



**FOR SUBLEASE  
6,841 SF OFFICE CONDO W/ WAREHOUSE SPACE  
(DIVISIBLE TO 1,500 SF)**

**1 PETERS CANYON RD, SUITE 100**

IRVINE, CA 92606



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## SPACE HIGHLIGHTS

- Suitable for office, warehouse, and distribution uses
- Multiple leasing options
- Includes full kitchen, 10 offices, small warehouse, large conference room, and small conference room
- 1 Ground Level Door
- Two-floor office condo for sublease
- Interconnecting stairwell

### PROPERTY INFORMATION

**Address:** 1 Peters Canyon Rd., Suite 100 Irvine, CA 92606

**SF Available:** Option A: 6,841 SF (Entire Suite/Office and warehouse)  
Option B: 5,314 SF (Office only)  
Option C: 1,500 SF (Warehouse only)

**Sublease:** Through July 31, 2028

**Timing:** Available now



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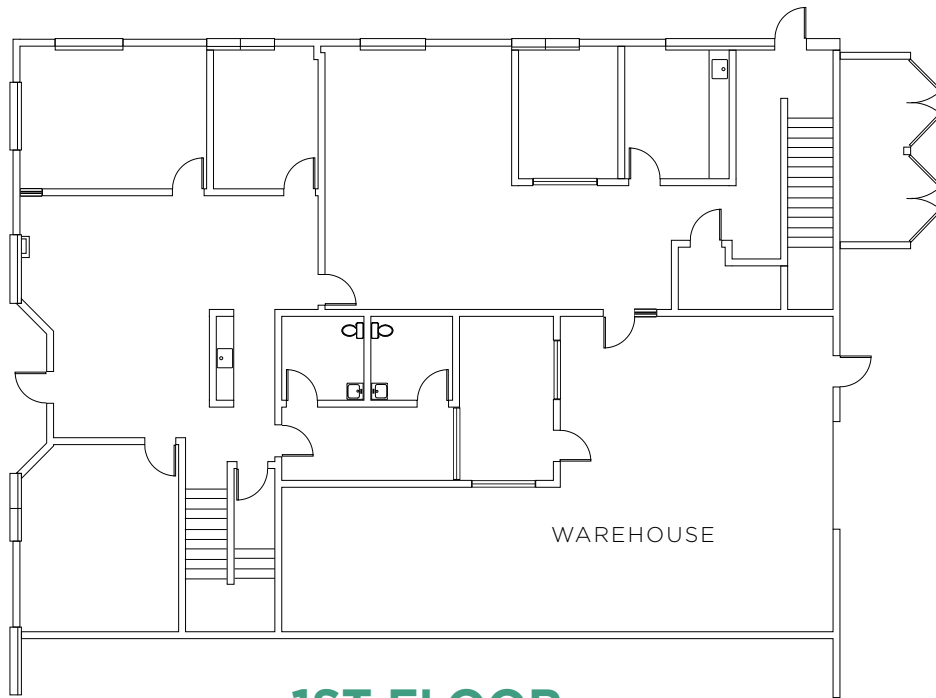
**1,500-6,841 SF / SUBLEASE**

