

MOTIVATED SUBLESSOR!



24,752 SF Class A Office Space

Property Highlights

- Suite 400
- Full floor highly improved, efficient creative office space
- Available immediately
- 5 per 1,000 RSF - Free surface parking
- Furniture available
- Signage possible
- Lease expiration: June 14, 2021

Features

- 209,393 RSF, 9-story, Class A office building
- Ideal corporate headquarters opportunity in the heart of the Irvine Spectrum
- Conveniently located at the intersection of the 133, 405 and 5 Freeways
- Amenity rich environment with abundant retail amenities
- Walking distance to/from Irvine Spectrum



For more information, please contact:

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Irvine Spectrum Amenities

- 250+ restaurants and specialty retail stores such as Nordstrom, Target and the Apple Store at Irvine Spectrum Center
- 5,500 apartment homes and 50+ residential neighborhoods, as well as an additional 26,000 within a 5 mile radius area
- Four hotels uniquely designed for Irvine Spectrum, with a newly built 15 story, 250+ room, full service Marriott
- Access to hundreds of miles of hiking and biking trails



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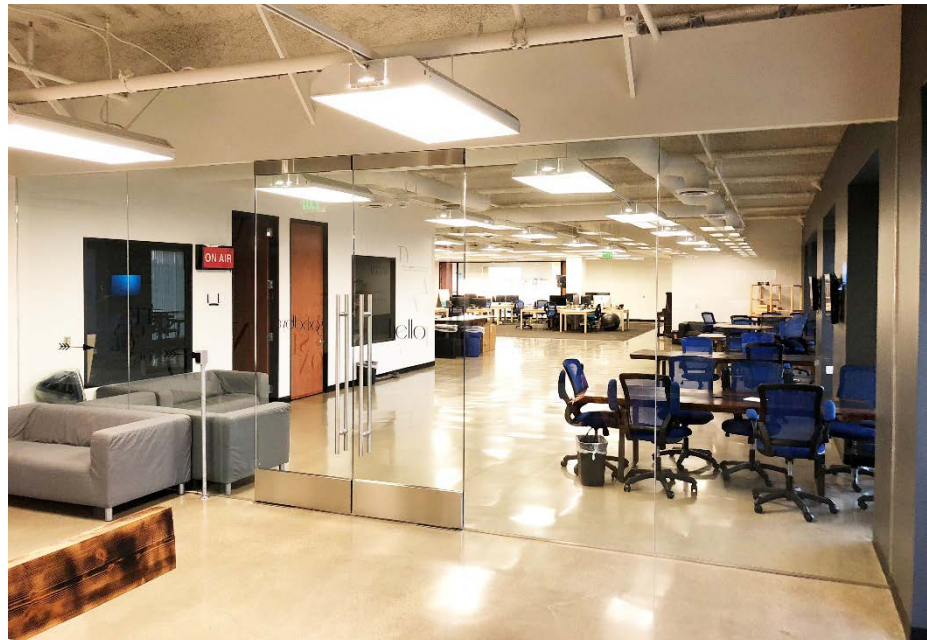
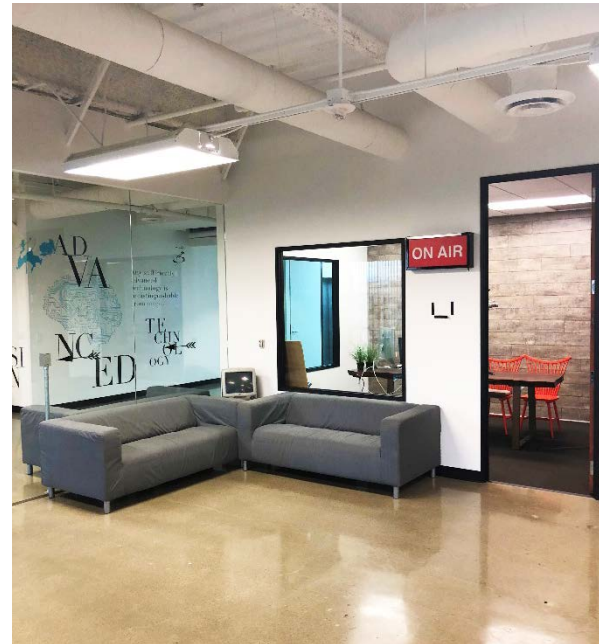
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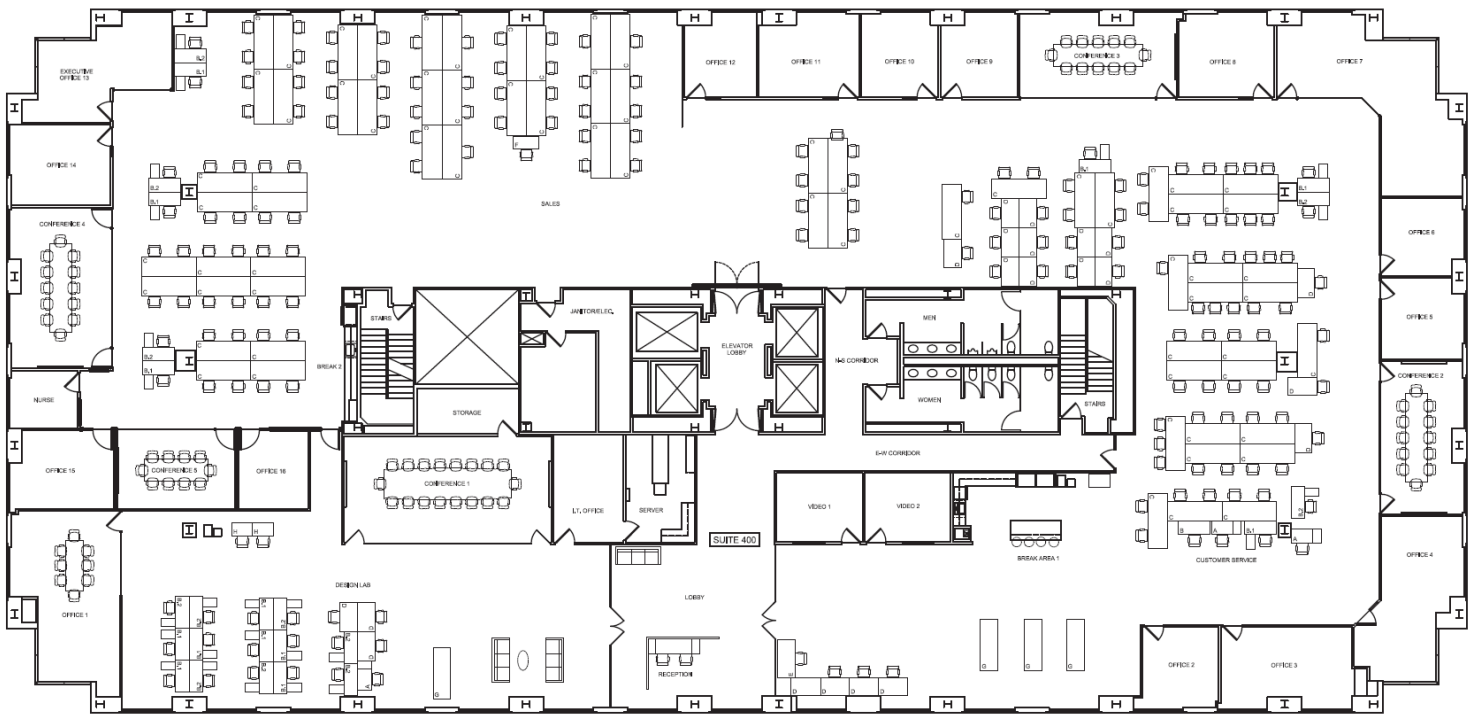
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FLOOR PLAN

SUITE 400

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