

# 5301

## CALIFORNIA AVE

### SUITE 300

**FOR SUBLEASE | 6,884 SF MOVE-IN READY SUITE**

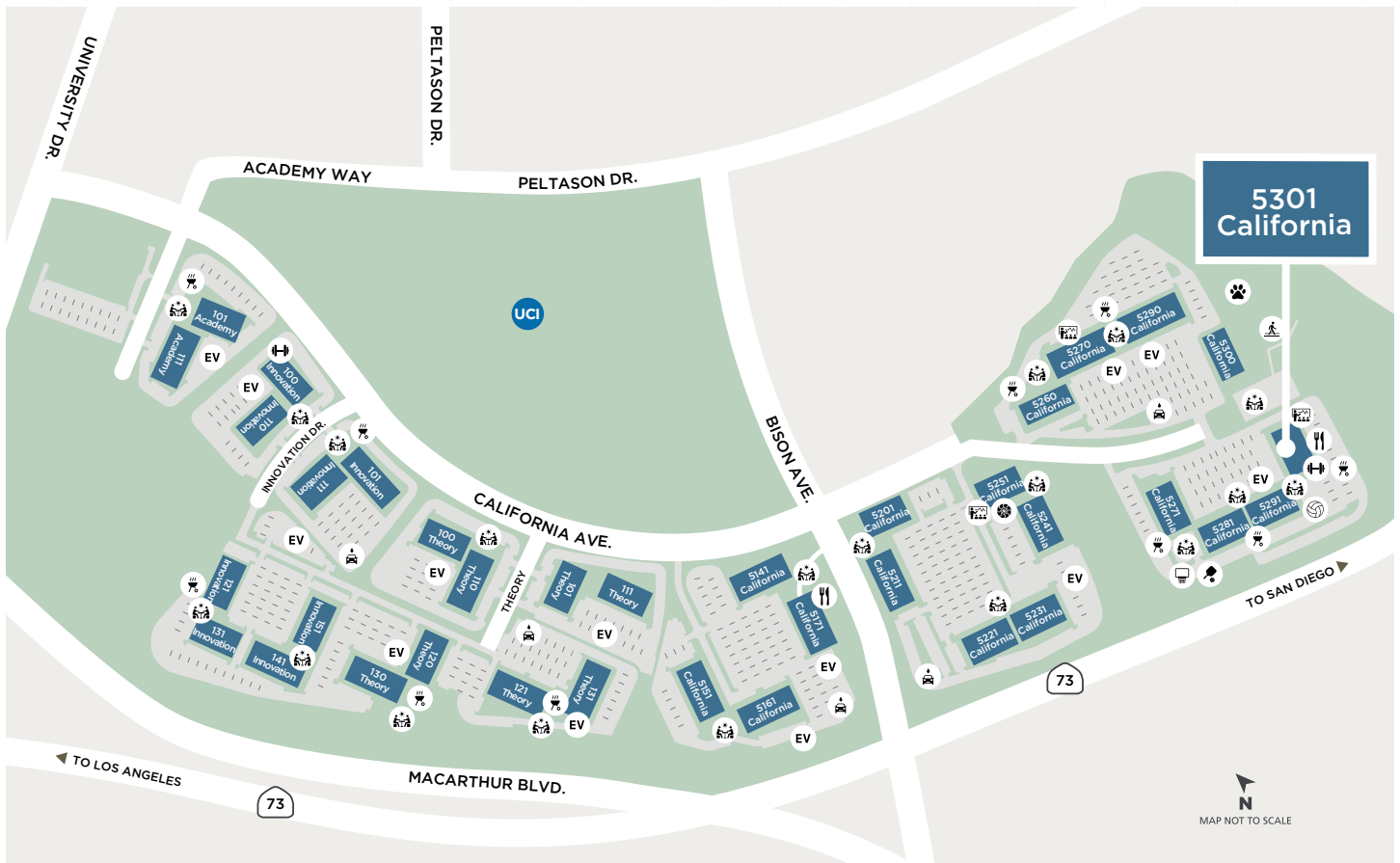


## UCI RESEARCH PARK HIGHLIGHTS

- 185-ACRE, 36 BUILDING CAMPUS WITH PRE-BUILT WORKSPACE OPTIONS AND 3.5 ACRES OF OUTDOOR AMENITY SPACE
- 20 OUTDOOR WORK AND GATHERING AREAS
- ON-SITE DINING
- TWO KINETIC FITNESS CENTERS PLUS VOLLEYBALL AND BASKETBALL COURTS
- VENUE MEETING AND EVENT SPACE WITH FLEXIBLE SEATING FOR 100+
