

**VON KARMAN CENTER**  
16782 Von Karman Avenue, Irvine California

**Cold Shell Description**

Floor	Concrete Floor - Broom Swept
Walls	Drywall - Taped
Ceiling	Exposed to Structure
Stairways	Wood - unfinished
Fire Sprinklers	100% Distribution (no dropped heads)
Storefront Entry	Aluminum & Glass Storefront Door w/cylindrical lockset
Utilities	Water line stubbed to premises Sewer line stubbed to premises Conduit for electrical service provided from main switchgear area to premises 200 amp service available (upgradeable to 400 amp) Conduit for telephone service provided from main telephone room to premises
Loading Doors	10 ft. wide by 12 ft. high Steel Roll-up Doors at rear warehouse