

Creative Office & Industrial

savills

FOR SUBLEASE 17421 Derian Ave, Irvine, CA 92614



Space Profile

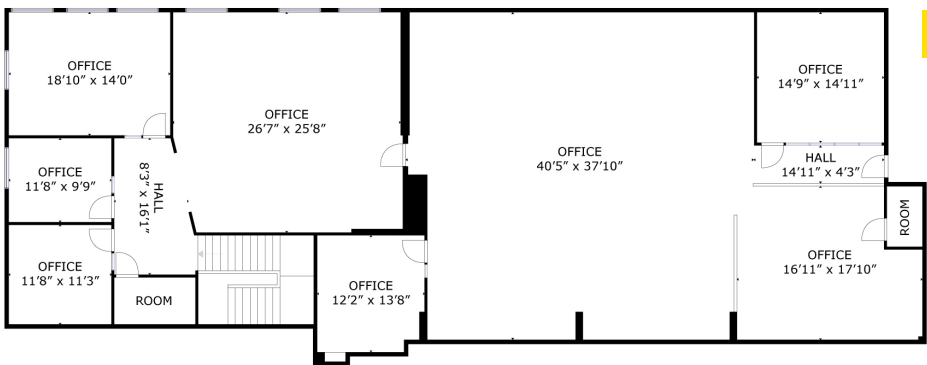
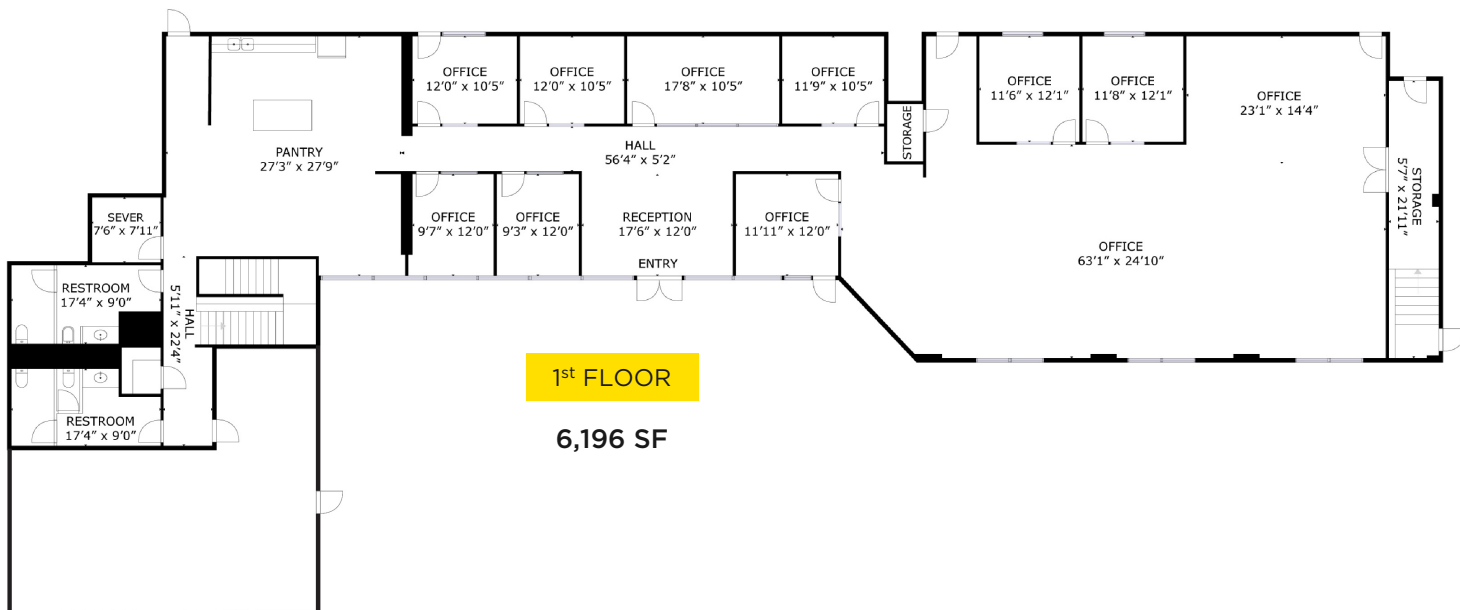
90,061 SF
Total SF

