

# Newport Court - Warehouse & Office Space Available for Sublease

FOR SUBLEASE

1791 Deere Ave., Irvine, CA 92606



## SPACE PROFILE

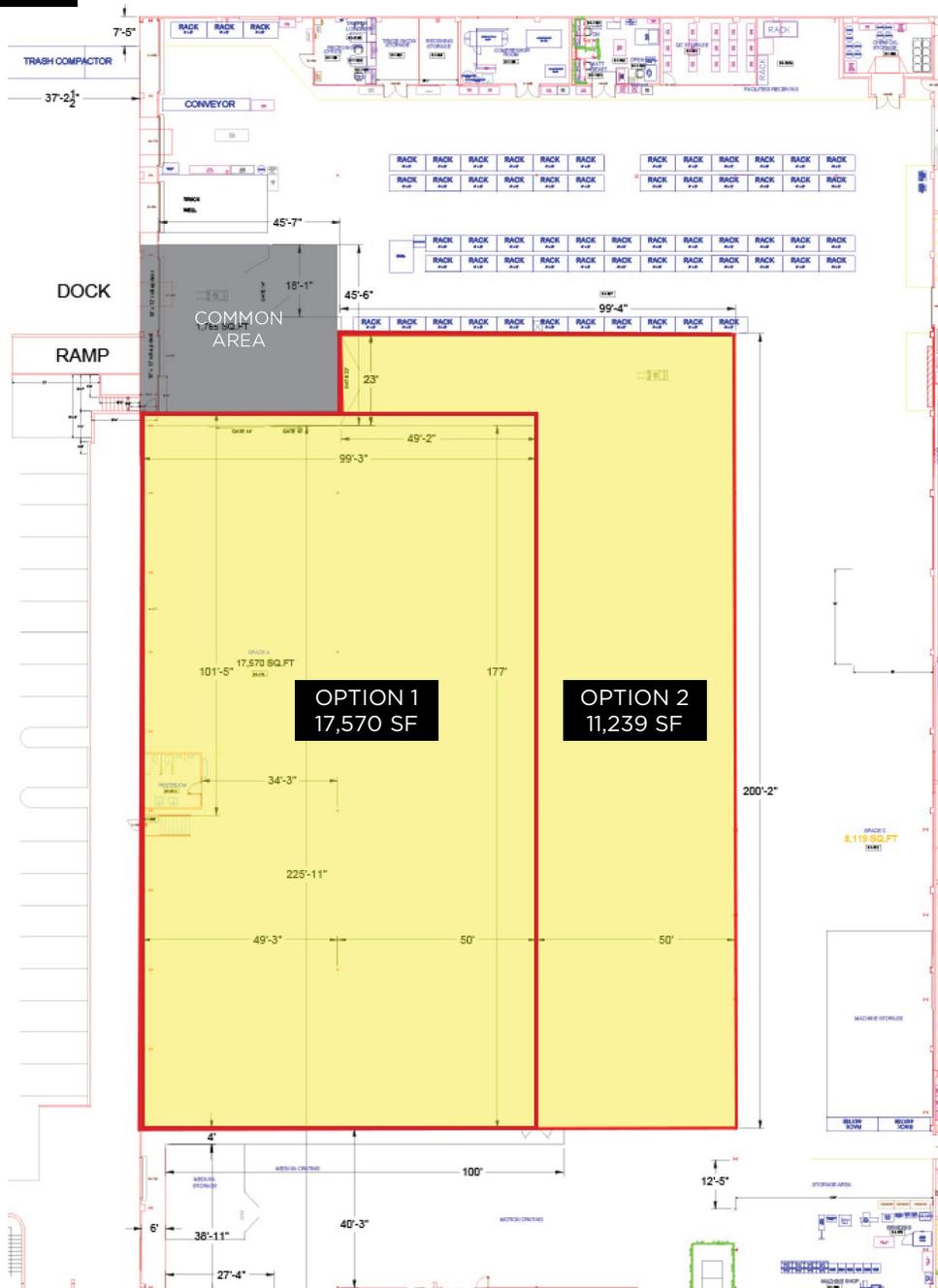
Warehouse, Office  
Spaces Available

11,239 - 28,809  
Warehouse SF

9,000  
Office SF

2/28/2037  
Term Through

**AVAILABLE WAREHOUSE SPACE  
28,809 SF**

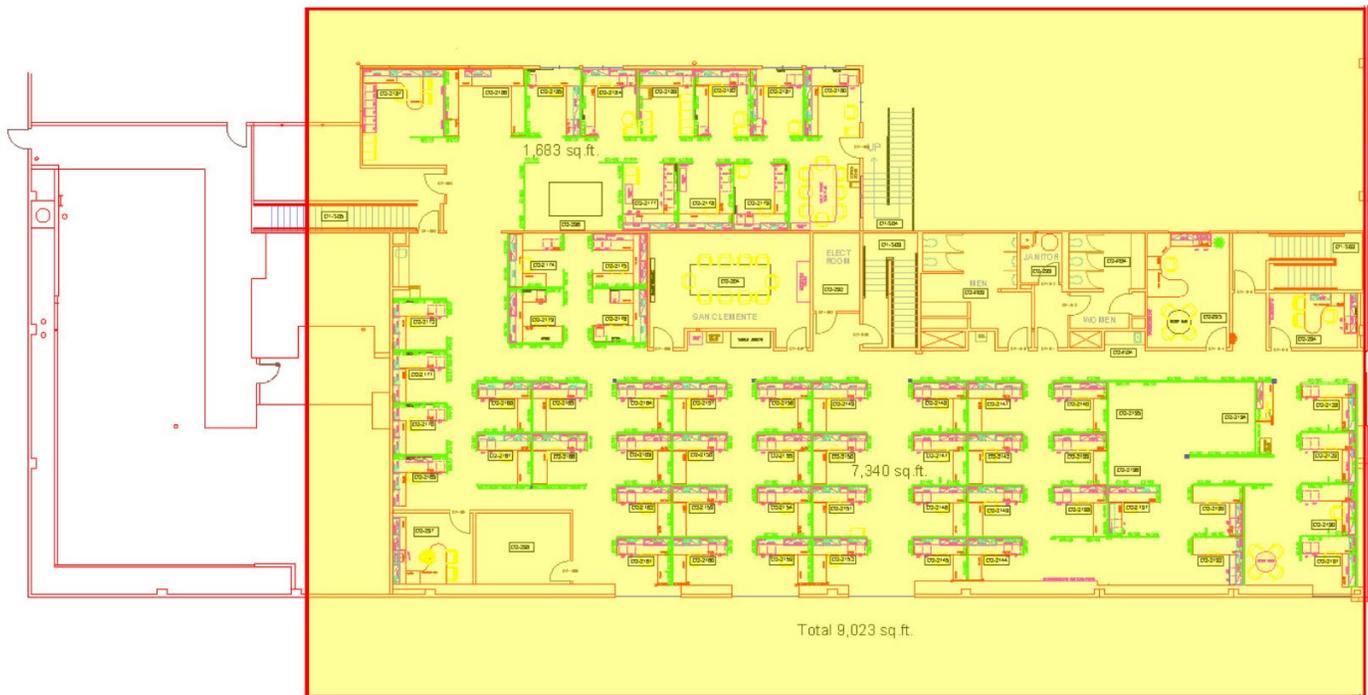


- Can be leased together or separately
- One (1) Dock with Leveler & Ramp
- 26' Minimum Warehouse Clearance
- Call to Tour

**WAREHOUSE SPACES**

OPTION 1	17,570 Total SF	\$1.50 IG Rental Rate	2/1/2026 Availability
OPTION 2	11,239 Total SF	\$1.50 IG Rental Rate	9/1/2026 Availability

AVAILABLE OFFICE SPACE  
9,000 SF



- Plug & Play Office Sublease
- Furniture Available
- Four (4) Private Offices
- Two (2) Conference Rooms
- Fifty-Seven (57) Cubicles
- Call to Tour