## SPACE PHOTOS

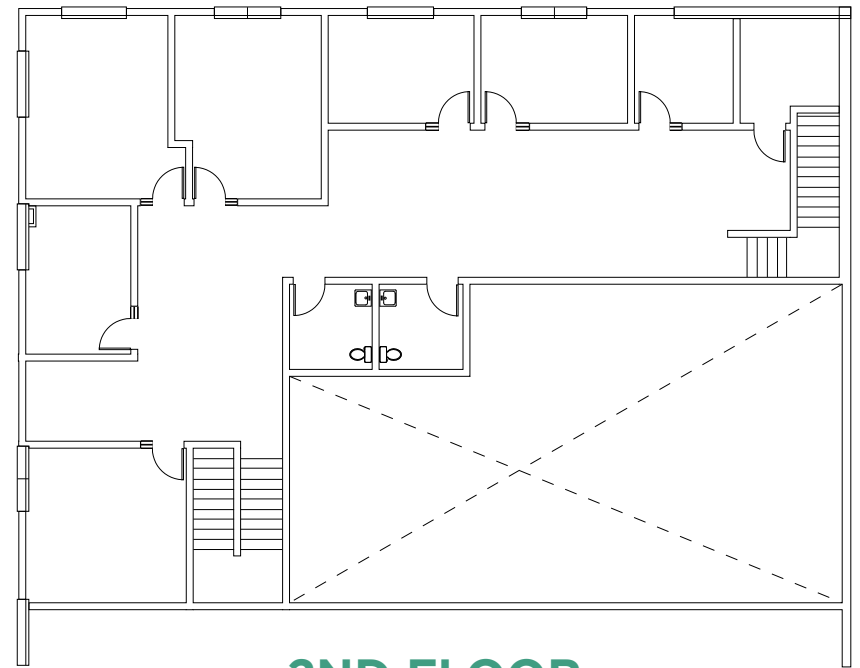


# FLOOR PLAN OPTION A - 6,841 SF

SUBLEASE / 1 PETERS CANYON RD, SUITE 100  
**1,500-6,841 SF AVAILABLE**



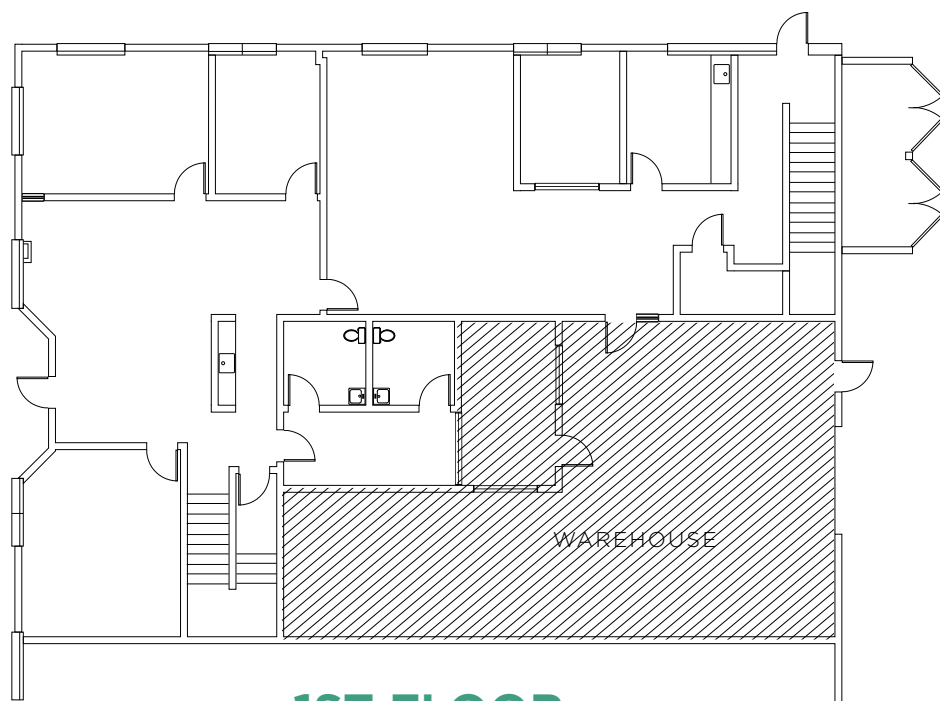
**1ST FLOOR**



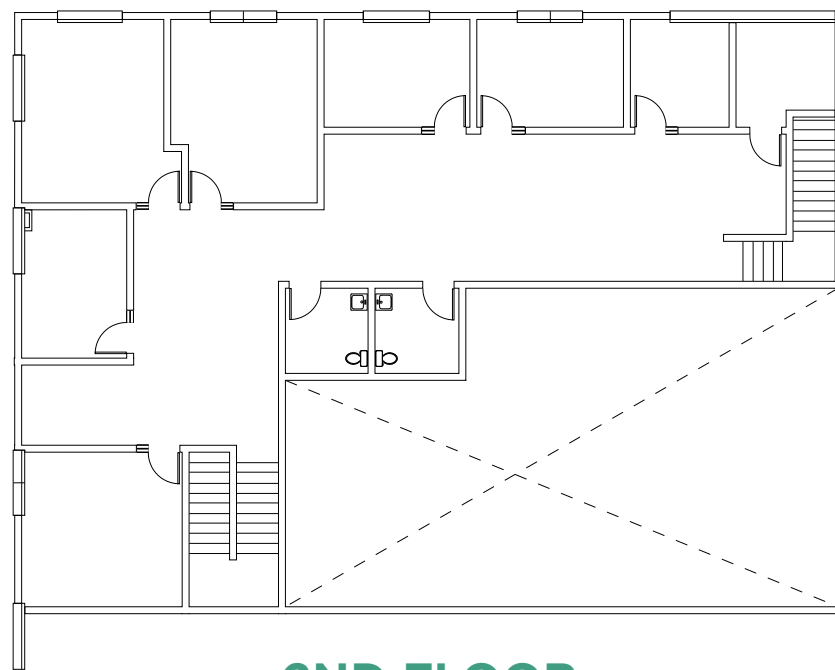
