

CBRE



22,120 SF FOR SUBLEASE

# UCI Research Park

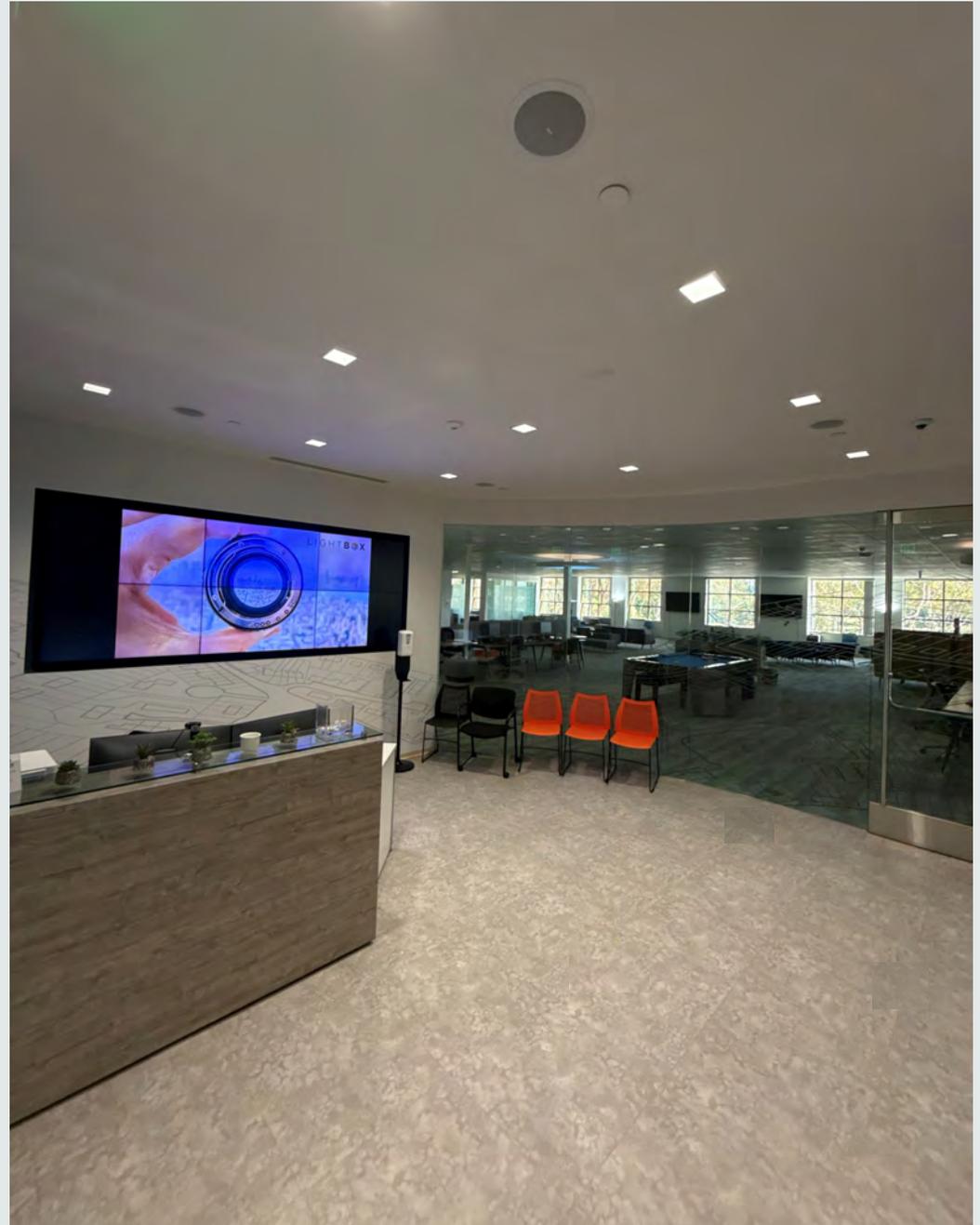
