








# For Sublease

📍 20 Pacifica | Irvine, CA



**±23,025 SF**  
(divisible to 16,832 SF or 6,193 SF)

## SUITE FEATURES

-  Full floor identity with double door lobby exposure
-  Highly improved creative space
-  Walkable to most amenities in Orange County 
-  Credit Sublessor
-  Best freeway access in Orange County
-  Furniture potentially available

For leasing information, please contact:

### **Brett Kluewer**

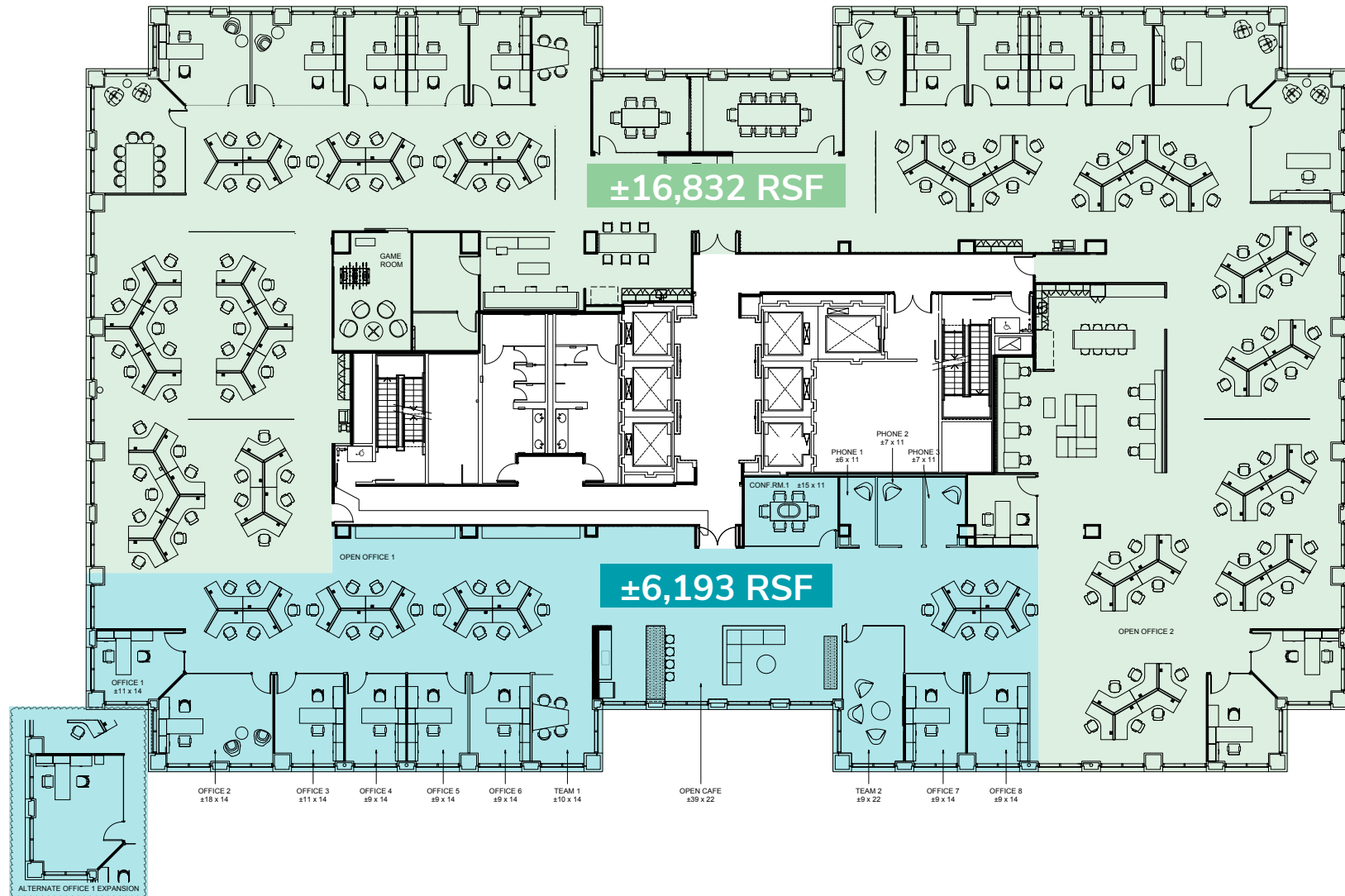
brett.kluewer@streamrealty.com  
949.203.3034  
Lic. 01794379

