

130 THEORY, SUITE 200
IRVINE, CA 92617

**Available
For Sublease
31,720 RSF**

Andrew Robben
Managing Director

t 949-608-2073
andrew.robben@nrmk.com
CA RE Lic. #01372891

18401 Von Karman Avenue, Suite 150, Irvine, CA 92612 | Corporate CA RE Lic. #01355491

The distributor of this communication is acting for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

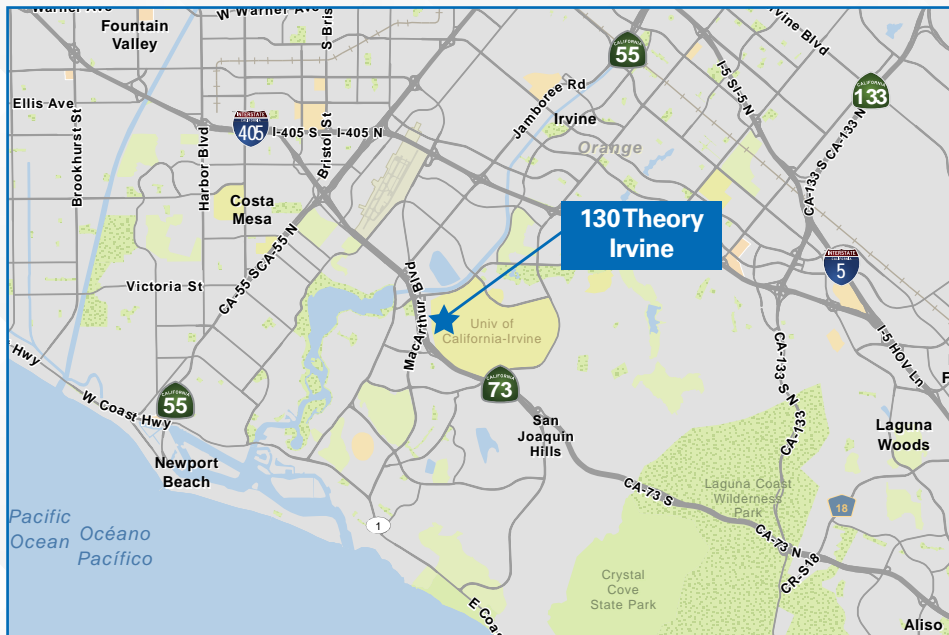
NEWMARK

Available For Sublease 31,720 RSF

130 THEORY, SUITE 200
IRVINE, CA 92617

Property Features:

- 73 Facing Building Signage (potentially available)
- Term Through December 31, 2026
- Furniture available.
- 51 Private Offices / 91 Workstations / 5 Conference Rooms
- Available November 1, 2024
- Asking rate \$1.65 NNN w/ \$0.80 nets



Available For Sublease

31,720 RSF

130 THEORY, SUITE 200

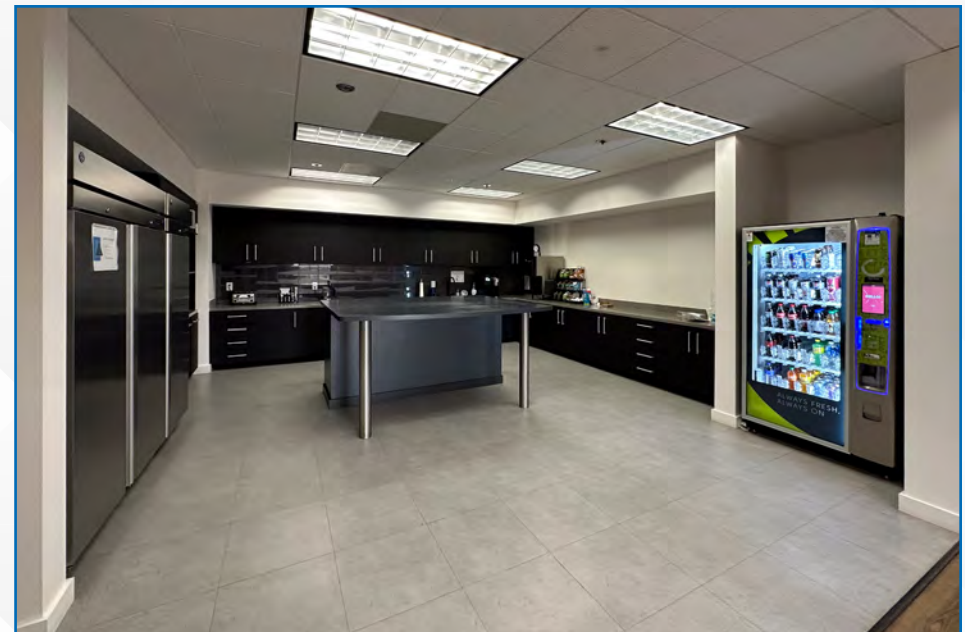
IRVINE, CA 92617



Available For Sublease

31,720 RSF

130 THEORY, SUITE 200
IRVINE, CA 92617



Available For Sublease 31,720 RSF

130 THEORY, SUITE 200
IRVINE, CA 92617

UCI Research Park Highlights:

In the heart of the nation's largest economy and on the grounds of one of the top research universities, transform the future at UCI Research Park. The unique, robust amenities support recruitment, productivity and well-being of the optimal, highly-skilled workforce that Irvine provides.

Innovative Workplace Community

- 2.2 million SF of office space
- On-site dining, KINETIC® fitness center and tech-enabled conference center
- Direct access to a 60-acre nature preserve, hiking and biking trails
- 3.5 acres of outdoor amenity space (three football fields)
- Central location at the heart of Orange County's technology hub
- Minutes from premier dining and retail at Fashion Island®
Direct, private access to buildings from free, surface parking lots Unmatched access to UC Irvine, a cutting-edge research university
- Easy access to the I-405 and I-55 freeways and 73 toll road

The Commons

Enjoy the coastal California climate in an open-air gathering area with everything needed to work, meet, dine, connect, and relax with colleagues and community.

Culinary Experiences

Enjoy a meal at visiting food trucks, village market, chef-driven cafe, Herb & Ranch, or grab a coffee and a quick bite at MoonGoat Coffee.

KINETIC®

KINETIC is a fitness and wellness movement featuring an exclusive, state-of-the-art onsite private fitness center, sport courts, group fitness classes, walking and cycling routes, a mobile app and more!

Entrepreneurial Ecosystem

Engage with Orange County's entrepreneurial community and explore a range of startup friendly workspaces that encourage growth and accelerate success.

Workday Conveniences

Simplify your day with onsite conveniences including a dynamic and hi-tech conference center, auto detailing services and EV charging stations.

