

Venture Park
4 Executive Circle | Suite 120
Irvine, California



NEWMARK

±5,643 SF SUBLEASE

Venture Park
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Highlights

Flex+ Suite

- ±5,643 SF sublease - Suite 120
- Creative office on ground floor
- Modern reception with LVT flooring
- 8 private offices
- 2 glass conference rooms
- Modern kitchen area
- Direct access to patio
- Lots of natural light from extensive windowline
- Abundant surface parking
- Available 30 days or less
- Furniture available through Landlord
- Term through 3/31/28 (longer term or direct lease possible)

Venture Park Amenities

- On-site dining
- 2 meeting and event centers
- The Commons - WiFi, outdoor workspace, gathering areas, barbeques, games, and shaded seating
- On-site conveniences - auto detailing, courtesy airport shuttle, and EV charging stations

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Floor Plan

Flex+ Suite
#120
±5,643 SF



GLASS LIGHTS

Venture Park

A 5-building modern campus in a premier Irvine location featuring innovative spaces to work, dine and play.

4 Executive Circle
Suite 120
Irvine, California

Red Hill Ave

Main St

Airport Employee
Parking Lot (T-Lot)



John Wayne Airport

Troy Wooton

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NEWMARK

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