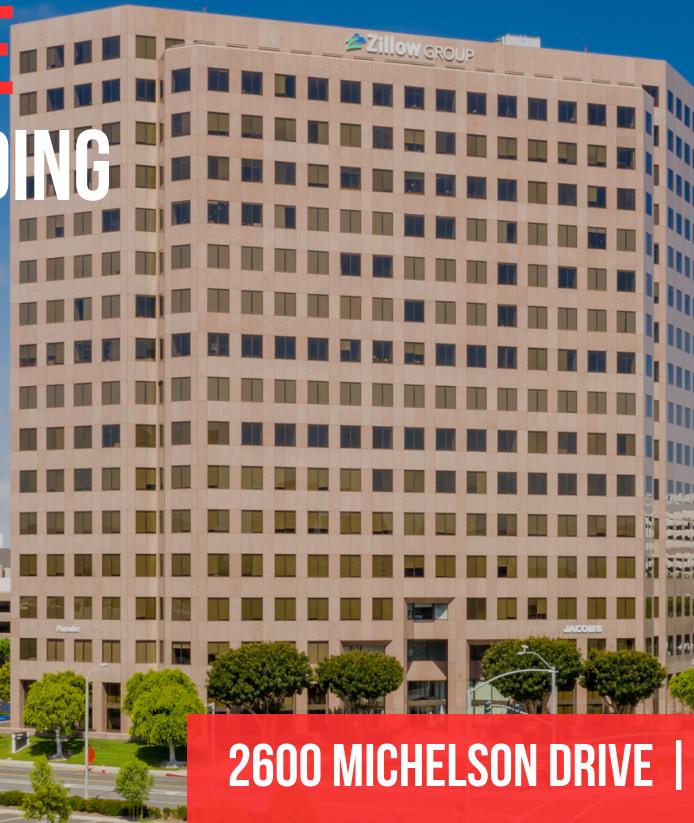


FOR LEASE OFFICE BUILDING



2600 MICHELSON DRIVE | IRVINE, CALIFORNIA

PROPERTY HIGHLIGHTS

- Plug & Play
- Large Executive Office
- Approximately 18 Workstations
- Large Conference Room - Seating 18
- Six Window Offices
- AV Room for Recording
- Open Kitchen
- Sublease Thru June 30, 2025

EXCLUSIVELY LISTED BY:

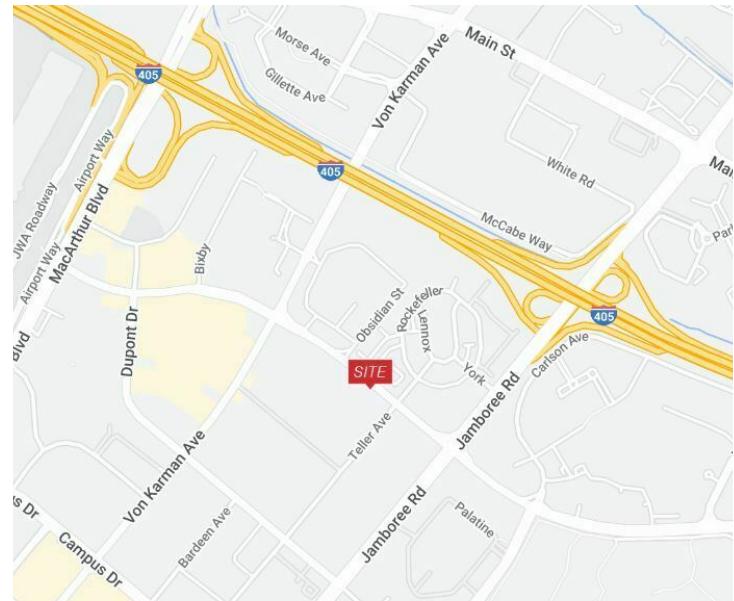
Andy Batcheller

Senior Vice President
949.468.2378 Direct
abatcheller@naicapital.com
CA DRE #00872050

