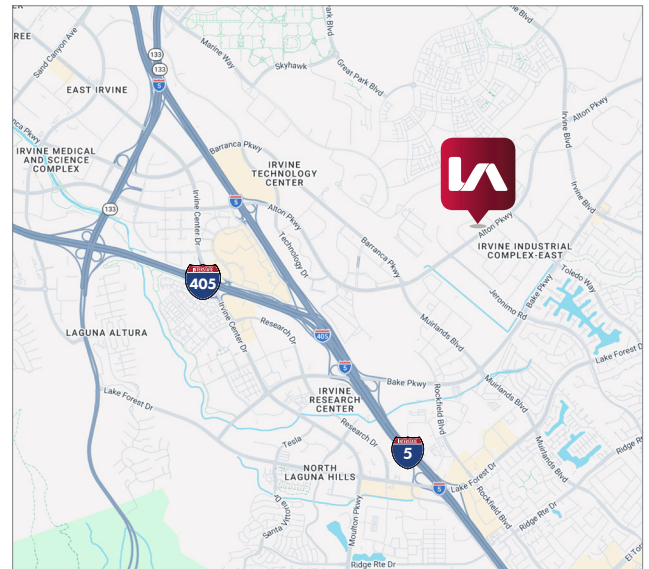


AVAILABLE FOR SUBLEASE
6 MORGAN, STE 125
IRVINE, CA 92618



PROPERTY FEATURES

- Alton Business Park
- Street Frontage on Alton Pkwy w/Building Top Signage
- ±2,823 SF Single Story Office/Flex Space
- Large Open Creative Office Concept
- 4 Private Offices Plus Large Conference Rm & Kitchen
- 2 Restrooms w/Additional Storage & IT Room
- 3.8:1,000 SF Parking Ratio
- Fully Sprinklered
- Close Proximity to 5 & 405 Freeways
- Sublease Term Through 9/30/27



