeways



Year Built  
2006



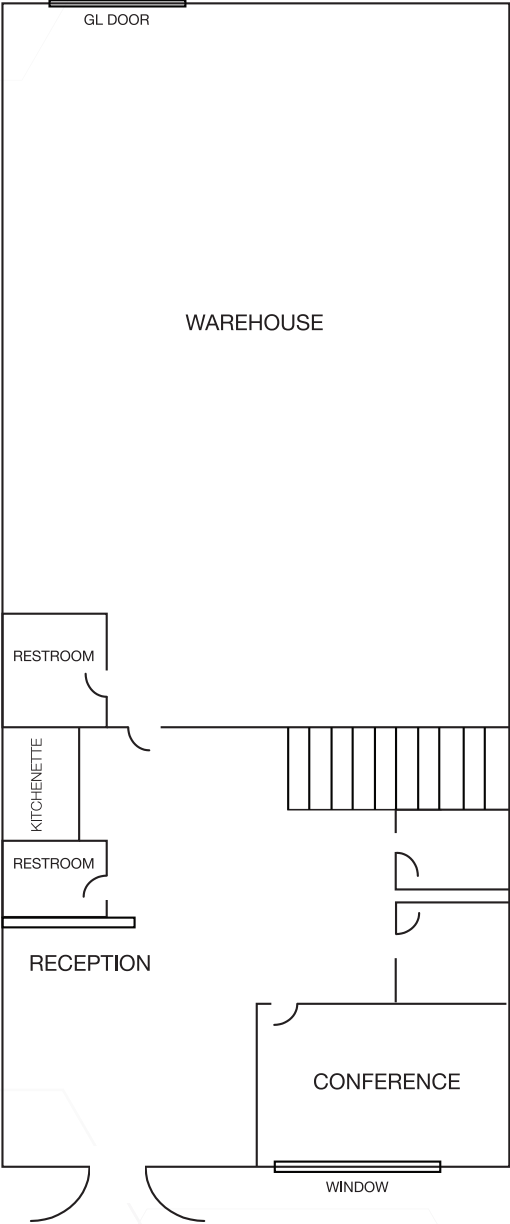
# PROPERTY PHOTOS



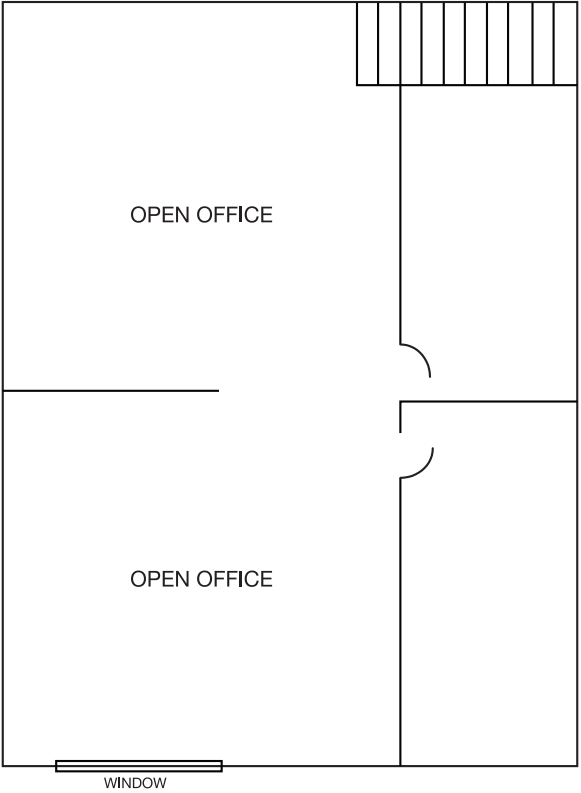


# FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



*\*Floor Plan Not to Scale*



# ARIAL MAP





# 74 MAXWELL

IRVINE, CALIFORNIA 92618



## OFFICE SPACE FOR LEASE ±3,440 SF

For more information,  
please contact:

**John Manion**

Executive Vice President

[jmanion@naicapital.com](mailto:jmanion@naicapital.com) | 949. 468. 2306

Cal DRE License #01247695