

CARTWRIGHT CORPORATE CENTER

17891 Cartwright Road, Irvine, California

7 YEAR NNN LEASED INVESTMENT



Voit
REAL ESTATE SERVICES

**THE ZEHNER
DAVENPORT**
INDUSTRIAL GROUP

 **LEE &
ASSOCIATES®**
COMMERCIAL REAL ESTATE SERVICES

**±28,193 SQUARE FEET
CREATIVE OFFICE BUILDING**

100% Leased Orange County Office Investment Opportunity

- 100% leased.
- This is a two-story freestanding office building.
- Situated within Orange County's Airport Area submarket.
- The property has abundant retail, food, and hotel amenities located a short walk from the property.
- Many new high end apartment homes and residential condominiums are located within walking distance.

Premier Irvine Location

- Located along the Main Street corridor between Von Karman Avenue and Jamboree Road.
- Immediate access to IBC Shuttle Service for Metrolink Commuters and general circulation within the Irvine Business Complex.
- Excellent access to 405 and 55 freeways.
- ±1 mile to John Wayne Airport.

17891 CARTWRIGHT ROAD

LEASED INVESTMENT





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INVESTMENT SUMMARY

Offering Price	\$10,600,000
Total Building Area	±28,193
In Place NOI	\$589,536
Cap Rate	5.56%
Occupancy	100%
Number of Tenants	1
Number of Buildings	1
Lease Term	7 Years
Expiration Date	August 1, 2023
Tenant Renewal Options	Two - Three (3) Year

Tenant Overview

ProPath, Inc.

- Founded in 1988, ProPath, Inc., a career consulting outplacement firm with several locations throughout Northern and Southern California, has provided outplacement services through government grants to dislocated workers since 1988.
 - In partnership with the South Bay Workforce Investment Board and Orange County Workforce Investment Board, ProPath, Inc. services many of the largest defense related corporations with onsite Career Centers at Northrop Grumman, Vought Aircraft Industries, Inc., and Boeing.
 - ProPath, Inc. has several locations throughout Northern and Southern California.
 - The majority of ProPath, Inc. offers it's clients, who are dislocated workers, a comprehensive array of career management services tailored to each client's occupational destination, and provide the skills and tools necessary to make informed career management choices.
- The growth and success of ProPath, Inc. is grounded on its diversified and well-trained staff; a constant search for the shortest distance to a new job; and a synergistic dedication to every client's satisfaction and ultimate success.
 - ProPath, Inc. has a proven track record for exceptional employment and training programs. Over the past decade, ProPath, Inc. exceeded all performance goals and maintained outstanding placement rates. They offer a comprehensive array of Career Transition Services tailored to each client's career needs, and provide the skills and tools necessary to make informed career management choices:
 - Orientation
 - Career Counseling
 - Career Assessment
 - Job Search Work
 - Job Development / Placement Assistance
 - Workshops
 - Training





17891
CARTWRIGHT ROAD
IRVINE, CA

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