5201 CALIFORNIA AVE  
IRVINE, 92617

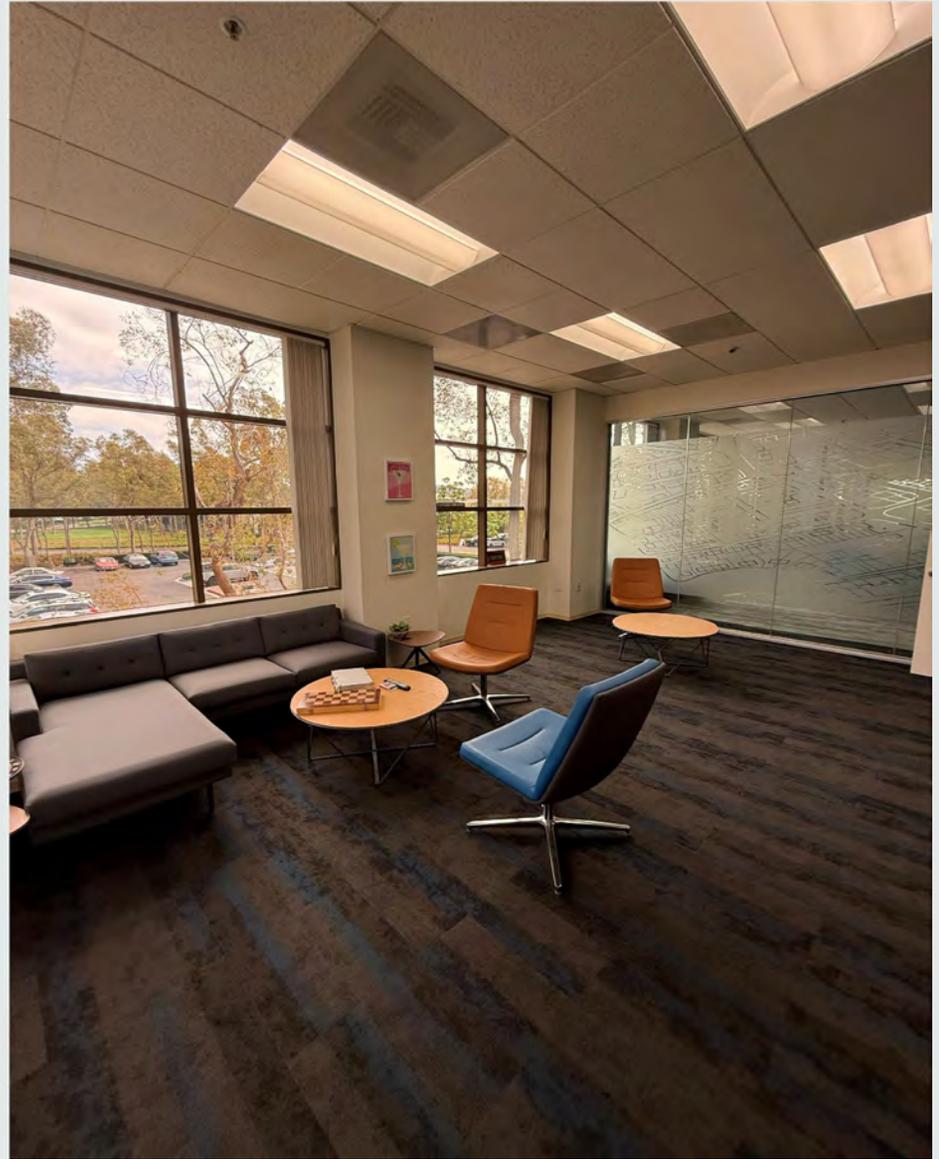
