

FOR SUBLEASE

25 EMPIRE DRIVE

LAKE FOREST, CA 92630



Property Highlights

16,527 RSF

Office/Flex space with Clean Room

Flexible term

Dock high loading dock

The Master Lease runs through March 31st, 2027

OFFICE AREA

15 Private Offices

3 Conference Rooms

Tiled R&D areas

Kitchen and break area

CLEAN ROOMS WITH GOWNING AREA

ISO 7

±600 USF

3-Phase Power available

Additional room for specialty equipment

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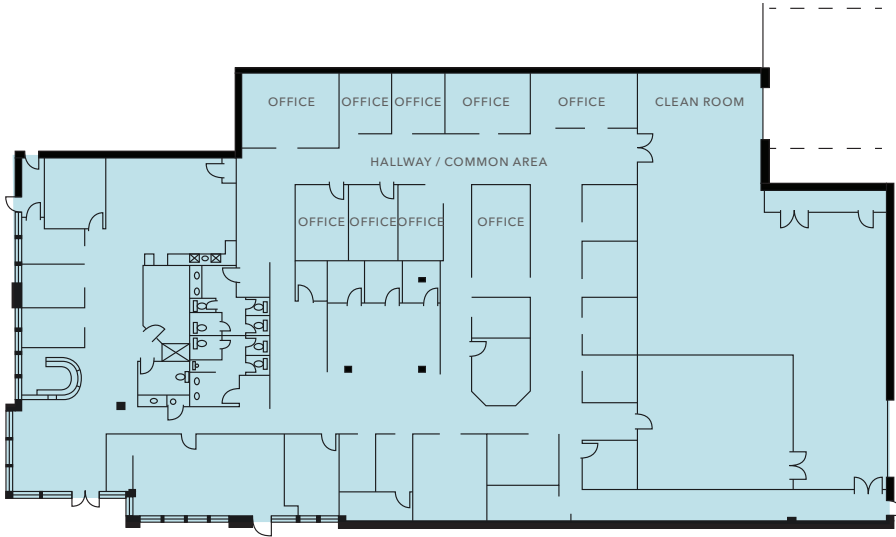
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16,527

RSF

OFFICE/FLEX

SPACE WITH CLEAN ROOM

FLEXIBLE

TERM



OFFICE CORRIDOR



OFFICE CORRIDOR



R&D ENTRANCE

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