**2ND FLOOR**

# FLOOR PLAN OPTION B - 5,314 SF

SUBLEASE / 1 PETERS CANYON RD, SUITE 100  
**1,500-6,841 SF AVAILABLE**



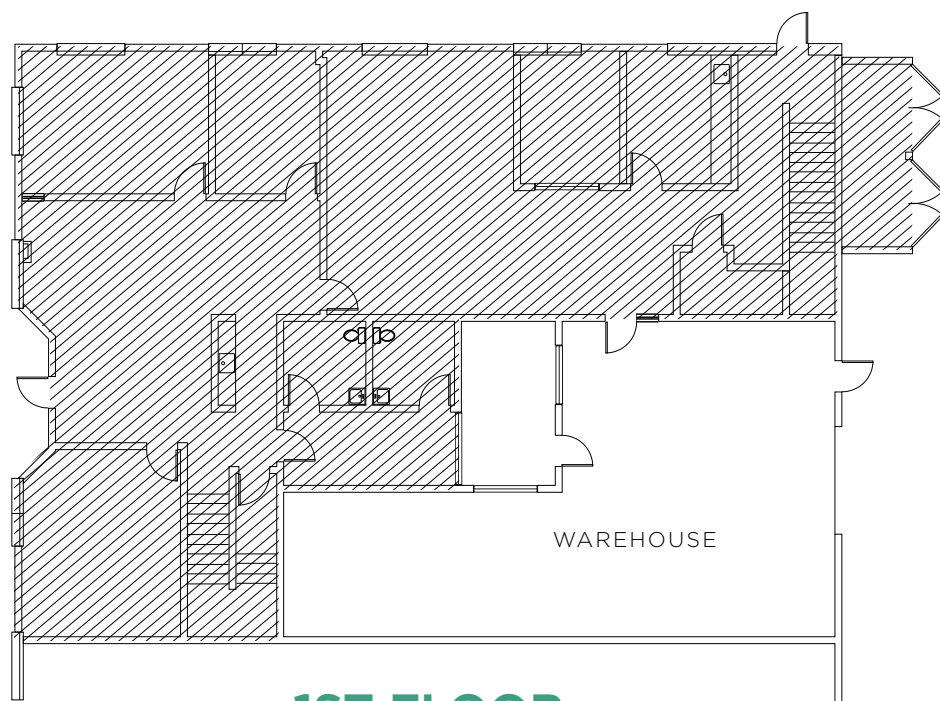
**1ST FLOOR**



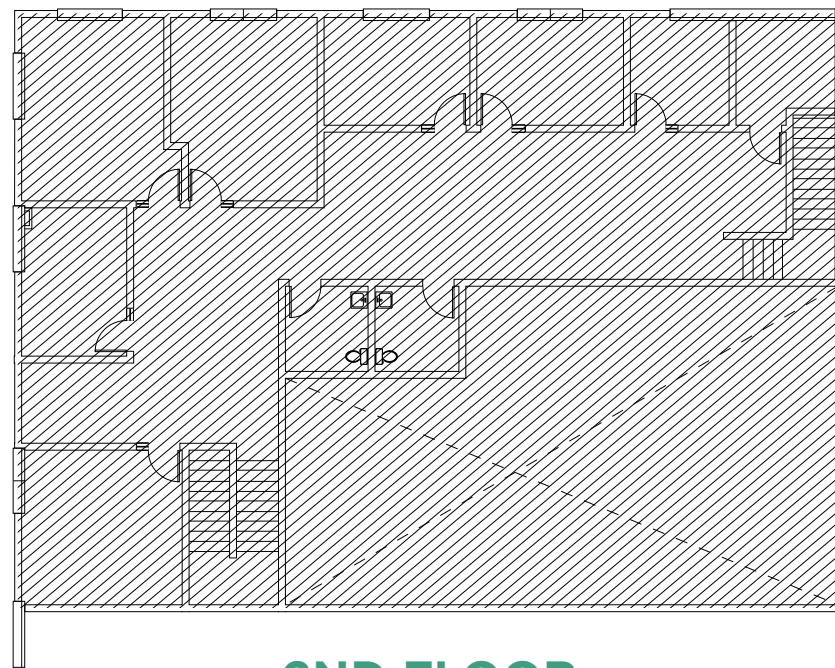
**2ND FLOOR**

# FLOOR PLAN OPTION C - 1,500 SF

SUBLEASE / 1 PETERS CANYON RD, SUITE 100  
