

Rare Furnished Opportunity

±90,000 RSF – Sublease Available Now (Divisible to single-floor)

savills

FOR SUBLEASE

4 Polaris Way, Aliso Viejo, CA 92656



Prestigious South County Presence

Four Polaris Way in Aliso Viejo offers flexible, growth-ready space in a prime South Orange County location. Overlooking the 73 Toll Road with prominent signage, it features $\pm 23,000$ RSF floorplates—available separately or combined—with the option to expand into the adjacent 5 Polaris for up to 170,000 RSF.

The five-building campus includes a conference center, café, outdoor WiFi areas, basketball court, walking paths, fitness center, EV charging, and access to

Aliso Viejo Town Center. Premium finishes, adaptable layouts, and abundant amenities create an exceptional workplace.

Owned by a joint venture between Drawbridge Realty (San Francisco) and KKR (New York), the property is anchored by Quest Software, a global leader with over 3,500 employees in 39 countries.



4 Polaris Way

ALISO VIEJO, CA 92626

Space Profile

| | | |
|-----------|--------------------|---|
| 4th Floor | +22,653 RSF | 169 seats 146 workstations 23 private offices |
| 3rd Floor | +22,653 RSF | 197 seats 172 workstations 25 private offices |
| 2nd Floor | +22,653 RSF | 187 seats 168 workstations 19 private offices |
| 1st Floor | +22,653 RSF | 55 seats 47 workstations 8 private offices |
| Total: | +90,162 RSF | 608 seats 533 workstations 75 private offices |



