



# HIGH END CREATIVE OFFICE SUBLEASE

**5300 California Avenue, Irvine, CA 92617**

+22,784 to +68,352 Rentable Square Feet Available



**SPACE PROFILE**

SUITE	SQUARE FEET
1st Floor	+22,784 SF
2nd Floor	+22,784 SF
3rd Floor	+22,784 SF
<b>Total SF</b>	<b>+68,352 SF</b>

**ASKING RENTAL RATE**

RATE	SERVICE TYPE
Negotiable	TBD

**TIMING**

30 Days

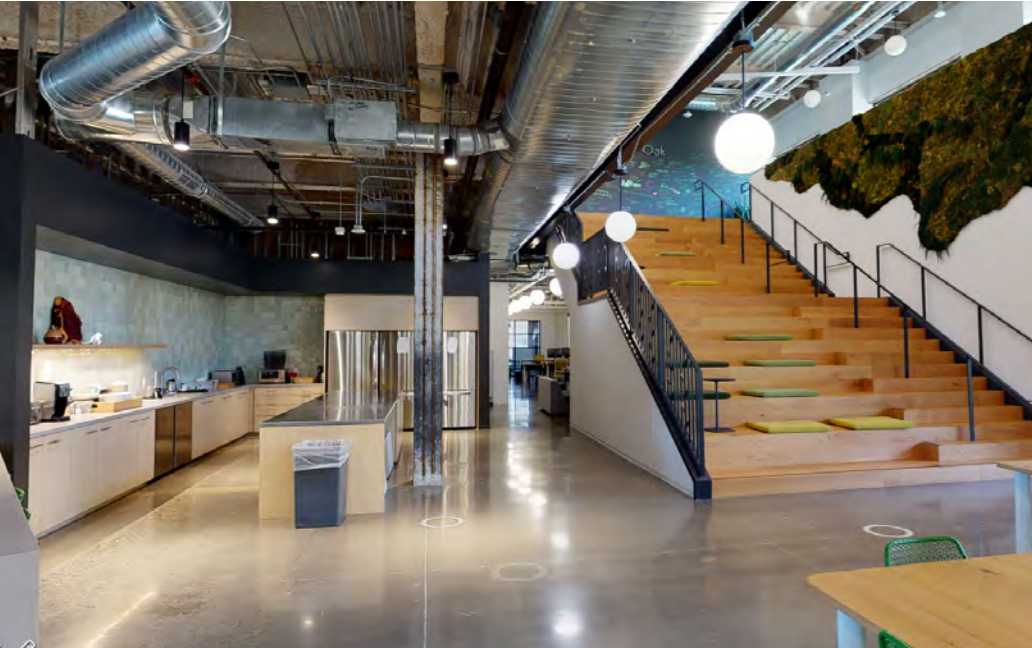
**TERM**

Sublease term through October 31, 2025

**KEY HIGHLIGHTS**

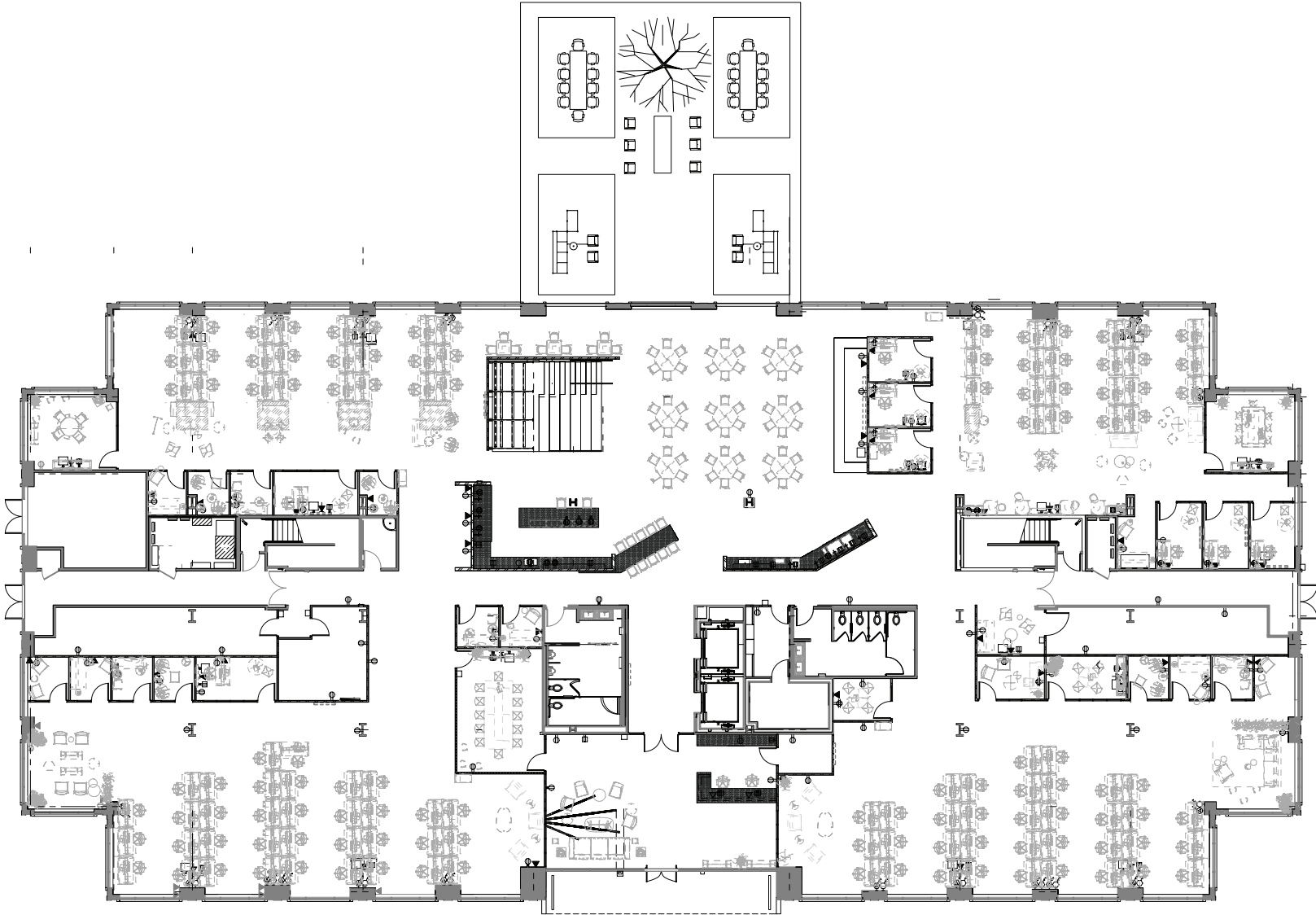
- High-end creative sublease in the upper phase of UCI Research Park
- Some furniture available
- Exposed ceilings and polished concrete throughout
- Strong-credit sublessor
- Adjacent to Herb & Ranch, hiking trails, outdoor entertaining area and gym