**1,500-6,841 SF AVAILABLE**



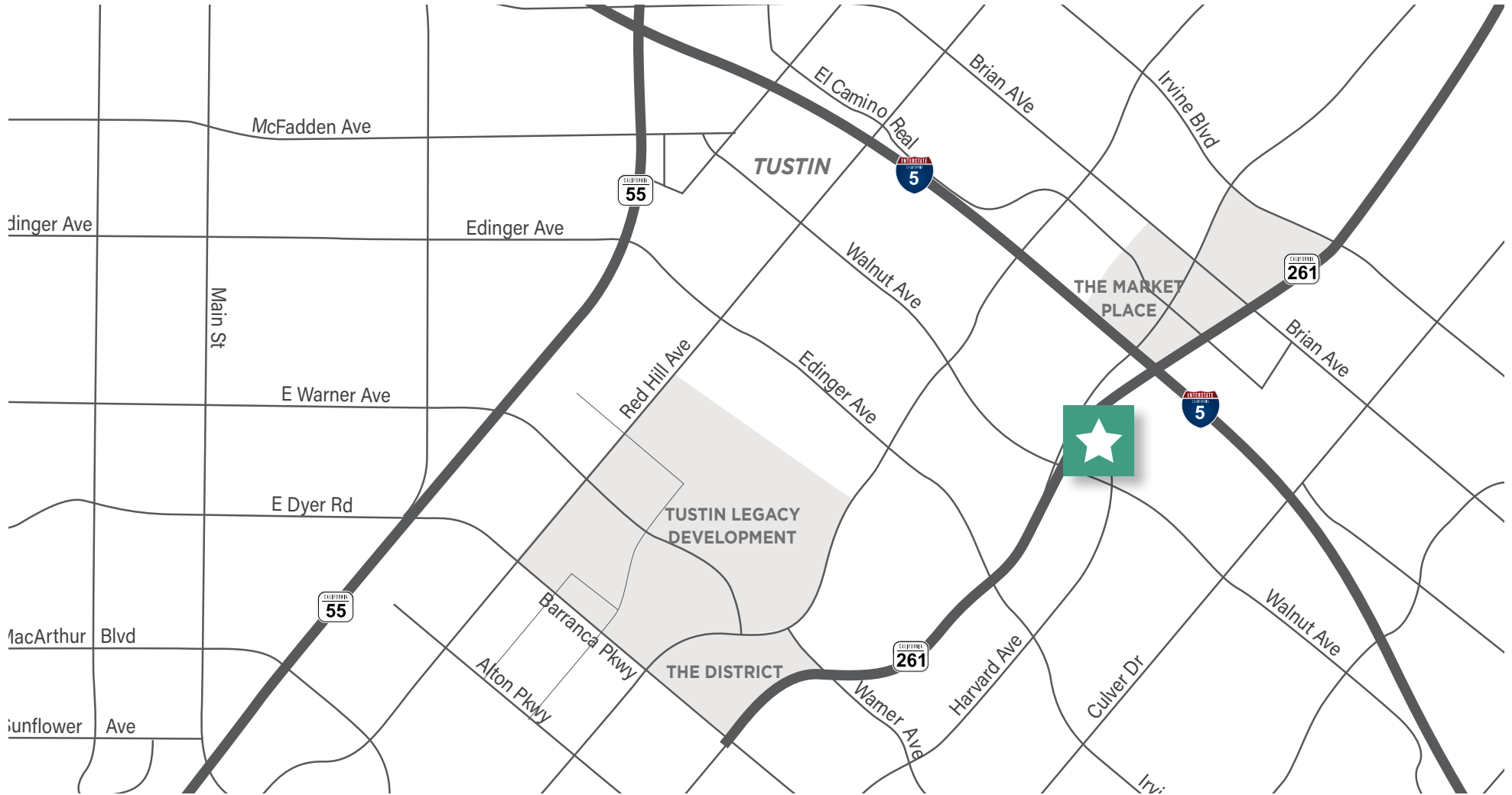
**1ST FLOOR**



**2ND FLOOR**

**1 PETERS CANYON RD, SUITE 100**  
IRVINE, CA 92606

**1,500-6,841 SF / SUBLEASE**







**FOR MORE INFORMATION, CONTACT:**

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**CUSHMAN &  
WAKEFIELD**