

OFFICE  
***SUBLEASE***

18565 Jamboree Road  
Irvine | California (South Tower)

Suite 330 ±3,066 RSF  
Below Market Asking Rate  
of \$4.50 PSF



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**MARK JOENS**

Principal | Lee & Associates - Orange

**D 714-564-7122**

**C 949-241-3448**

[mjoens@lee-associates.com](mailto:mjoens@lee-associates.com)

DRE: 01830403



118565 Jamboree Road  
Irvine | California (South Tower)



## PROPERTY HIGHLIGHTS

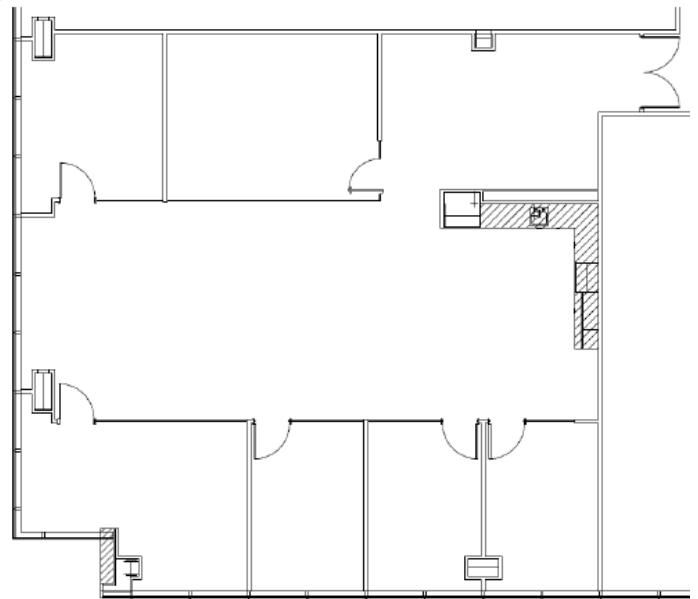
- Sublease through December 31, 2027
- Below Market Asking Rate of \$4.50 PSF
- Located within The Boardwalk - The Most Premier Office Building in the John Wayne Airport Submarket
- Exposed Ceilings Grid with Floor to Ceiling Glass Throughout
- Efficient Layout - 5 Offices (2 Executive Offices), 1 Conference Room, an Open Area with 8 Workstations, an Open Kitchen, and a Receptionist Area
- Strong Credit Sublessor
- Onsite Concierge, Notary Service, Dry Cleaning, Fitness Center, Conference Center, Valet, Bike Rack and Bike Rentals, EV Charging Stations, and Onsite Cafe and Restaurant.
- Minutes from John Wayne Airport
- Convenient access to the 405, 73 and 55 Freeways

118565 Jamboree Road  
Irvine | California (South Tower)

PHOTOS - SUITE 330



FLOOR PLAN - SUITE 330



± 3,066 RSF

**MARK JOENS**

Principal | Lee & Associates - Orange

**D 714-564-7122**

**C 949-241-3448**

[mjoens@lee-associates.com](mailto:mjoens@lee-associates.com)

DRE: 01830403

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# 118565 Jamboree Road

Irvine | California (South Tower)

## SITE PLAN



### MARK JOENS

Principal | Lee & Associates - Orange

**D 714-564-7122**

**C 949-241-3448**

[mjoens@lee-associates.com](mailto:mjoens@lee-associates.com)

DRE: 01830403

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# 118565 Jamboree Road

Irvine | California (South Tower)



All information contained herein has been provided by Sub-Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Sub-Lessee and interested parties should independently verify all information communicated by these sources.

## MARK JOENS

Principal | Lee & Associates - Orange

**D 714-564-7122**

**C 949-241-3448**

mjoens@lee-associates.com

DRE: 01830403

1004 W. Taft Ave. #150 |  
Orange, CA 92865 |  
714-564-7122 |  
LeeOrange.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES