

# OFFICE SUBLEASE

1 MacArthur Place,  
Santa Ana | California  
Suite 350

±7,535 RSF

Creative office buildout  
with lots of glass



**\$2.25 PSF**  
Full Service Gross

## MARK JOENS

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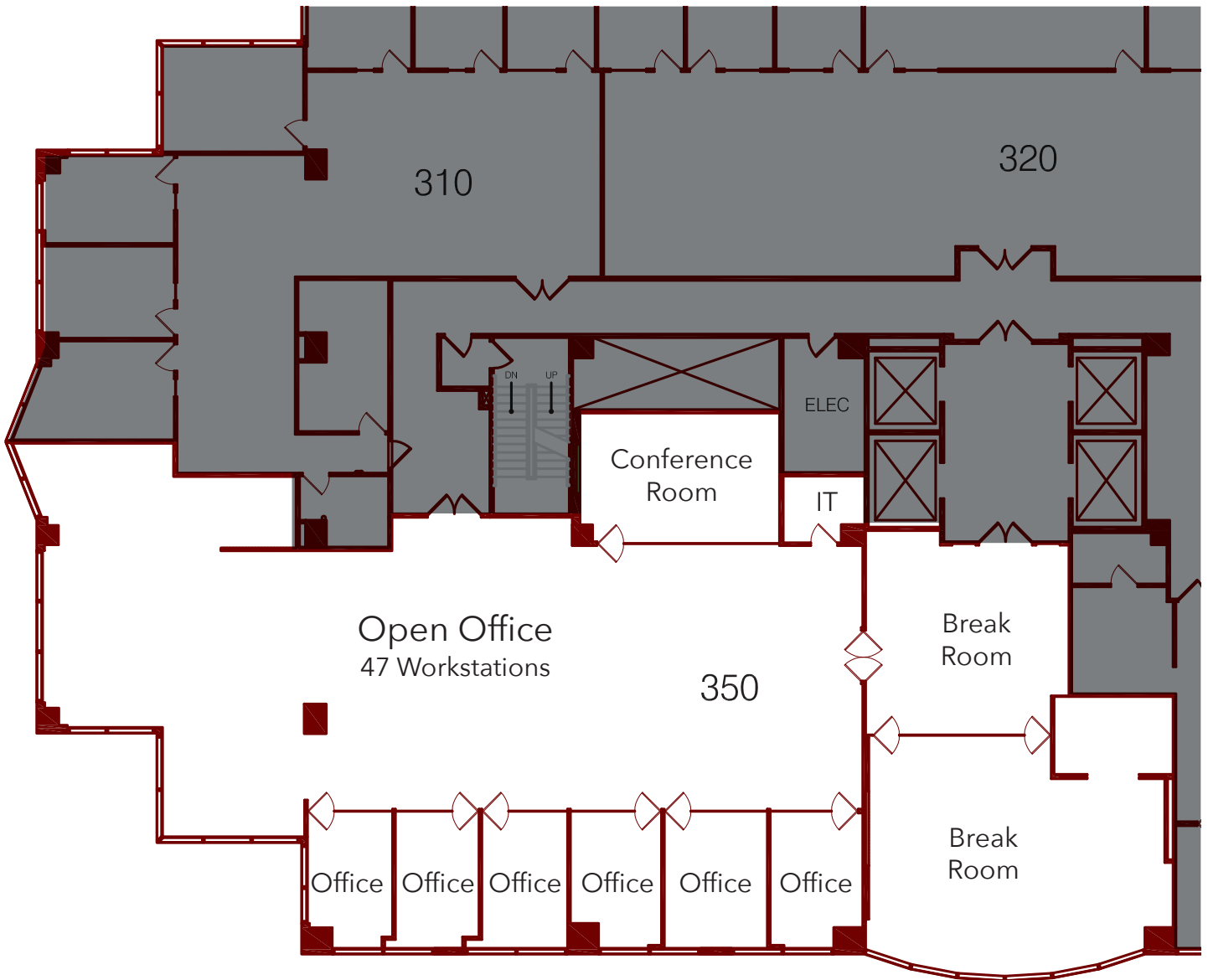
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## Property Highlights

- Below Market asking rate at \$2.25 FSG
- Sublease (7,535 RSF) through June 30, 2026
- Creative office buildout with lots of glass
- Large Impressive Receptionist Area: Double doors off the lobby, polished concrete floor and an open ceiling grid
- Ideal Layout: Open area with 47 work stations, 6 offices with lots of glass, 1 large conference room, large break room, large receptionist area, IT room and storage room
- Class A Office Campus with institutional ownership and on-site property management
- Subterranean and surface parking with direct building access (28 unreserved parking stalls).
- On-site fitness center with locker room & showers, café and conference center
- Wi-Fi Activated outdoor patio space
- Granite exterior with reflective glass
- Floor to ceiling windows
- LEED certified gold and wired certified gold
- Walking distance to numerous restaurants, hotels, residential and services
- Direct access to the 55, 73 and 405 freeways and major thoroughfares

