

6400 OAK CANYON, SUITE 100 IRVINE, CA 92618

OFFICE/ FLEX SPACE WITH WAREHOUSE

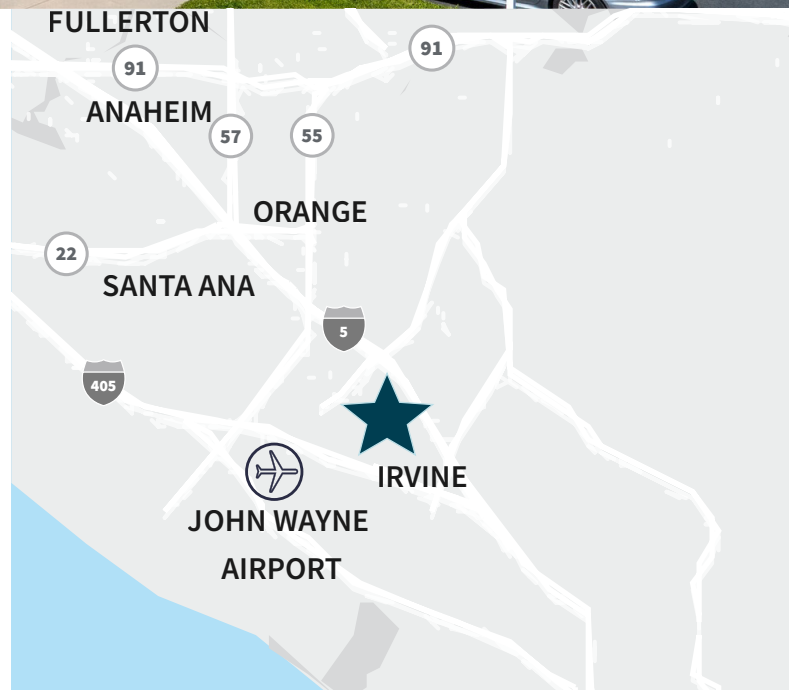
±12,517 SF

FOR SUBLEASE



PROPERTY FEATURES

- ▶ ±10,431 SF of high-end office space
- ▶ ±2,086 SF of air-conditioned warehouse
- ▶ Eleven (11) private offices and large bullpen area for work stations
- ▶ One (1) roll up-door
- ▶ Four (4) conference and meeting rooms/ dedicated breakroom
- ▶ 4.00:1,000 parking ratio (56 spaces)
- ▶ Part of Oak Creek Business Center
- ▶ Plug & play office all furniture, fixtures, and equipment available for move-in ready office space
- ▶ Sublease through March 31, 2028
- ▶ Close access to 5 and 405 freeway via Sand Canyon