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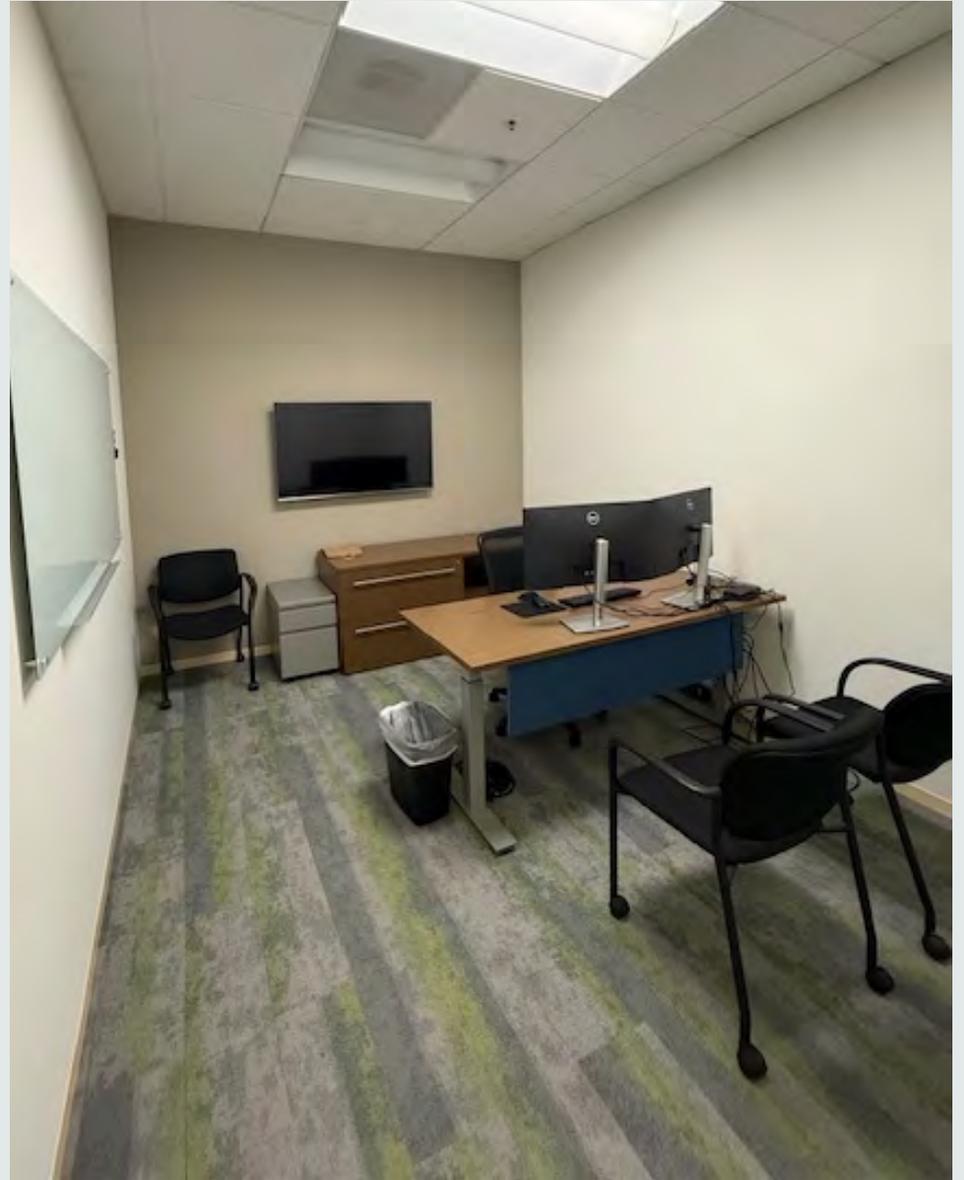
# Sublease Features