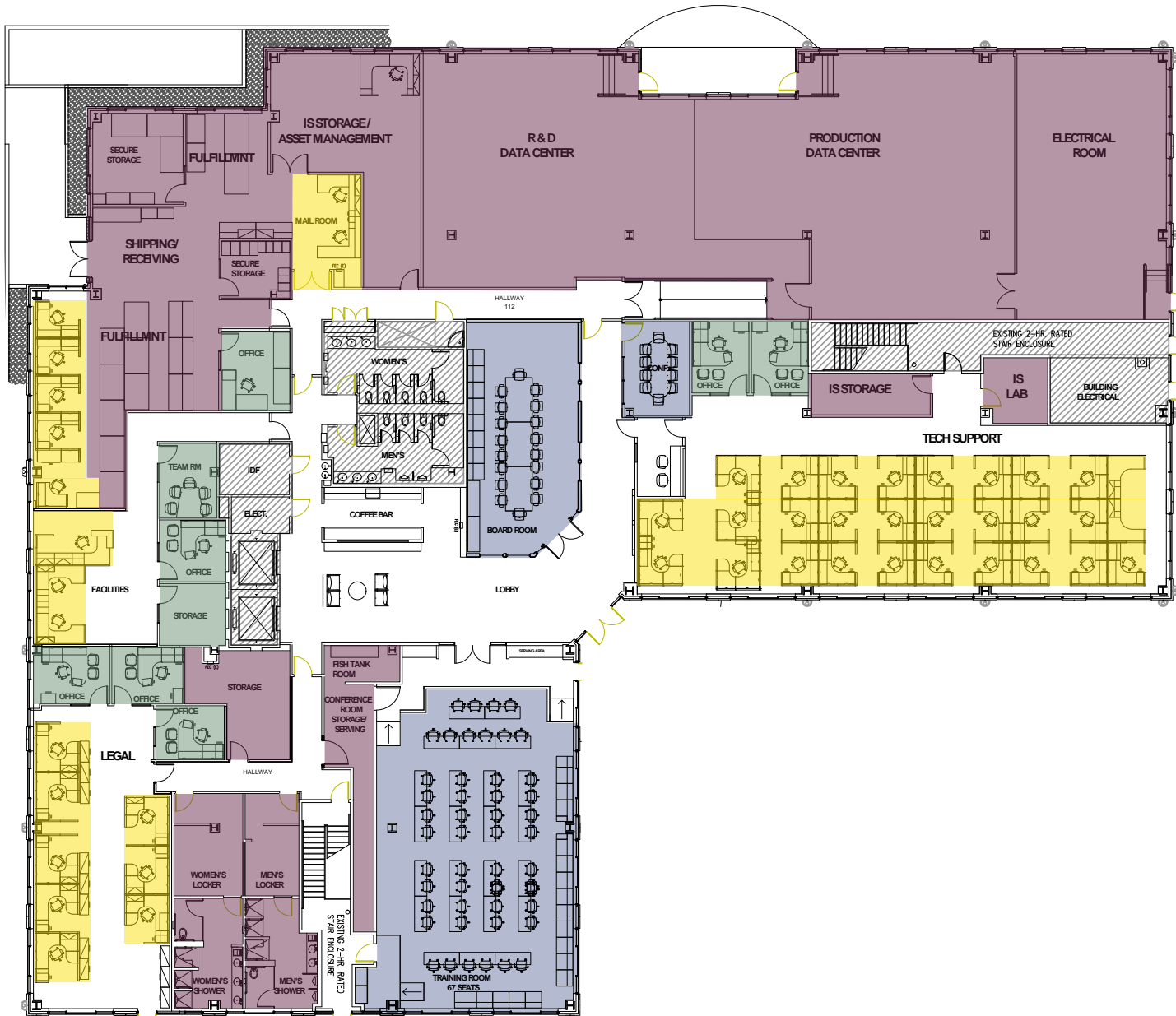
Basics

- > Full building or individual floors
- > Fully furnished & cabled
- > Free surface parking
- > Available now – January 31, 2029

Key Highlights

- > 70-person training room
- > 18-person board room
- > Showers & lockers
- > Kitchen & coffee bar on each floor
- > 14 conference rooms throughout
- > Can accommodate up to 600 employees

1ST FLOOR +22,653 RSF



Space Program

55

Total Seats

47

Workstations

8

Private offices

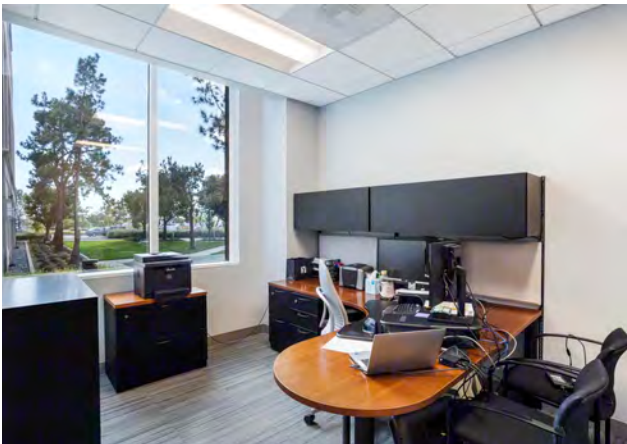
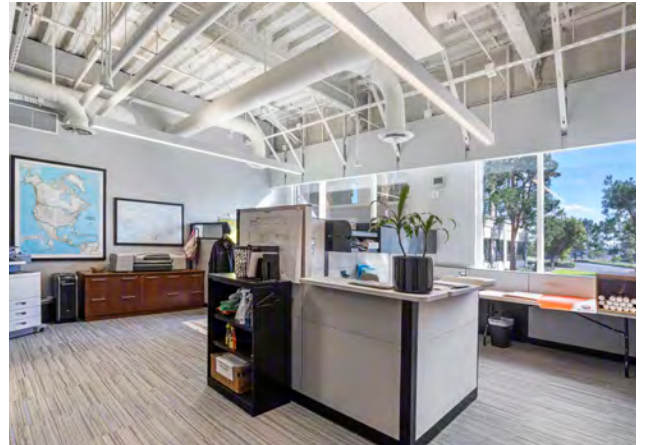
Office Breakdown

