

# OFFICE SUBLEASE

201 E Sandpointe Avenue  
Santa Ana | California  
Suite 220

±2,946 RSF  
"Plug & Play"  
Opportunity



**\$1.85 PSF**  
Full Service Gross

## MARK JOENS

Principal | Lee & Associates - Orange

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DRE: 01830403

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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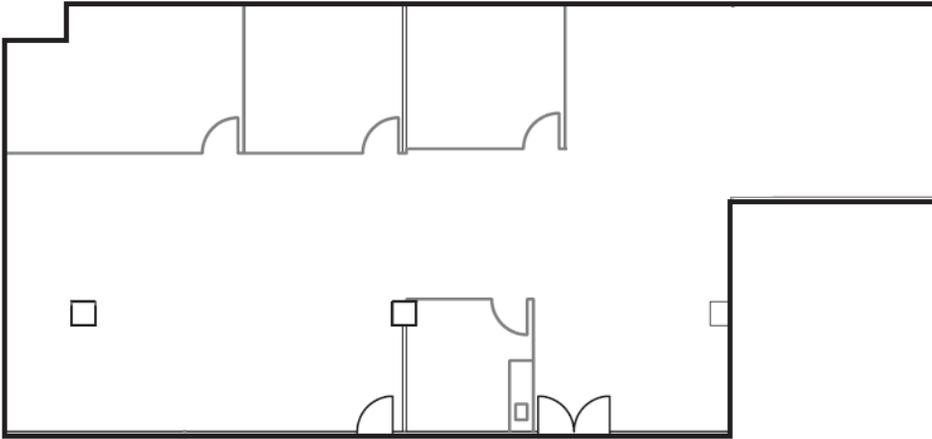


## Property Highlights

- "Plug & Play" Opportunity
- Below Market Asking Rate of \$1.85 FSG
- Sublease (2,946 RSF) Through April 30, 2027
- Fully Furnished - Available Now
- Ideal Layout: Open Area with 22 Workstations, 3 Offices, 1 Large Conference Room, 1 Break Room/ Kitchen, and a Large Receptionist Area
- Newly Renovated Building Lobby
- Wi-Fi-enabled Outdoor Areas
- On-site Cafe & Walking Distance to Numerous Restaurants in the Area (Including Starbucks), Hotels, Residential and Services
- Located in the Heart of the South Coast Metro Area
- Close Proximity to John Wayne Airport
- Direct Access to the 55, 73 and 405 Freeways and Major Thoroughfares

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## Floor Plan



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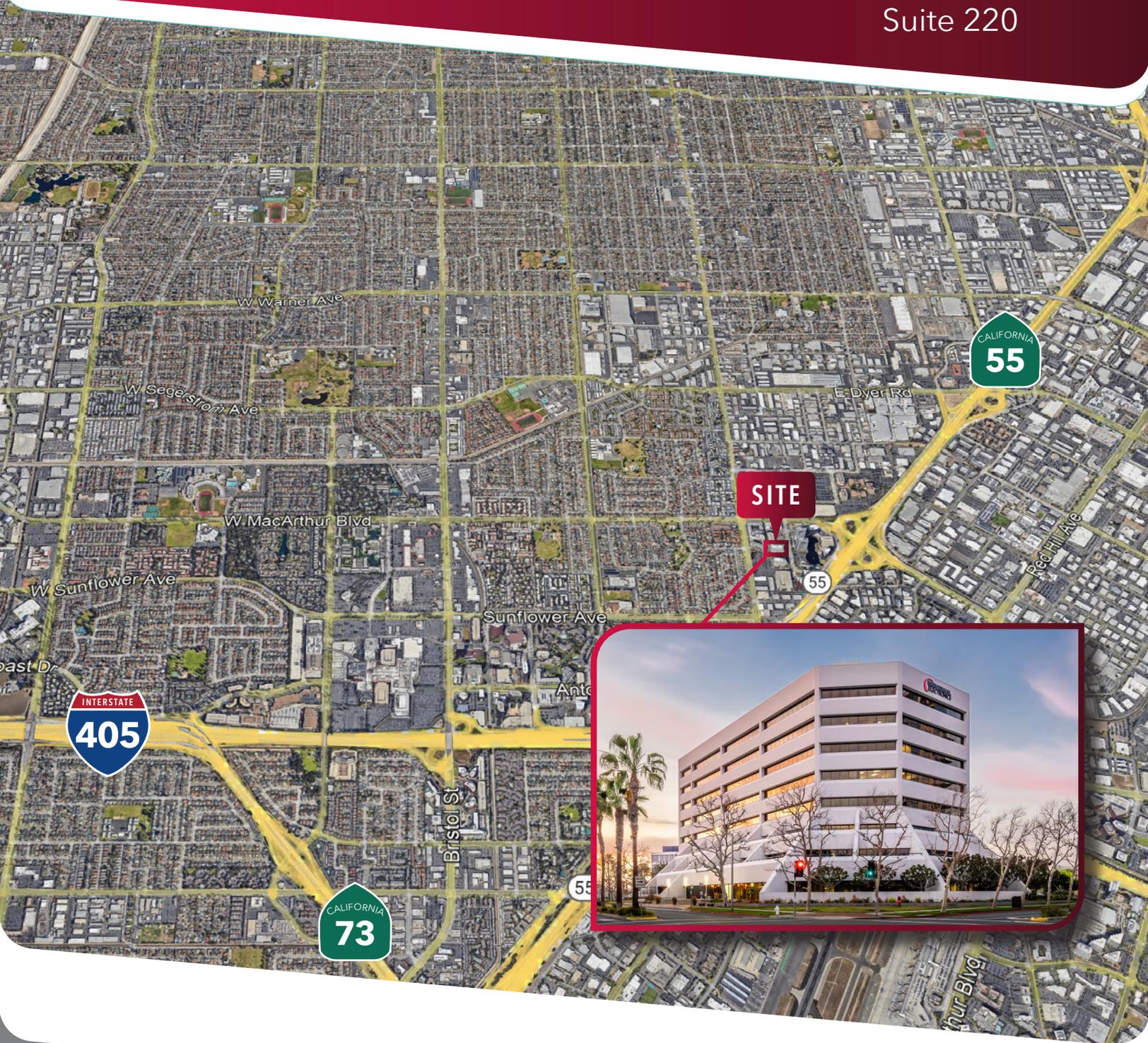
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All information contained herein has been provided by Sub-Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Sub-Lessee and interested parties should independently verify all information communicated by these sources.

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