

**AMAZING SUBLEASE OPPORTUNITY  
NOW AVAILABLE**



**Asking \$2.25 FSG  
Term Through June 30, 2026**

**3 Hutton Centre Drive – S Coast Metro – 21,945 SF 8<sup>th</sup> Floor**



## **Suite 800 – 21,945 Sf**

### **Master floor with reception:**

- 100 Cubicles
- 20 Offices
- 4 Huddle Rooms
- 4 Conference Rooms
- 2 Break Rooms
- 2 Copy/Printer Rooms with Storage
- 2 Server Rooms
  - MDF with Liebert HVAC
  - IDF
- Reception Desk
  - Mini kitchenette with coffee station, fridge & storage





## Outstanding Location & Amenities

- 10-Story office tower with a plaza-level water feature
- Located at the crossroads of the 405 / 55 / 73 Freeways
- Restaurants within walking distance
- World-class shopping at nearby South Coast Plaza
- On-site workout facilities and conference rooms
- Hotel facilities are on-campus with John Wayne Airport just minutes away



- 8th Floor:**
- 100 Cubicles
  - 20 Offices, 4 Huddle Rooms
  - 2 Phone Booth Stations
  - 4 Conference Rooms
  - 2 Break Room with Storage Room / Reception Desk
  - 2 Printer/Copy Station with Storage
  - 2 Server Room (IDF)



8th Floor



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