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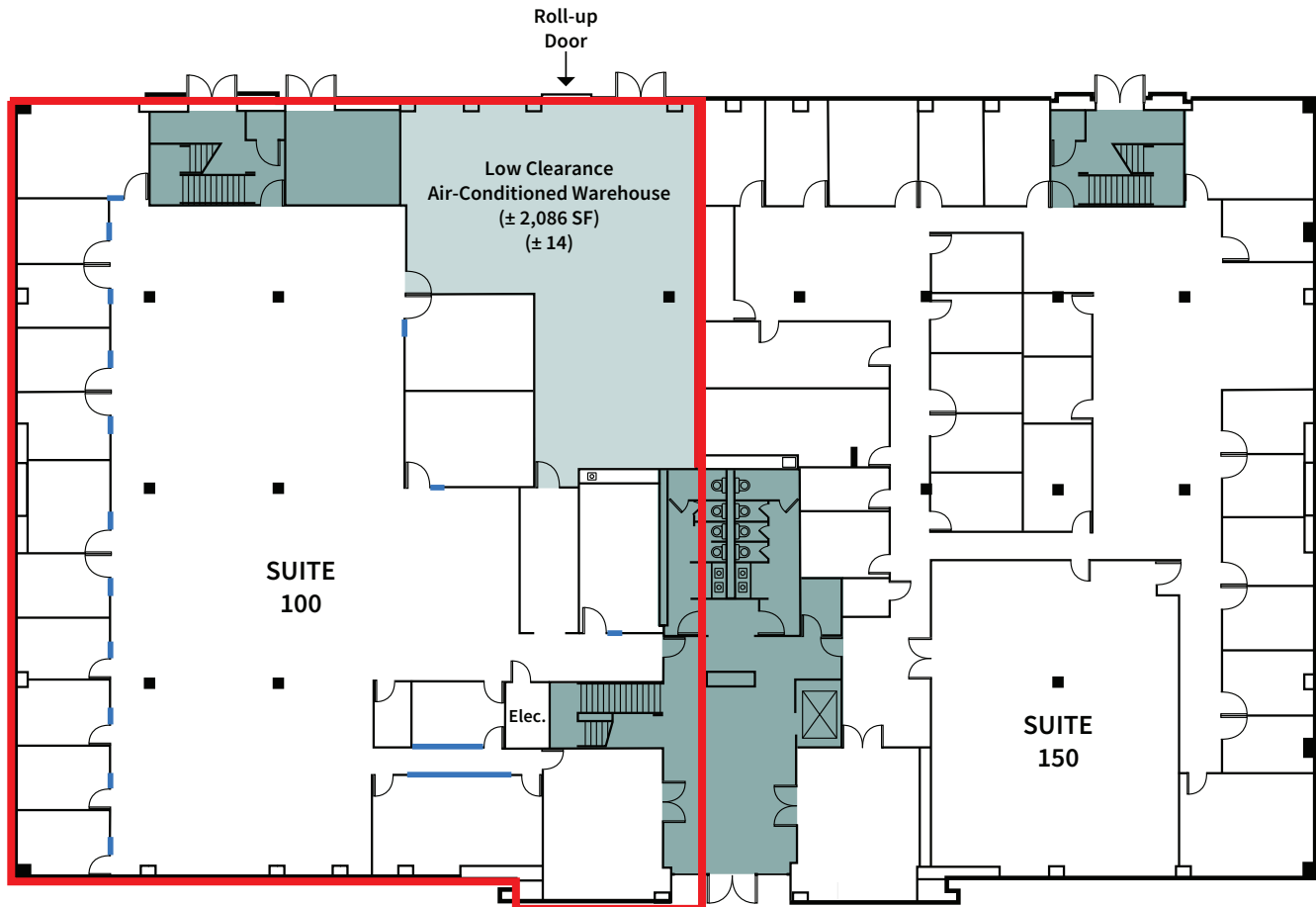
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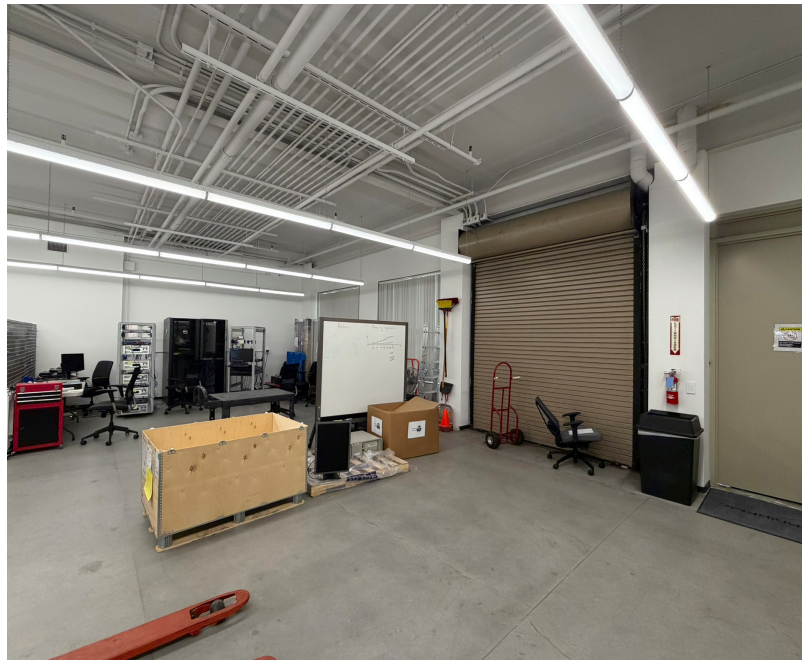
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