

AVAILABLE FOR SUBLEASE - ±2,840 SF

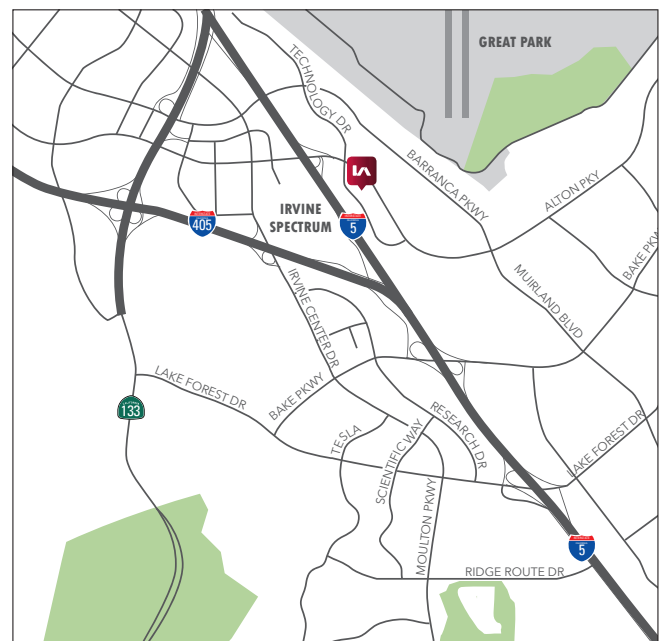
FLEX/INDUSTRIAL CONDO

18 TECHNOLOGY DR, SUITE 134, IRVINE, CA



PROPERTY FEATURES

- » Available: Immediately
- » Sublease: Through 12/31/2026 - Possibility to extend term
- » Lease Type: Full-Service Gross - Incl. Utilities, Wi-Fi, Alarm, Janitorial, Pest Control
- » Office Space: 3 Private Offices, Conference Room, Large Open Area, Kitchenette
- » Warehouse/R&D Space: Large Assembly Area, Warehouse
- » Ground Level Loading: 2 (10'x10')
- » Parking Ratio: 3:1,000 SF
- » Freeway Access: 405, 5, 133
- » Excellent Spectrum Location



EXCLUSIVE AGENT

DAVID BOLT

949.231.8309

dbolt@lee-associates.com

DRE #: 01169899

NICK DUMKE

916.380.9920

ndumke@lee-associates.com

DRE #: DRE 02248932

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

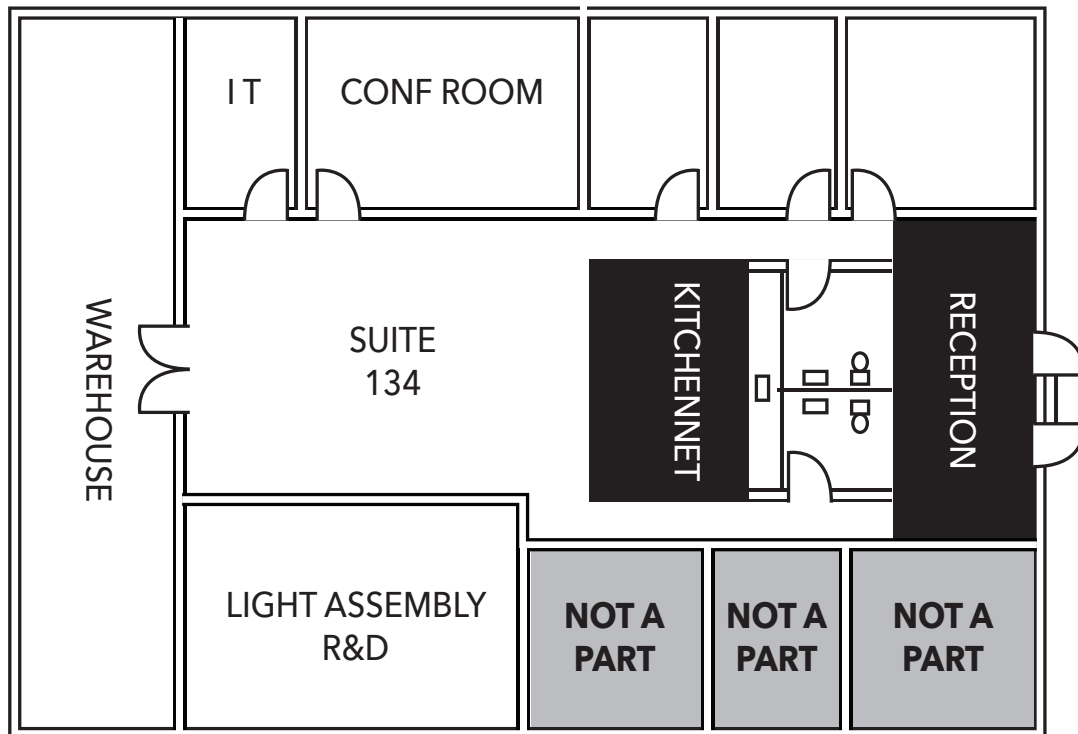
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FLOOR PLAN



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AVAILABLE FOR SUBLEASE - ±3,400 SF

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