04/30/2029
Term

Negotiable
Rental rate

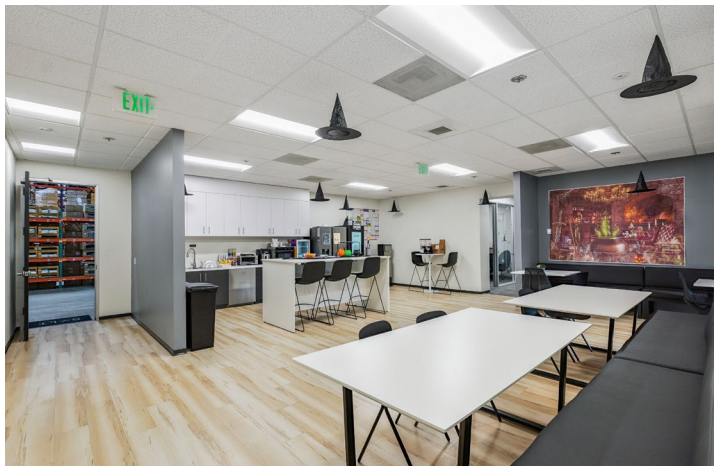
Immediate
Availability





OPTIONAL RETAIL COMPONENT



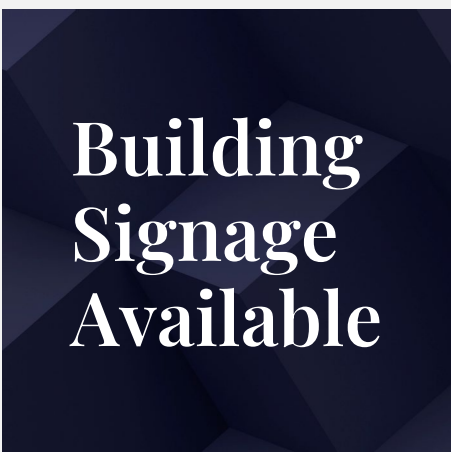


Virtual Tour



90,061 SF BUILDING TOTAL

2-STORY OFFICE AREA



Aerial Tour



ABUNDANT SURFACE PARKING

BYLT Basics HQ



+/- 8,989 SF two-story
office area



2 dedicated loading zones,
with 4 dock-high doors each:
8 dock-high doors total



ESFR sprinkler system



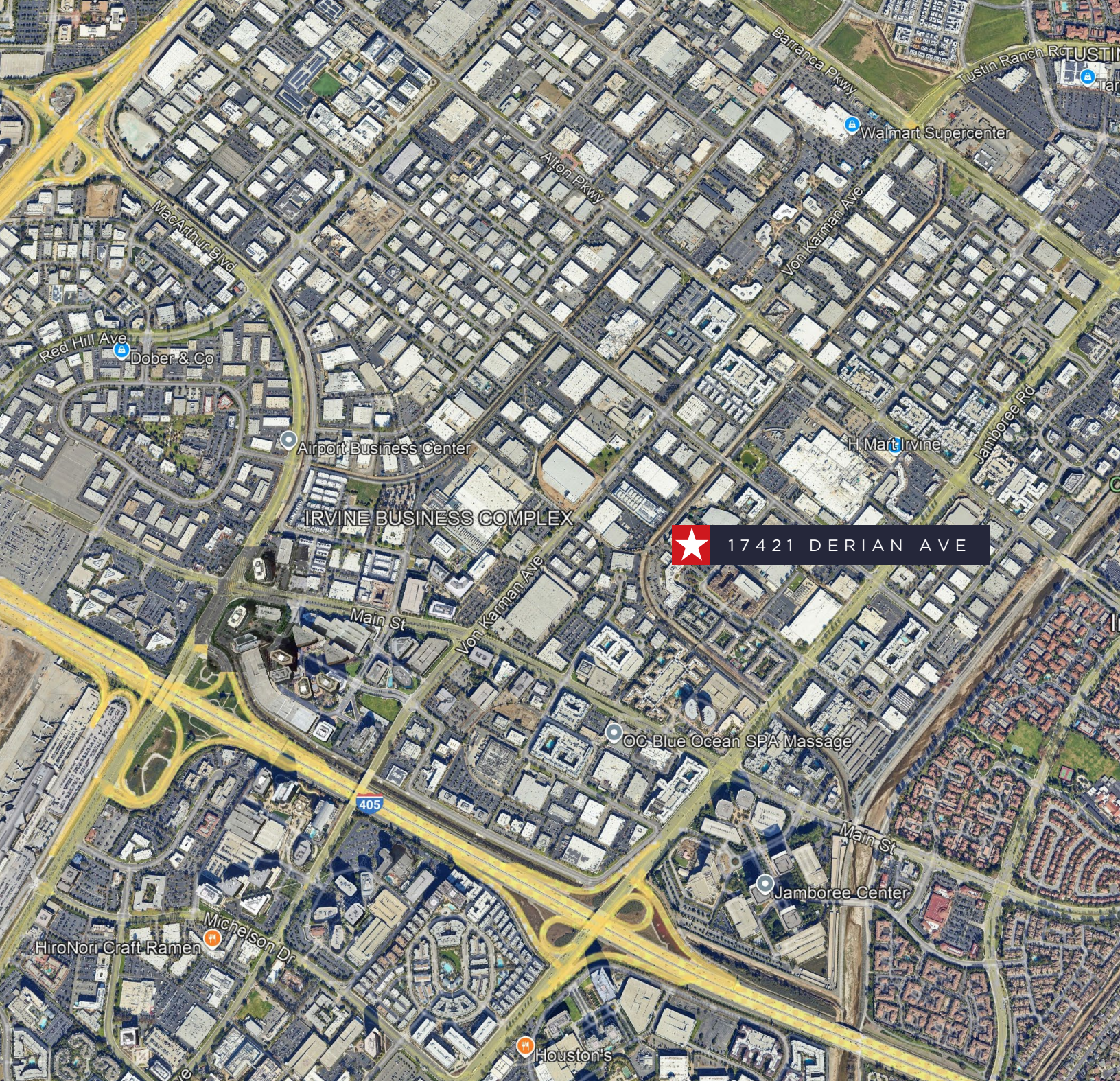
One 1,200 amp-service
One 2,000 amp-service,
both at 277/480 volts



Easy access to the 55 and 405
freeways and 73 Toll Road



Close to dining and
retail amenities



17421 DERIAN AVE



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