- DIRECT ACCESS TO THE 405 AND 55 FREEWAYS AND 73 TOLL ROAD
- FREE SURFACE PARKING LOTS
- ADJACENT TO A 60 ACRE NATURE PRESERVE, HIKING AND BIKING TRAILS
- PART OF THE UC IRVINE ECOSYSTEM

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## SITE PLAN

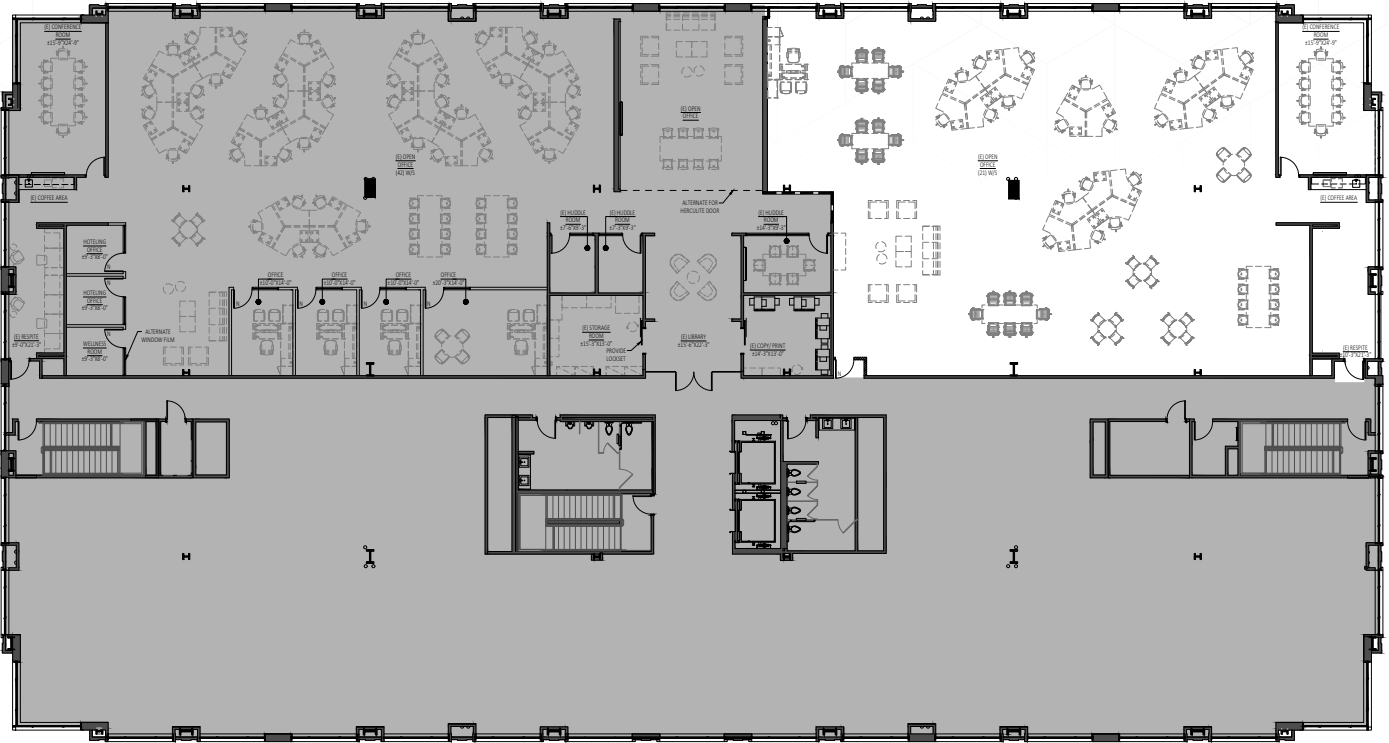


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SUITE 300

## SPACE PLAN

- 6,884 SF RENTABLE AREA
- MOVE IN READY WITH PLUG & PLAY FURNITURE



## CONTACT

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