



# CREATIVE OFFICE STUDIO

100 PROGRESS, IRVINE, CALIFORNIA

SITUATED IN INNOVATION PARK AT SAND CANYON & 5 FREEWAY

LEASING ADVISOR:

STEFAN ROGERS  
949.263.5362

**Voit**  
REAL ESTATE SERVICES



## LOCATION & ACCESS

- Situated in Innovation Park, Irvine's latest creative office campus
- Immediate access to Sand Canyon Avenue and the 5 Freeway
- 15-minute drive to John Wayne Airport
- 5-minute drive to Irvine Spectrum Entertainment Center





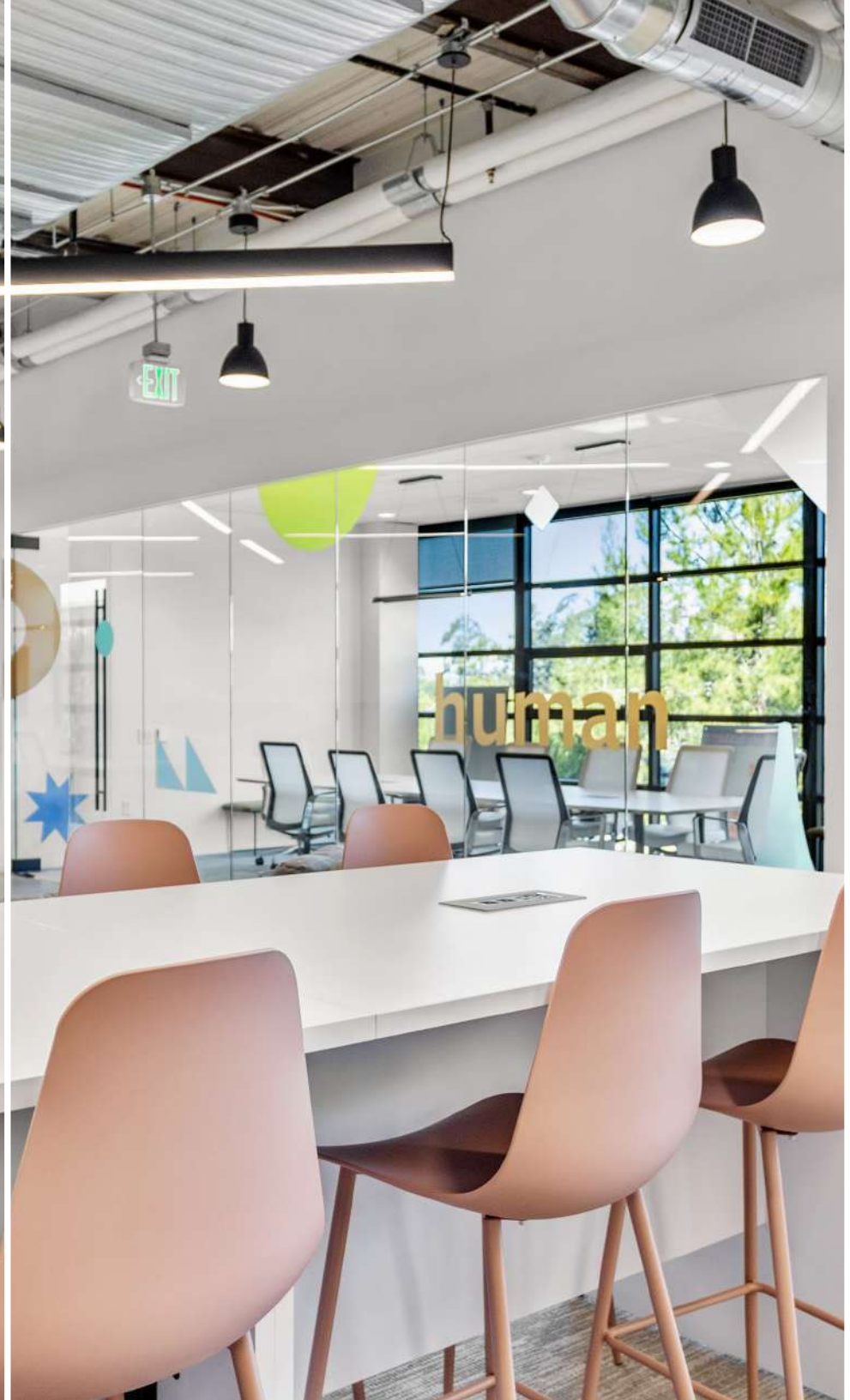
“Buildings can improve overall productivity and performance by as much as 12.5% or reduce them by as much as 17%... that’s a 30% swing between employee performance in the best and worst buildings.”