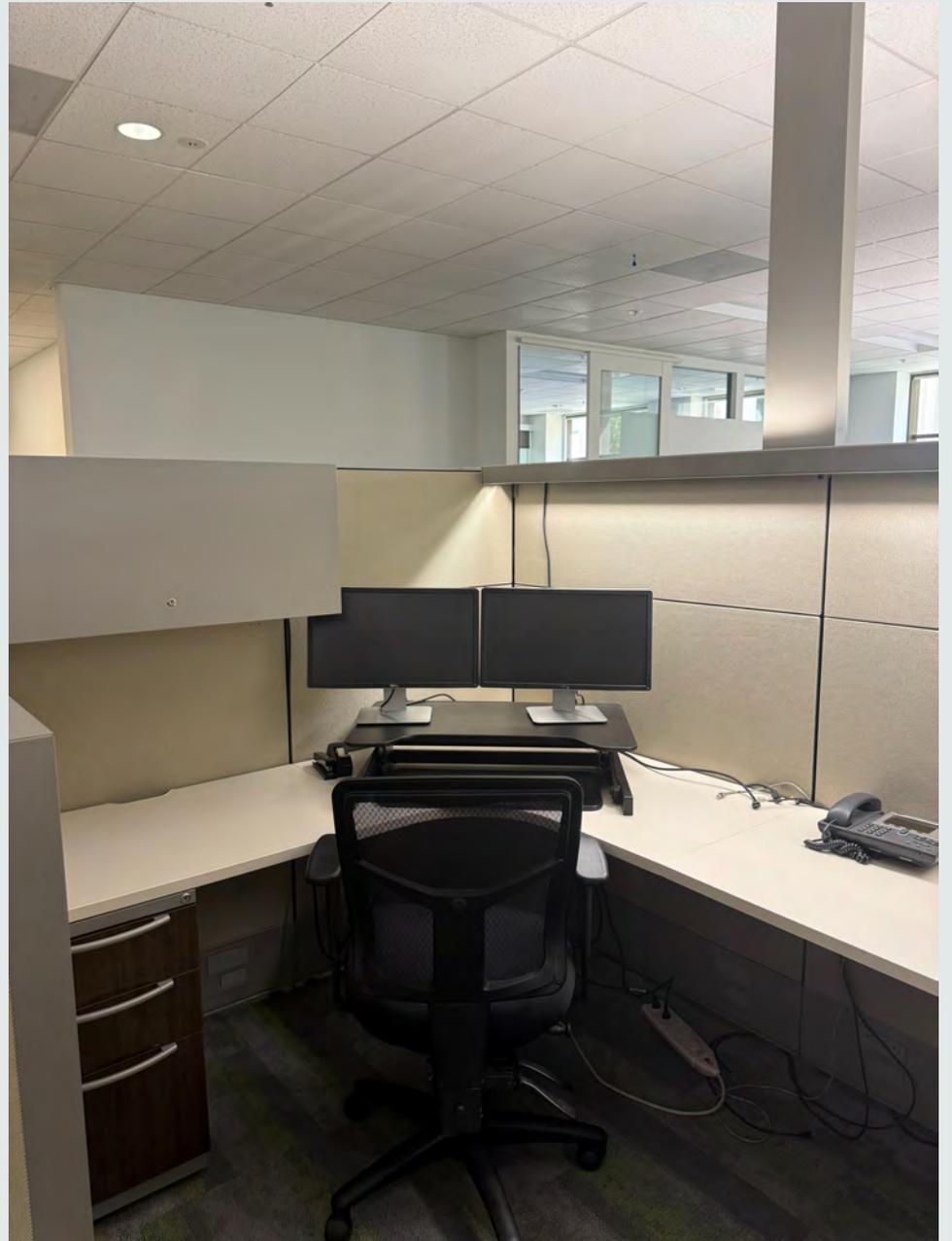
Situated within walking distance of the UC Irvine, this property offers immediate access to scenic trails and a protected nature preserve. Conveniently located just off the 73 Toll Road and minutes from the 55 and 405 Freeways, it provides seamless connectivity to John Wayne Airport, Fashion Island, The Bluffs, and a wide array of dining and entertainment options.