INTERIOR PHOTOS - 1ST FLOOR

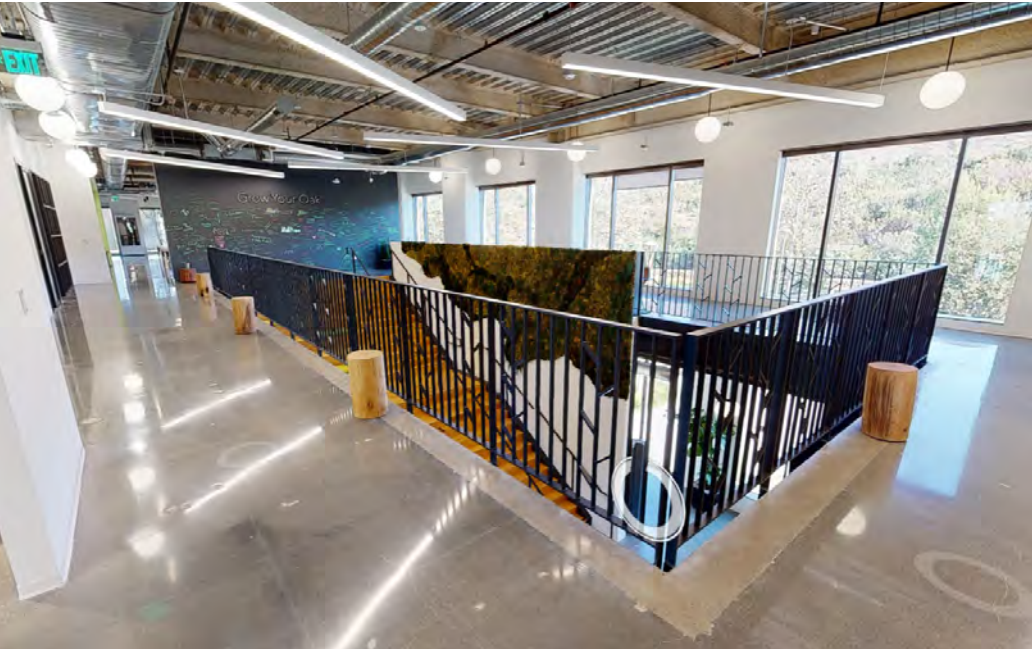


1ST FLOOR - ±22,784 SF

[CLICK HERE TO VIEW THE VIRTUAL TOUR](#)