PROPERTY OVERVIEW

Class A Creative Office for Sublease

SPACES	LEASE RATE	SPACE SIZE
Suite 1400	\$1.75 SF/month	9,351 SF



NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY PHOTOS



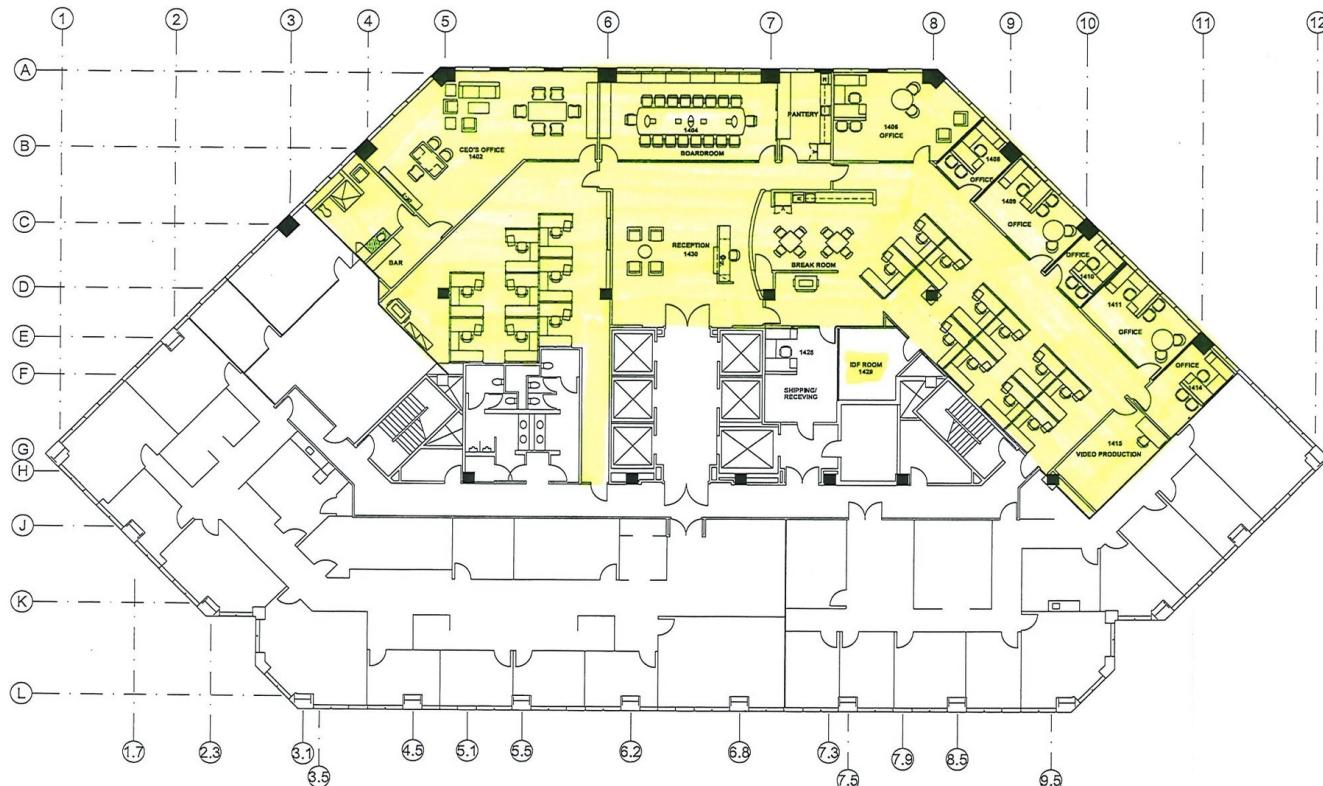
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FLOOR PLAN

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Andy Batcheller

Senior Vice President
949.468.2378 Direct
abatcheller@naicapital.com

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