- + 12 offices
- + 6 conference rooms
- + Large kitchen with 4 built in booths
- + 4 focus rooms
- + Left side of space has approximately 54 cubicles
- + Right side of the floorplan is open/ collaborative with bench seating







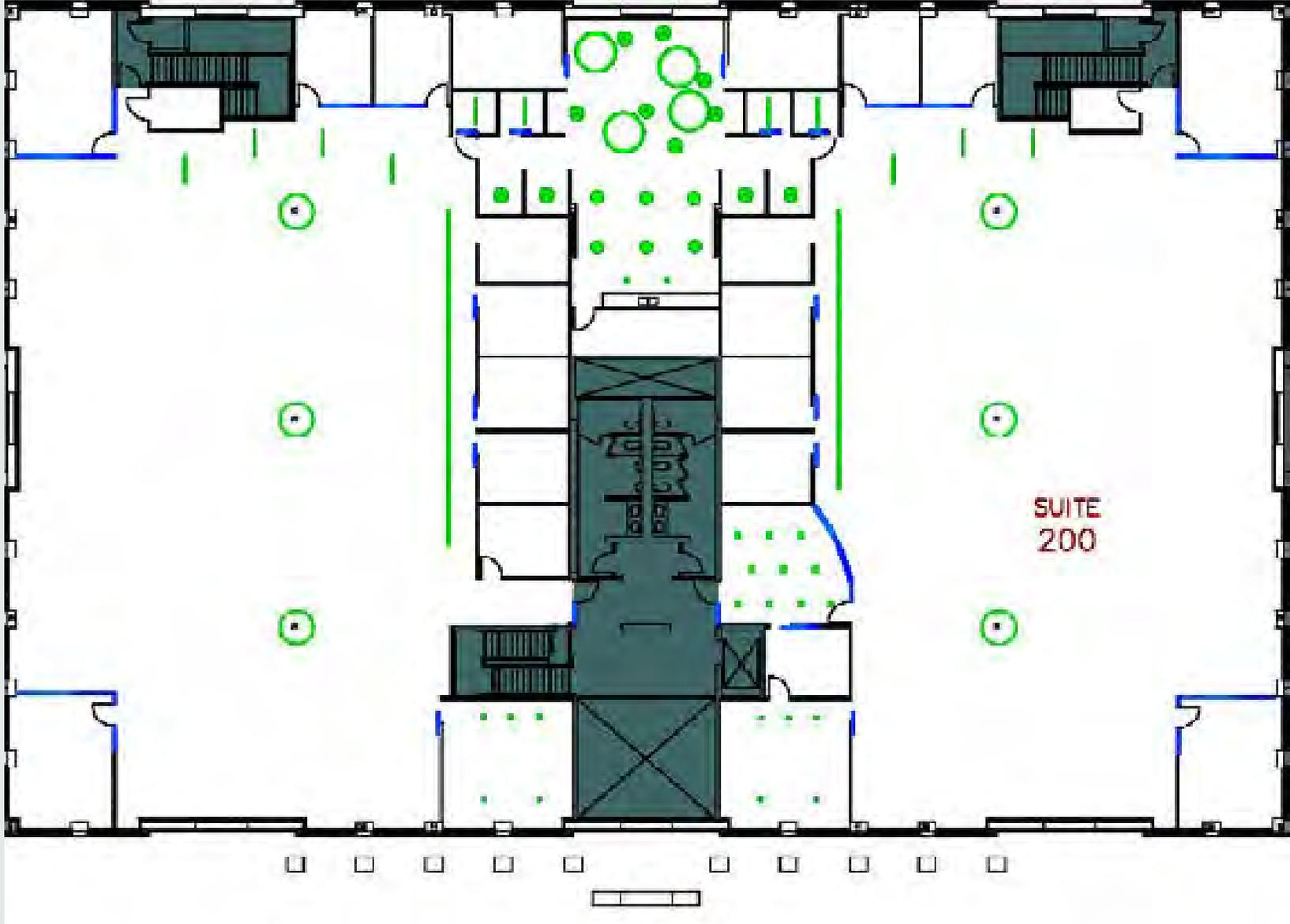




# Floorplan

SUITE 200

22,120 SF





22,120 SF FOR LEASE

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**CBRE**