### **Shiloh Gaskin**

shiloh.gaskin@streamrealty.com  
949.732.3761  
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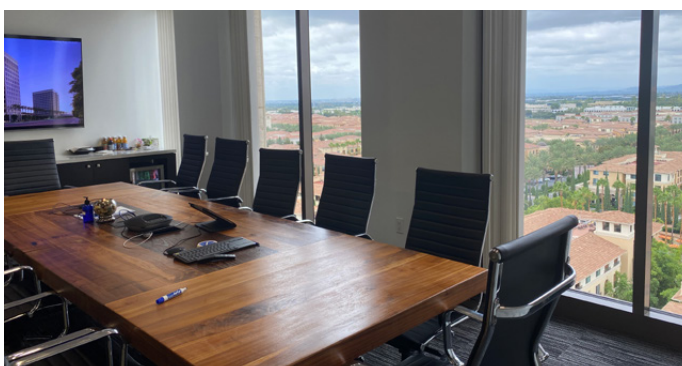
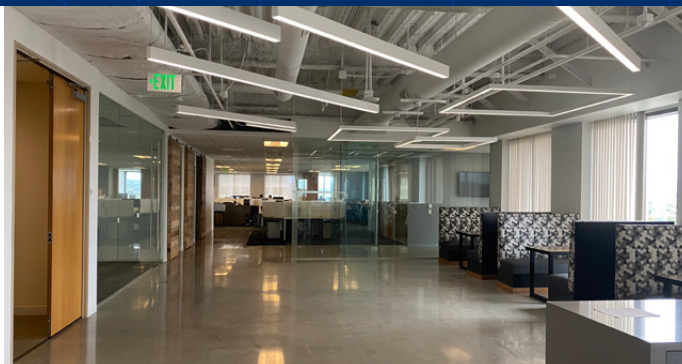
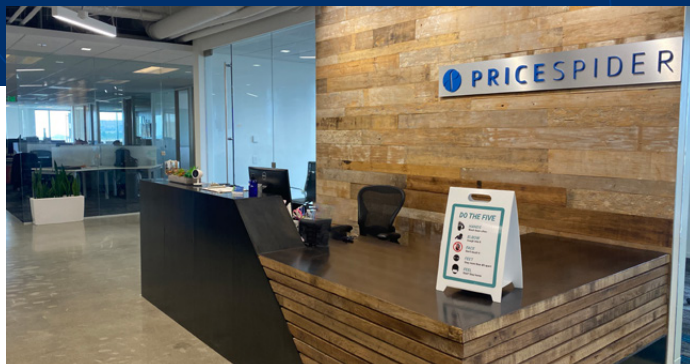
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CLICK TO VIEW  
VIRTUAL TOUR

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please contact:

**Brett Kluewer**  
MANAGING DIRECTOR

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Lic. 01794379

**Shiloh Gaskin**  
ASSOCIATE

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949.732.3761  
Lic. 02130265

## PROPERTY INFO

**Size** 23,025 RSF (divisible)  
**Term** Thru February 28, 2025  
**Rate** TBD  
**Available** 30 Days

## 5-MILE DEMOGRAPHICS

<b>355,218</b>	<b>129,853</b>	<b>\$109,918</b>	<b>39.9</b>
Population	Households	Median HH Income	Median Age

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