OFFICE SPACE

9,000  
Total SF

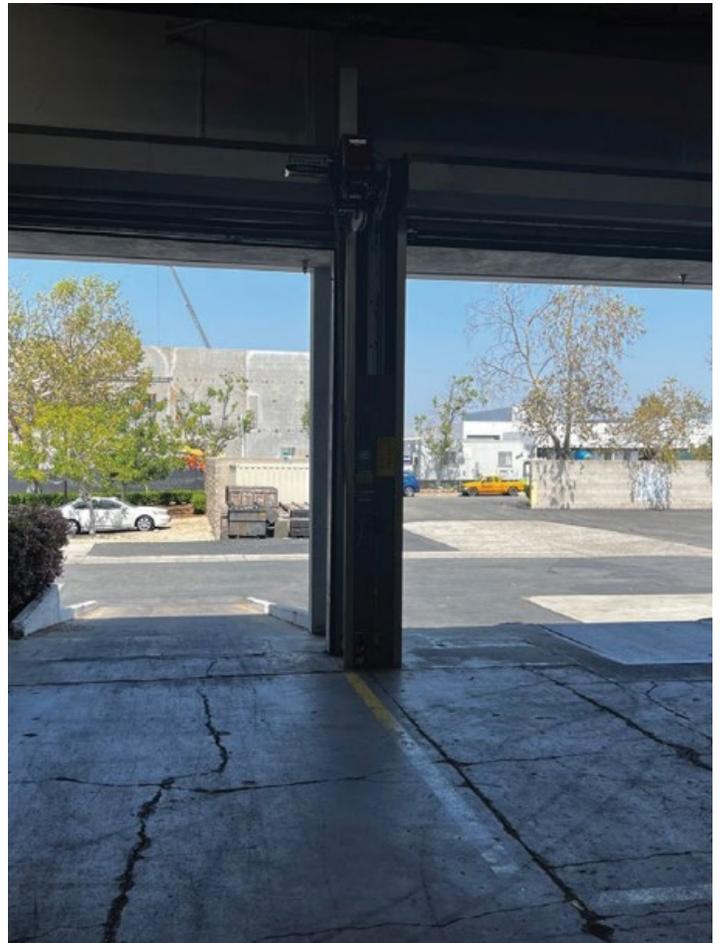
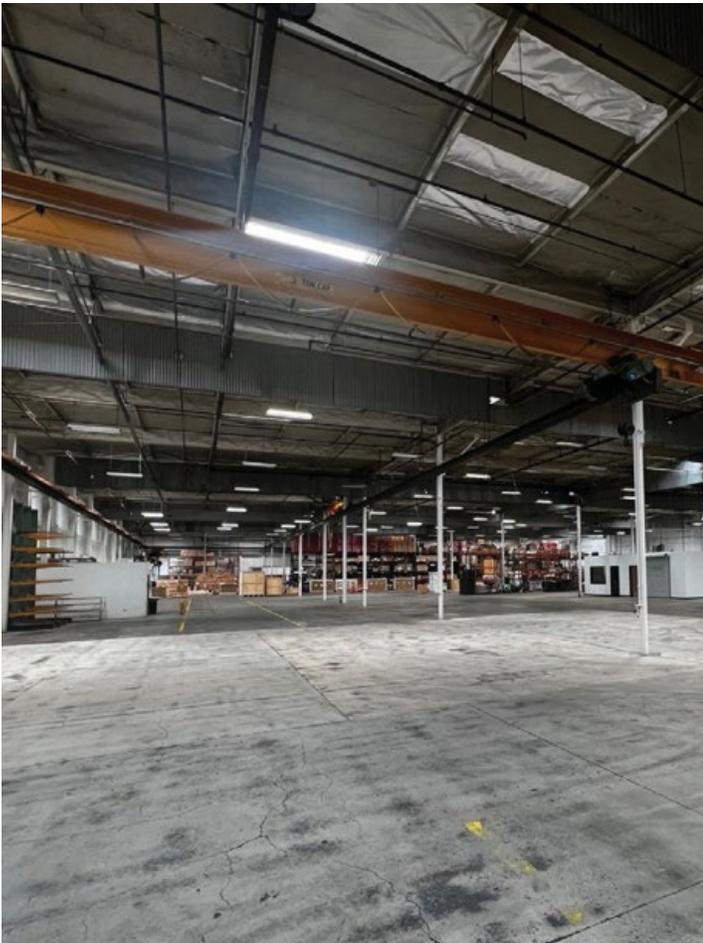
\$1.50 FSG  
Rental Rate

Immediate  
Availability

2/28/2037  
Term Through

Available  
Furniture

WAREHOUSE



OFFICE



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