





- 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

Option A: 6,841 SF (Entire Suite/Office and warehouse)

SF Available: Option B: 5,314 SF (Office only)

Option C. 1FOO CE (Marchause only

Option C: 1,500 SF (Warehouse only)

**Sublease:** Through July 31, 2028

**Timing:** Available now



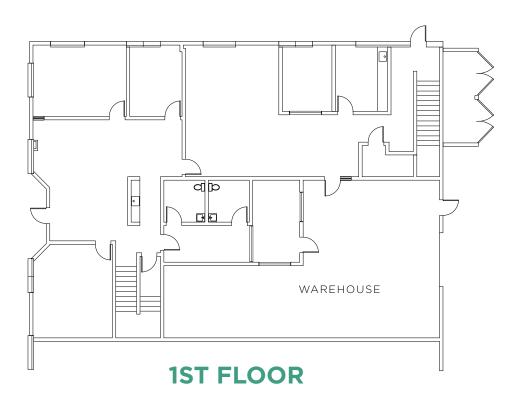
### 1,500-6,841 SF / SUBLEASE

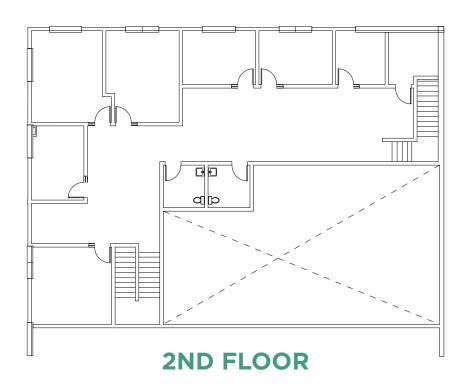
# 1 PETERS CANYON RD, SUITE 100 IRVINE, CA 92606





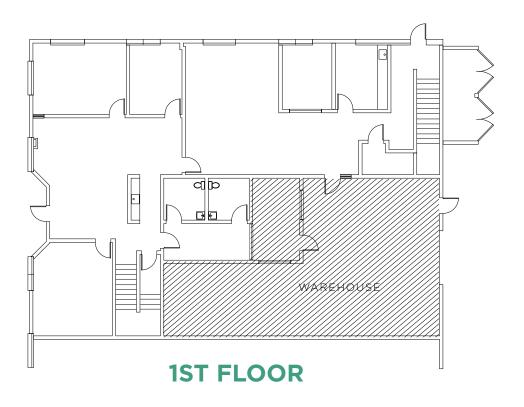
### FLOOR PLAN OPTION A - 6,841 SF

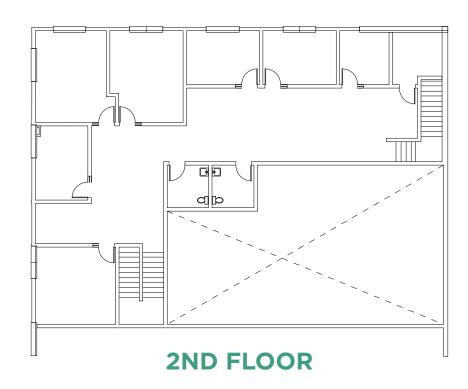






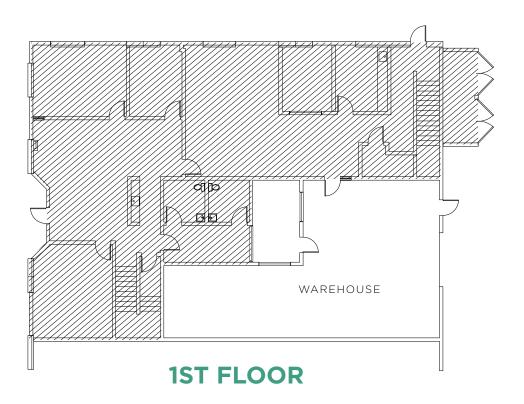
### FLOOR PLAN OPTION B - 5,314 SF

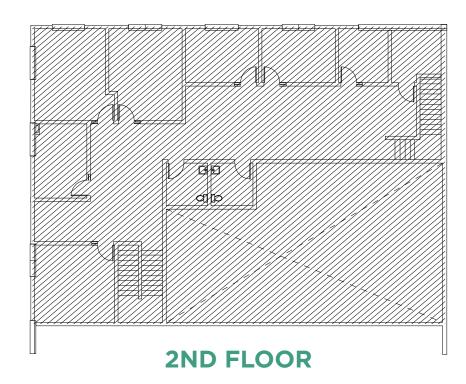






### FLOOR PLAN OPTION C - 1,500 SF

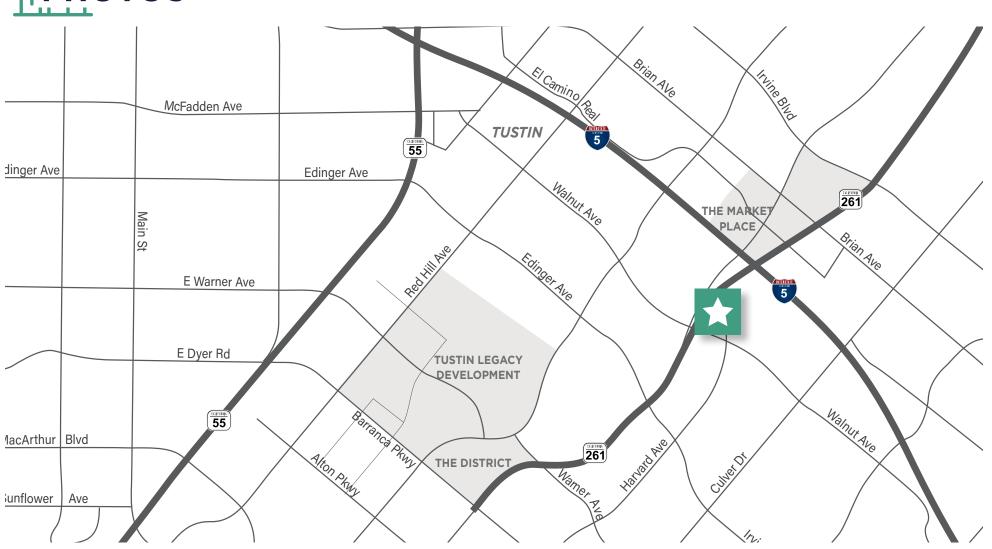






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