## Floor Plan



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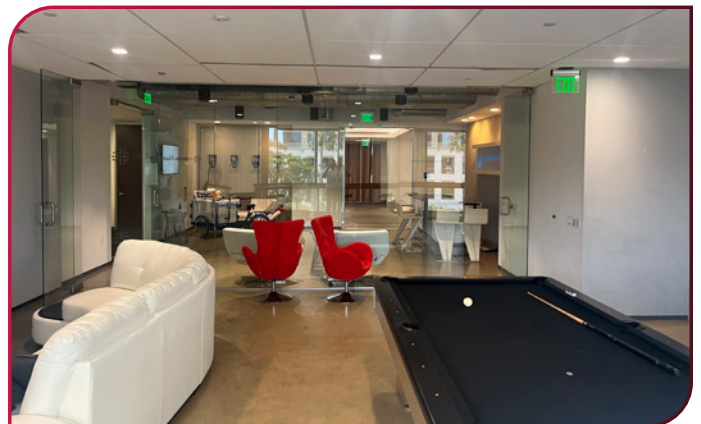
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## Photos



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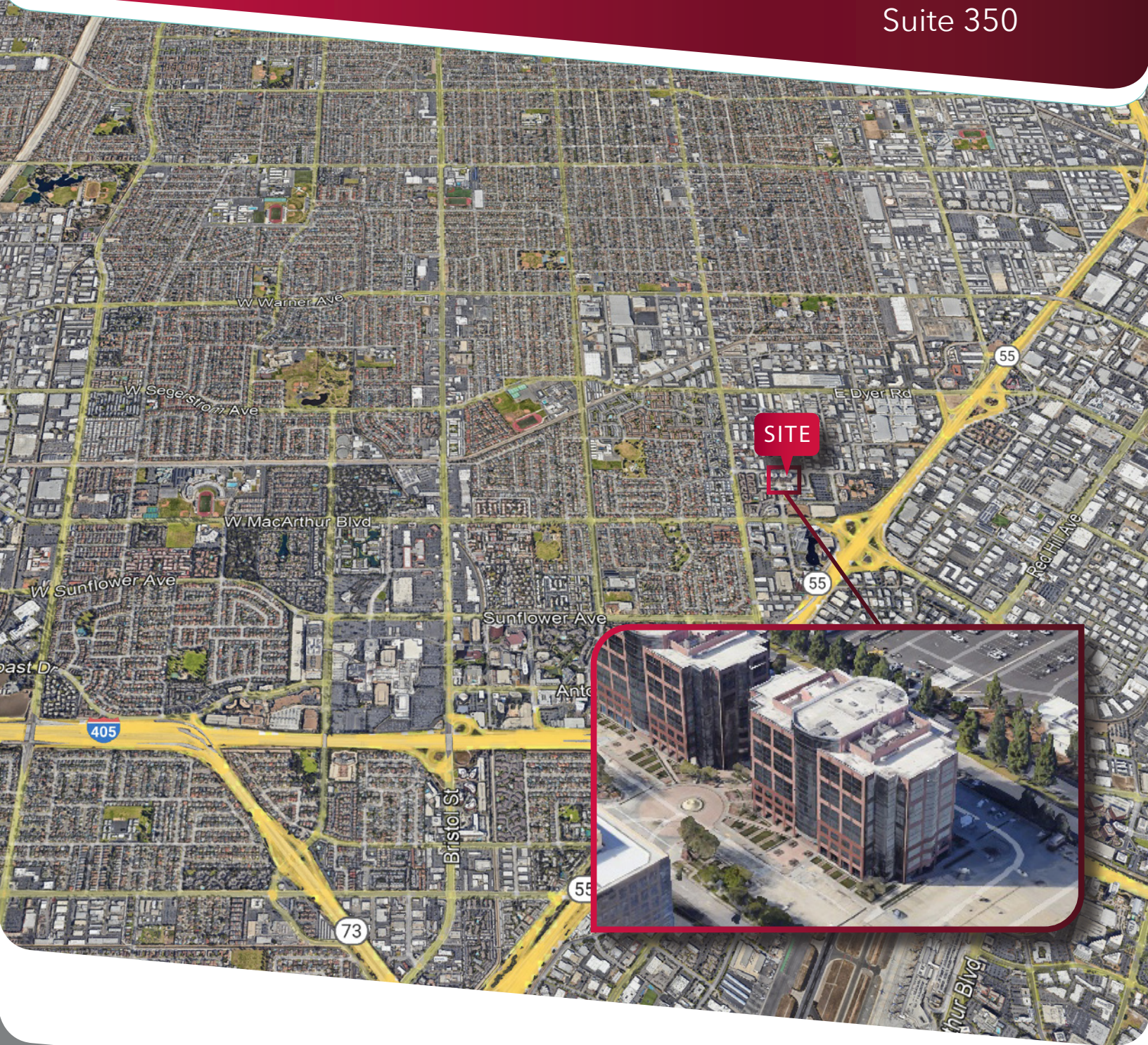
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