- Workstations
- Private office
- Conference
- Other

Key Highlights

- 70 person training room
- 18-person board room
- Conference room
- Showers and lockers
- Kitchen and coffee bar

1ST FLOOR Interior Photos



2ND FLOOR +22,653 RSF



Space Program

187
Total Seats

168
Private offices

19
Private offices

Office Breakdown

- Workstations
- Private office
- Conference
- Other

Key Highlights

- Mothers room
- Coffee bar
- Storage

2ND FLOOR Interior Photos



3RD FLOOR

+22,653 RSF Available



Space Program

197

Total Seats

172

Workstations

25

Private Offices

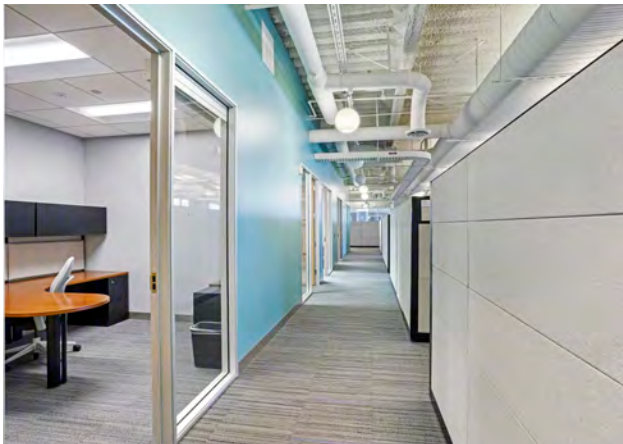
Office Breakdown

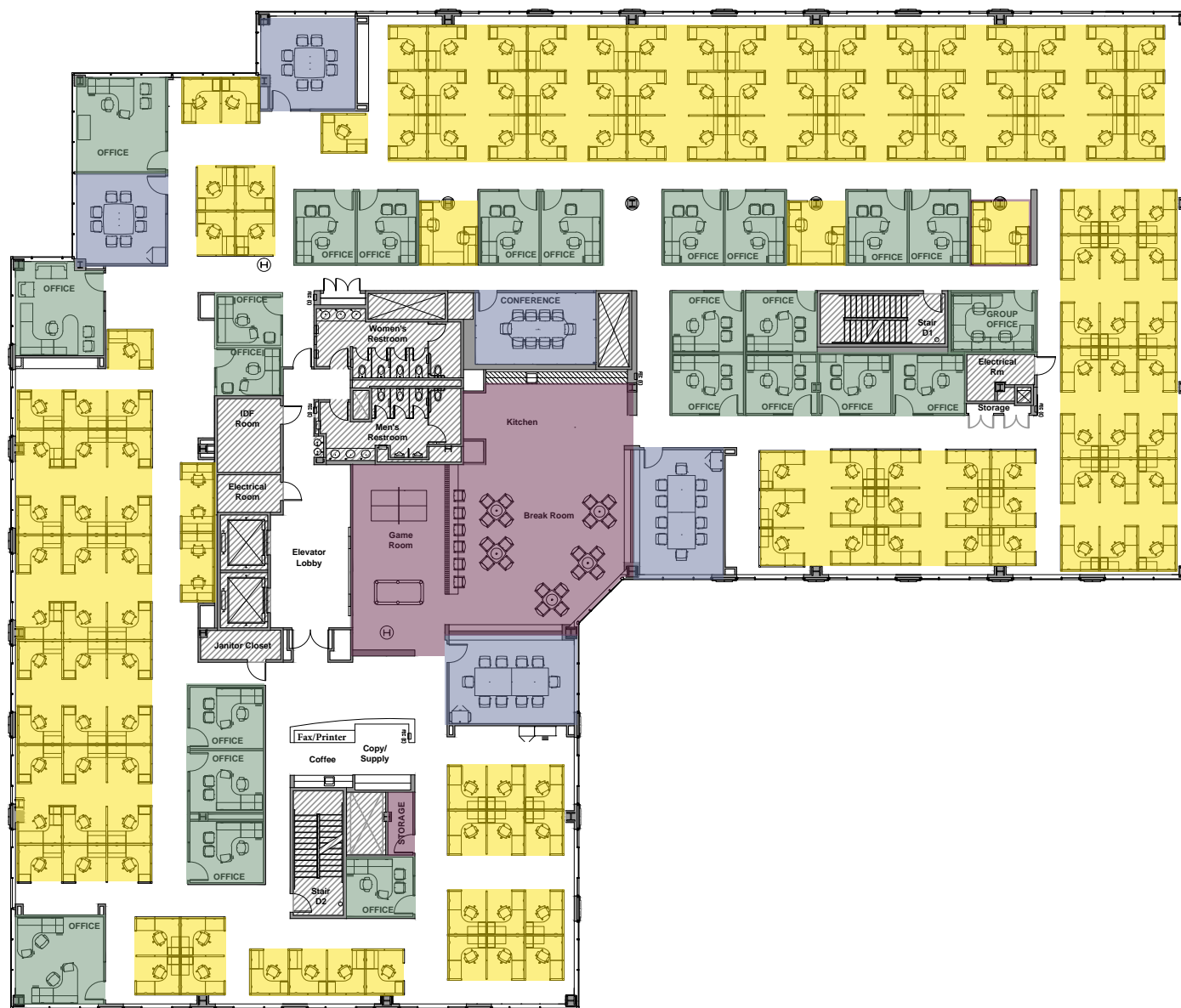
- Workstations
- Private office
- Conference
- Other