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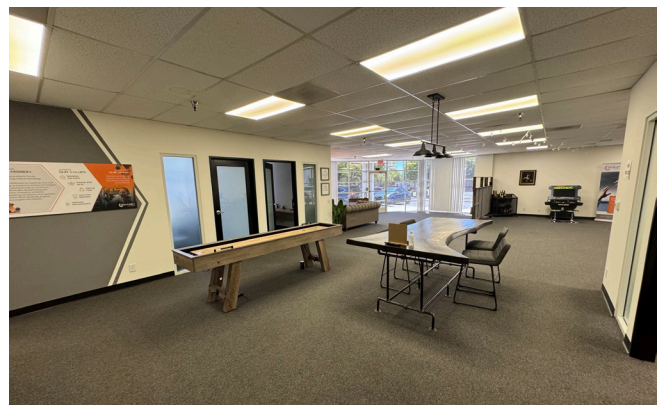
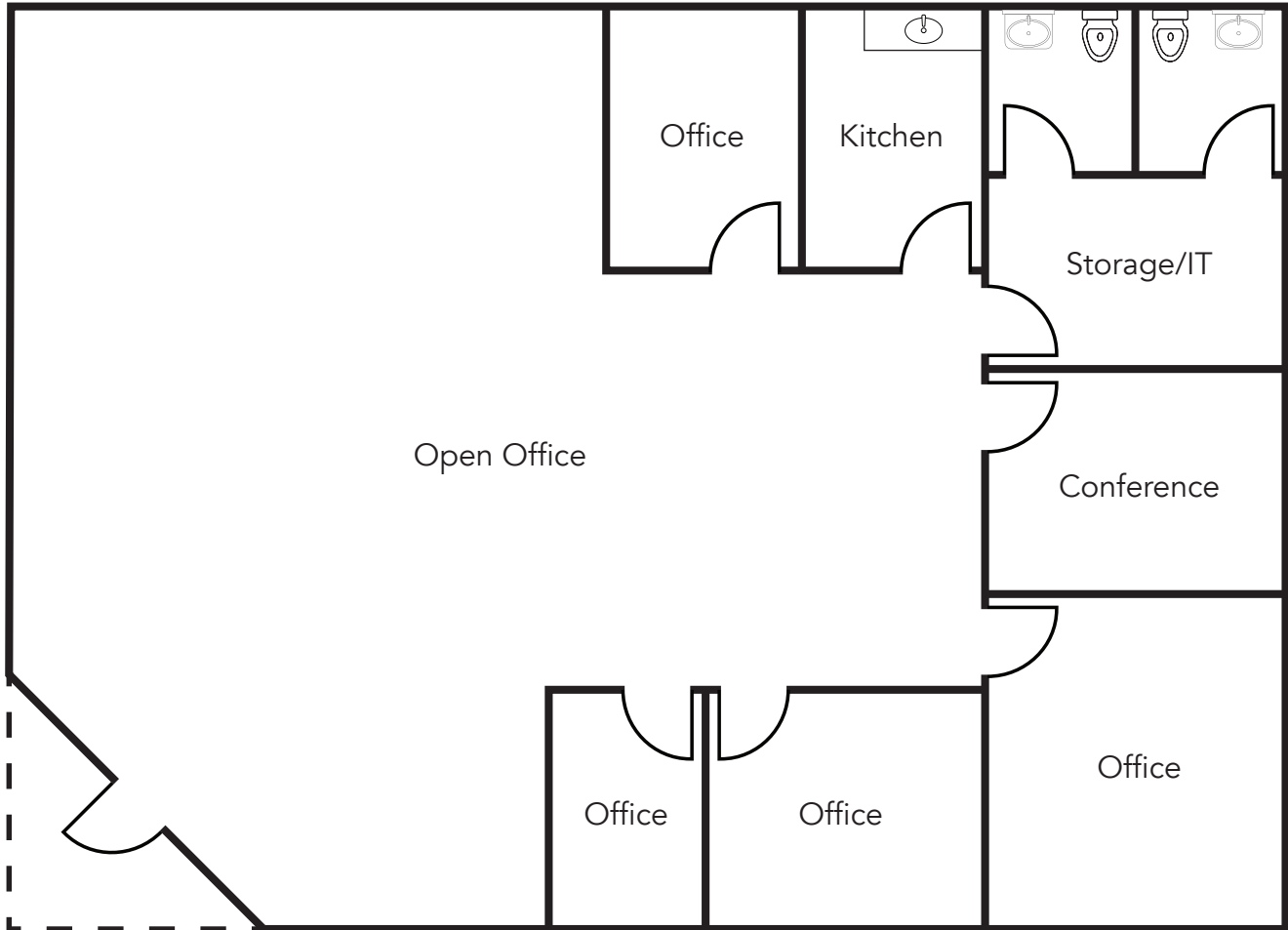
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FLOOR PLAN



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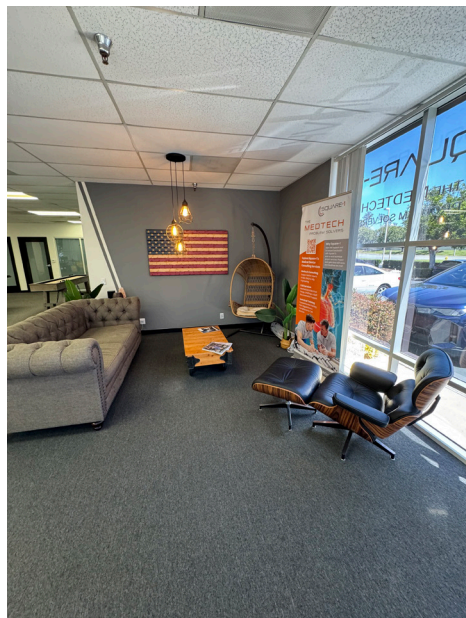
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PROPERTY IMAGES



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