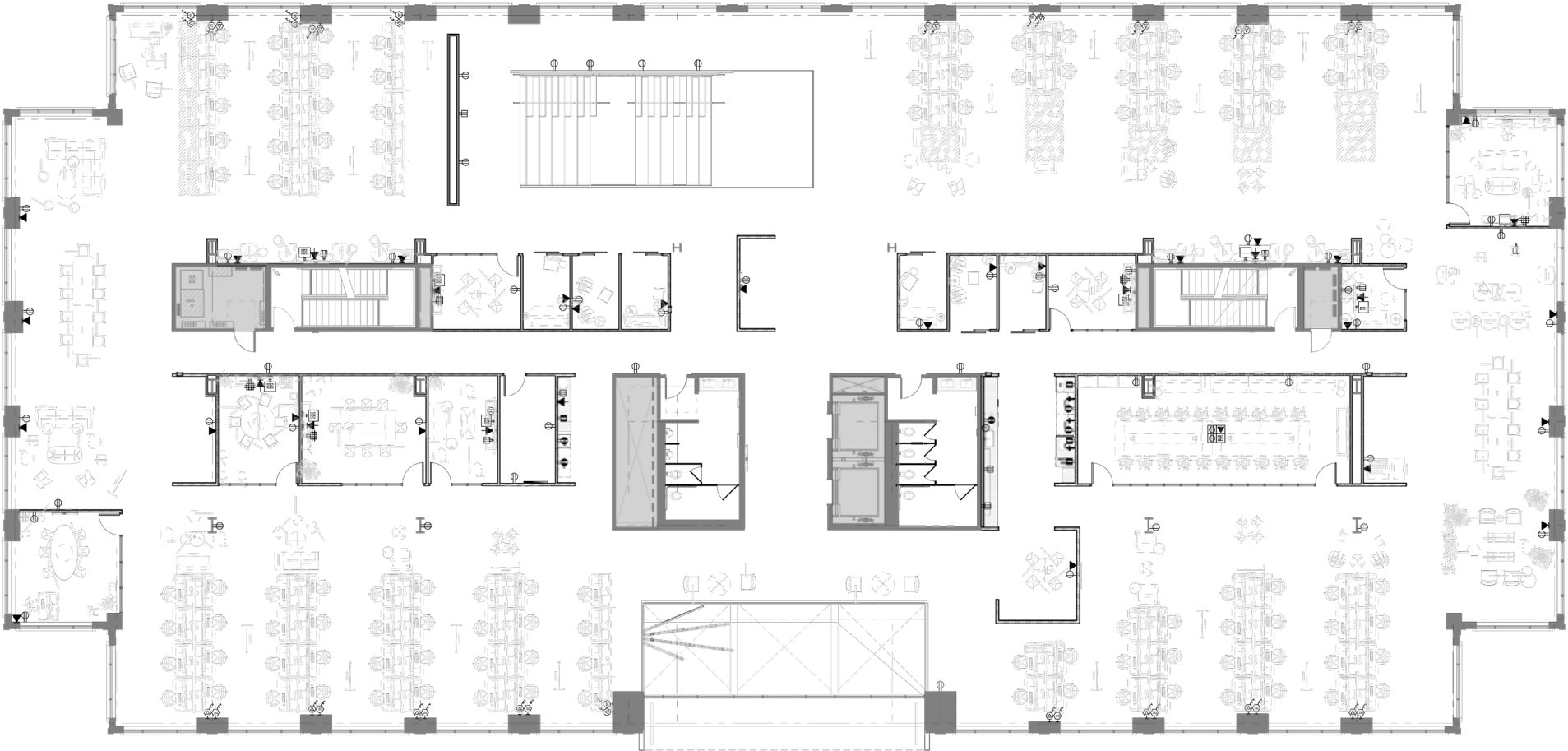


INTERIOR PHOTOS - 2ND FLOOR

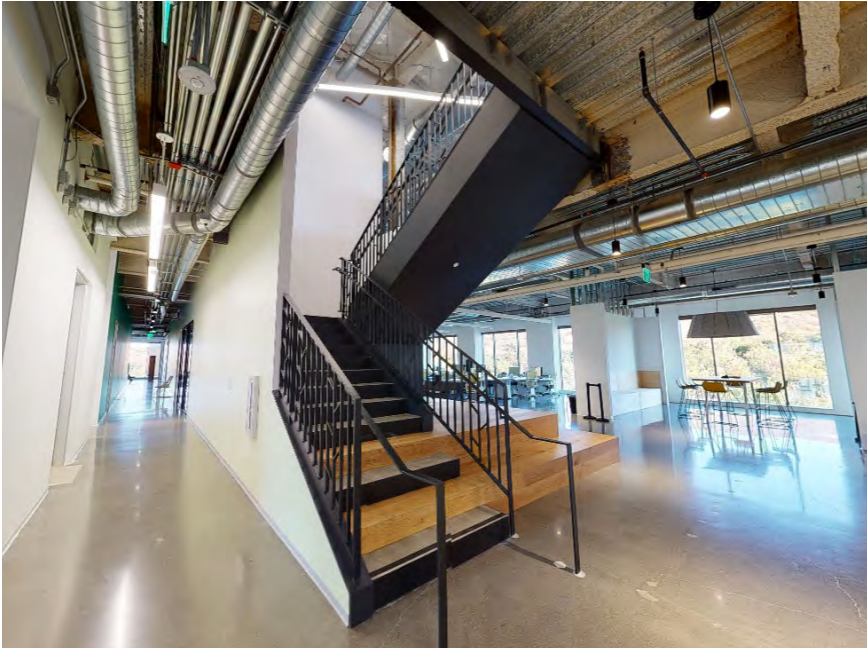


2ND FLOOR - ±22,784 SF

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INTERIOR PHOTOS - 3RD FLOOR



3RD FLOOR - ±22,784 SF

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**VIRTUAL TOUR**





## CONTACT

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