Key Highlights

- Conference
- Coffee bar
- Creativity lab

3RD FLOOR Interior Photos





Space Program

169

Total Seats

146

Workstations

34

Private offices

Office Breakdown

- Workstations
- Private office
- Conference
- Other

Key Highlights

- Break room
- Kitchen
- Game room

4TH FLOOR Interior Photos



NEARBY AMENITIES

Restaurants

1. Citrus Fresh Grill
2. Seven Seas Roasting Co.
3. Luxweet Cafe
4. Philz Coffee
5. Marugame Udon
6. Taco Bell
7. Eureka! AV
8. Urban Plates
9. The Poke Co. & Wings
10. Sattva Indian
11. Cold Stone Brewery
12. The Petite Bakeshop
13. Stadium Brew Co.
14. Inka Mama's Restaurant
15. Wahoo's Fish Taco
16. Barnes & Noble Cafe
17. Brown Sugar Oats
18. OPAH Seafood + Grill
19. Sgt. Pepperoni's Pizza Store
20. Fennel Kitchen & Bar
21. Cafe Rio Fresh Modern Mexican
22. Raising Cane's Chicken Fingers
23. Chick-fil-A
24. Del Taco
25. Thai Bite Thai Cuisine
26. El Pollo Loco
27. Rubio's Coastal Grill
28. Acai Republic
29. Starbucks
30. Costco Bakery
31. Peppino's Pizzeria
32. Wendy's
33. Blaze Pizza
34. Sango Sushi Restaurant
35. Chipotle Mexican Grill
36. High Tide Coffee Laguna Niguel
37. Mangia Bene Cucina
38. Golden Dragon Chinese Food
39. Chaupain French Bakery
40. McDonald's
41. Taco Bell
42. In-N-Out Burger
43. California Pizza Kitchen