HOK – Top 10 Trends  
Influencing Workplace Design

## KEY FEATURES

- High-Image Class A Creative Office Space
- Opening windows
- On-site Kinetic gym with showers and locker room
- On-site conference facilities
- On-site dining
- Shaded outdoor spaces and meeting areas
- EV charging stations
- Available building signage







## AVAILABILITY INFO

The subject premises is available now for sublease from the current tenant.

Location: 100 Progress, Suite 220  
Irvine, CA 92618

Subject Premises: ±5,150 rentable SF

Sublease Term: Through October 31, 2027

Commencing Base Rent: \$3.50/SF/Mth Triple Net

Operating Expenses: Estimated approx. \$1.05/SF/Mth,  
excluding utilities

Parking: Free Surface Parking ( 4/1,000 SF)

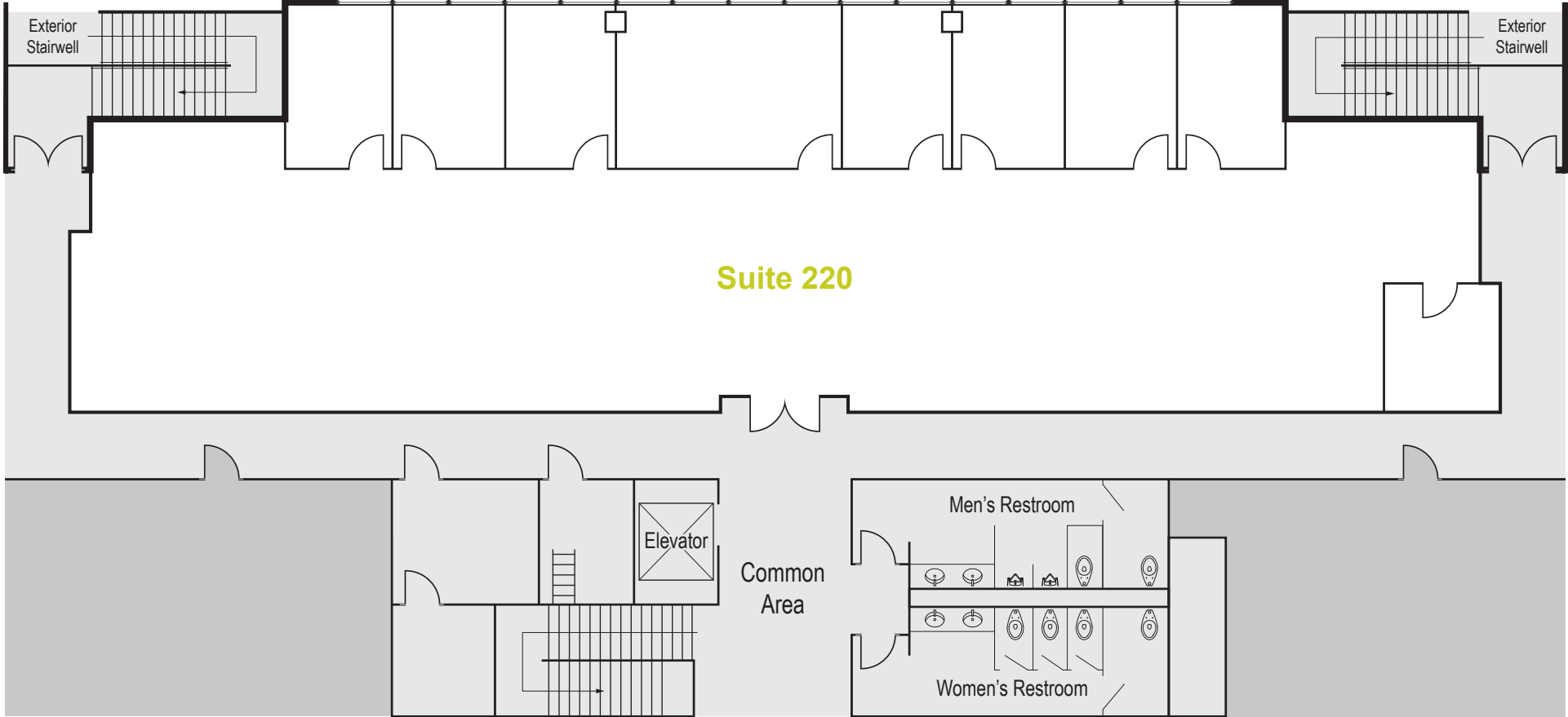
Zoning: General Commercial

Connectivity: Fiber



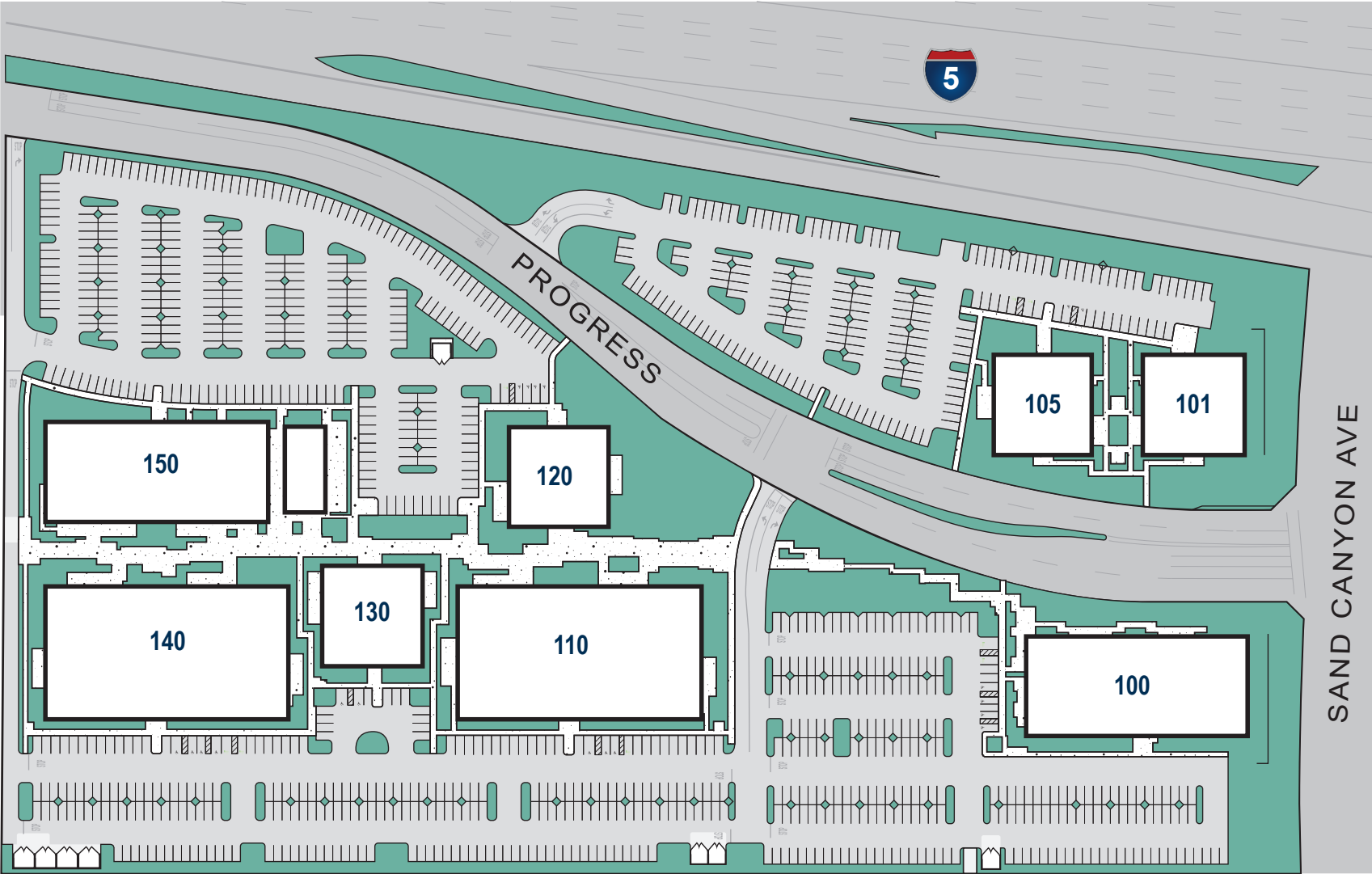


# FLOOR PLAN





# SITE PLAN



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**STEFAN ROGERS**

Senior Vice President, Partner

949.263.5362

Lic #01376946

srogers@voitco.com

***Voit***

REAL ESTATE SERVICES

2020 Main Street, Suite 100, Irvine, CA 92614

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