

# Derian Corporate Center

📍 17461 Derian Ave | Irvine, CA

## FOR LEASE



## Office Space Available

### HIGHLIGHTS

- 🏆 Best value in airport area
- 📍 Outstanding location near 405 & 5 freeways
- 🔧 Recently renovated restrooms and lobby
- 🚗 Free surface parking at 4/1,000
- 🛒 Short distance to numerous retail amenities
- 🏢 108,739 SF Multi-Tenant office building

For leasing information, please contact:

**Peter Joyce**

peter.joyce@streamrealty.com  
949.203.3035  
Lic. 02001428

**Brett Kluewer**

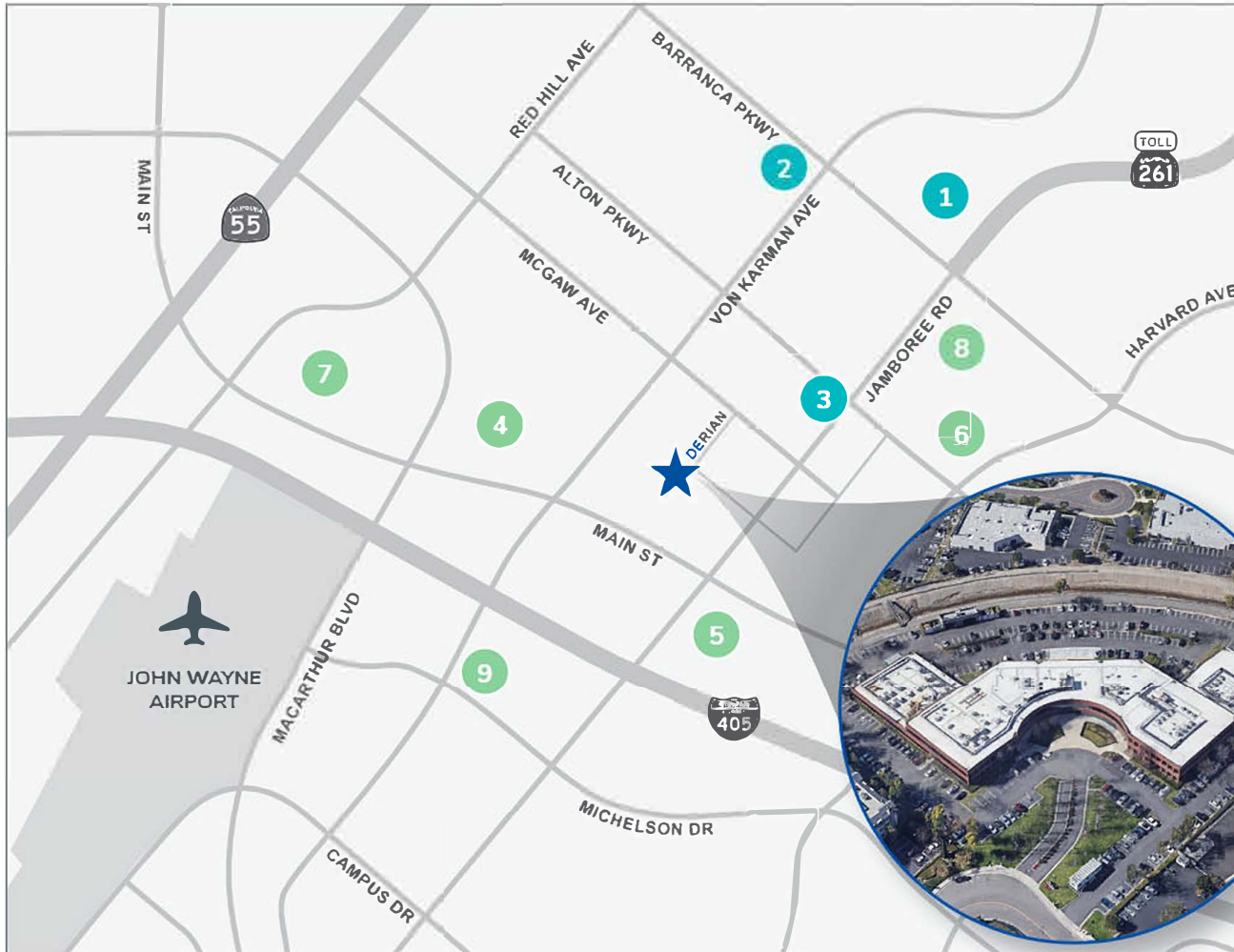
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## Amenities



1. The District @ Tustin Legacy
  - » Costco
  - » Target
  - » Lowe's
  - » AMC
  - » Whole Foods
  - » Starbucks
  - » Lucille's
  - » J. Zhou
  - » RA Sushi Bar
  - » In-N-Out
  - » Wells Fargo
2. Von Karman Plaza
  - » Walmart
  - » JoAnn Fabrics
  - » Starbucks
  - » Panda Express
  - » Jersey Mike's
3. H Mart
4. Irvine Business Complex
5. Jamboree Center
6. Irvine Civic Center
7. Koll Airport Business Center
8. Corporate Park
9. Irvine Towers

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VICE PRESIDENT

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Lic. 02001428

**Brett Kluewer**  
MANAGING DIRECTOR

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### 5-MILE DEMOGRAPHICS

566,391	178,181	\$93,470	35
Population	Households	Median HH Income	Median Age

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