Banks

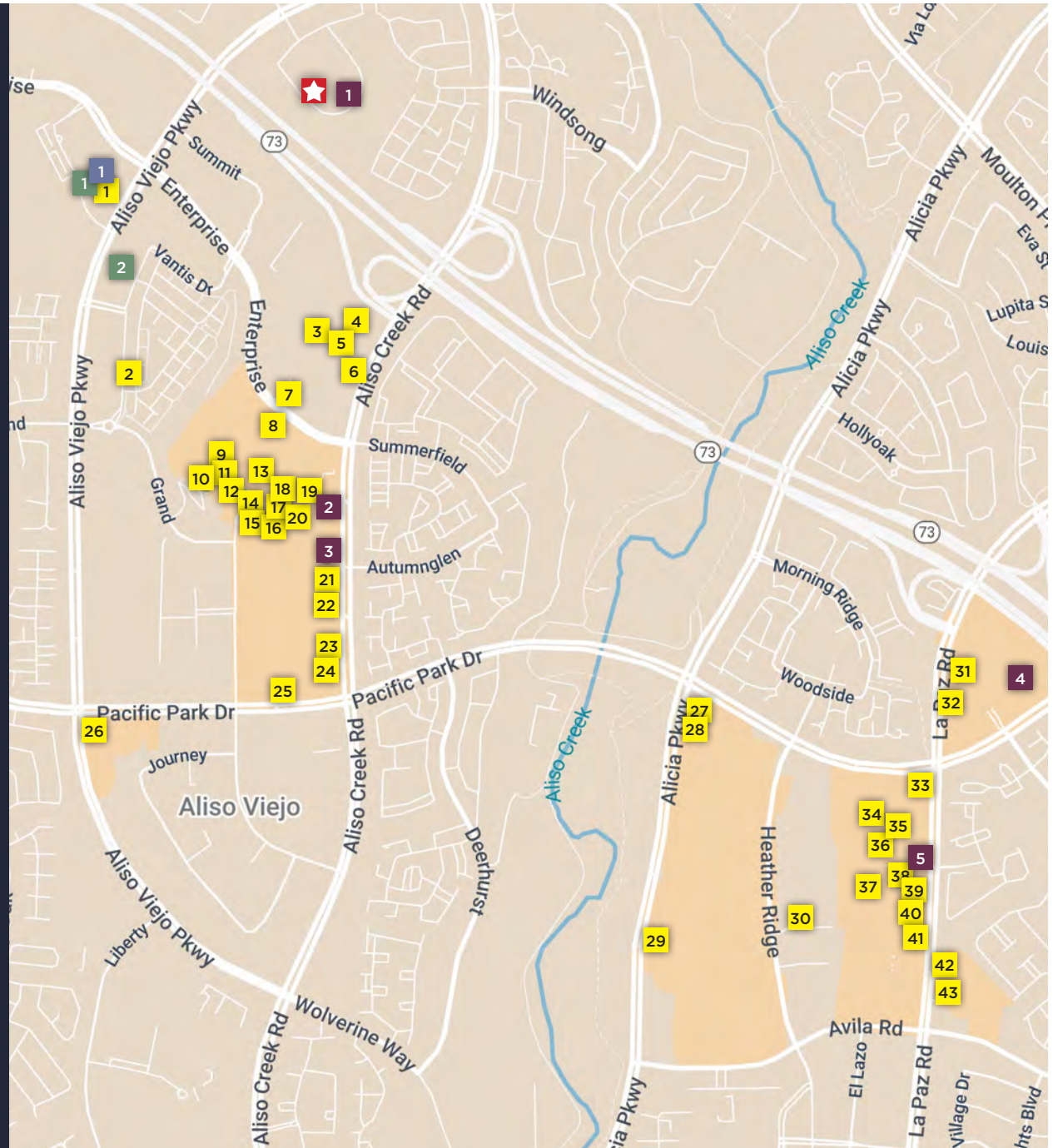
1. Capstone Federal Credit Union
2. Bank of America
3. Chase Bank
4. Citi
5. U. S. Bank Branch

Gym

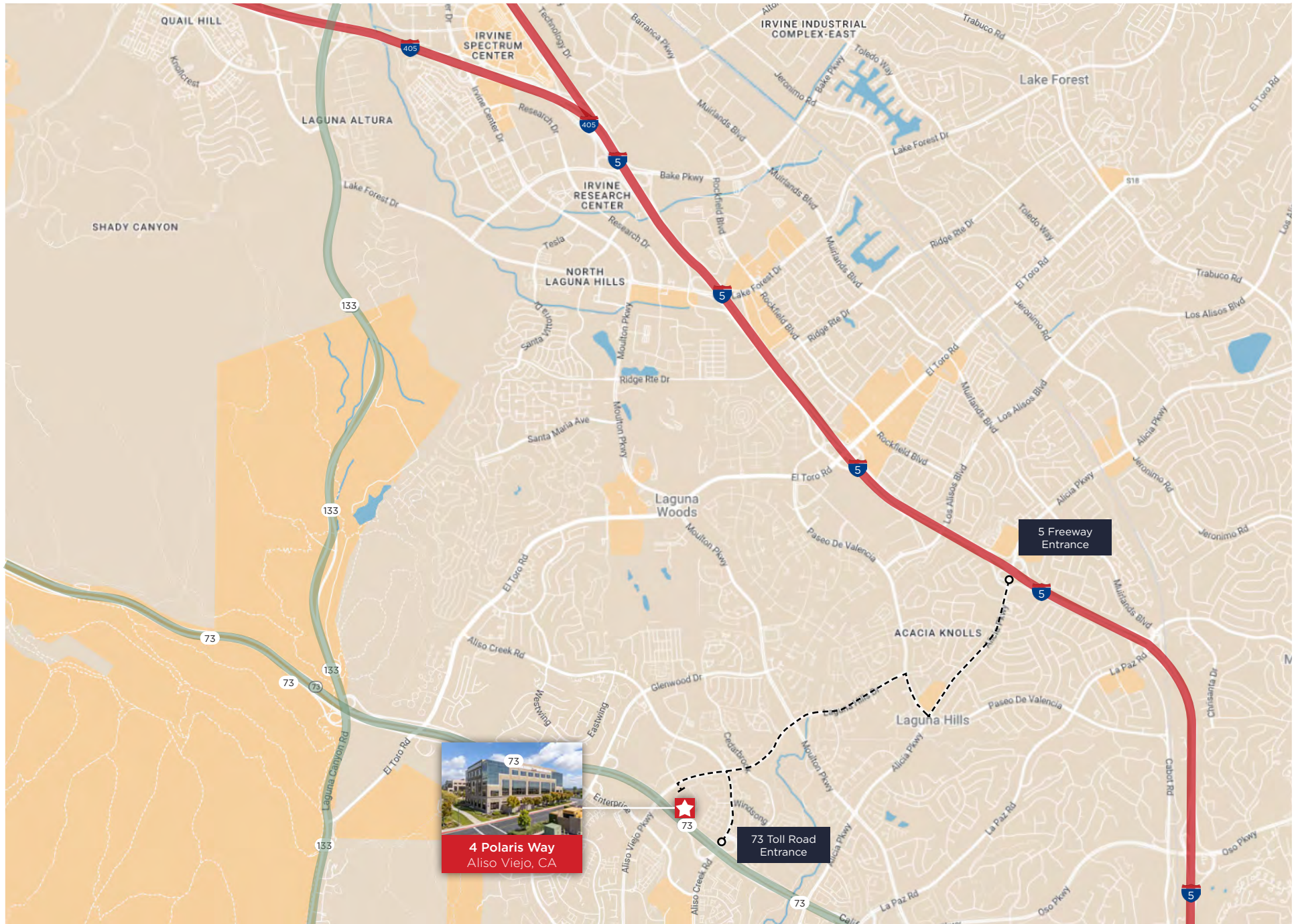
1. ClubSport AV Health & Fitness Gym

Hotels

1. Renaissance ClubSport Aliso Viejo Laguna Beach Hotel
2. Homewood Suites by Hilton Aliso Viejo - Laguna Beach



LOCATIONAL MAP





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