



**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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IRVINE, CA 92606



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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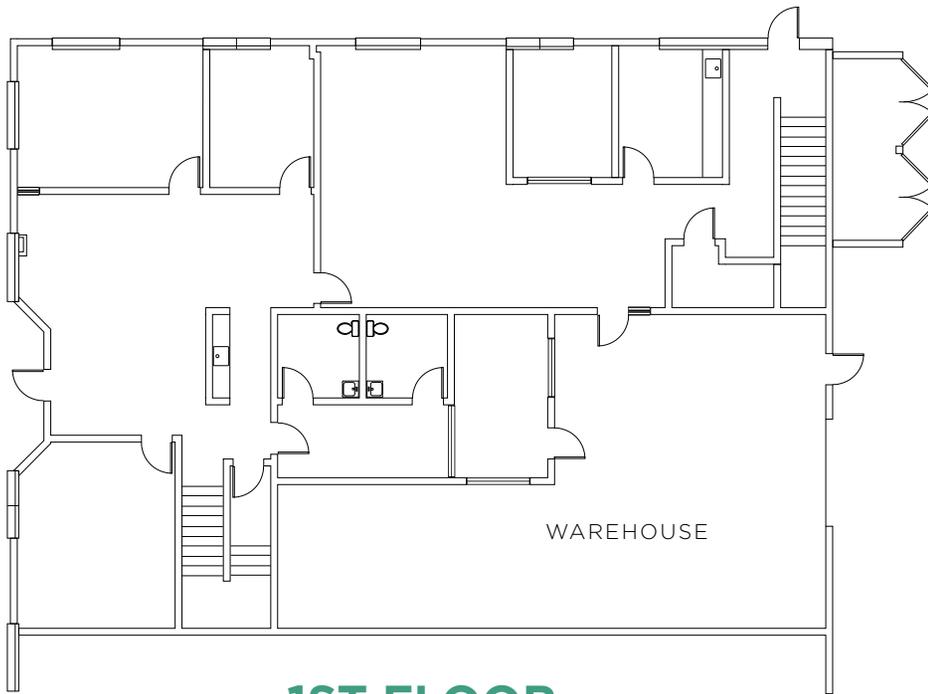
1,500-6,841 SF / SUBLEASE

SPACE PHOTOS

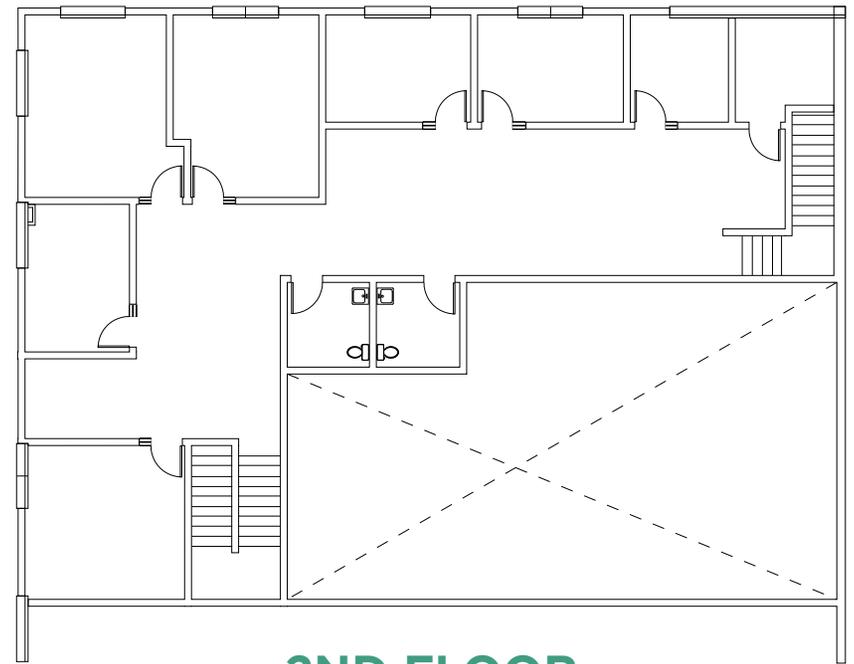


FLOOR PLAN OPTION A - 6,841 SF

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



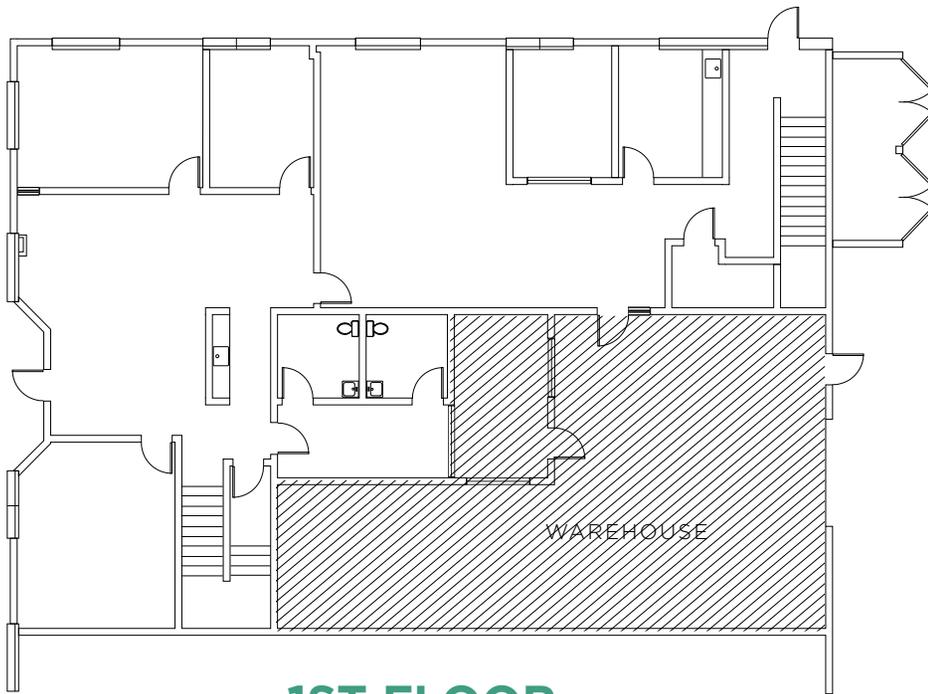
1ST FLOOR



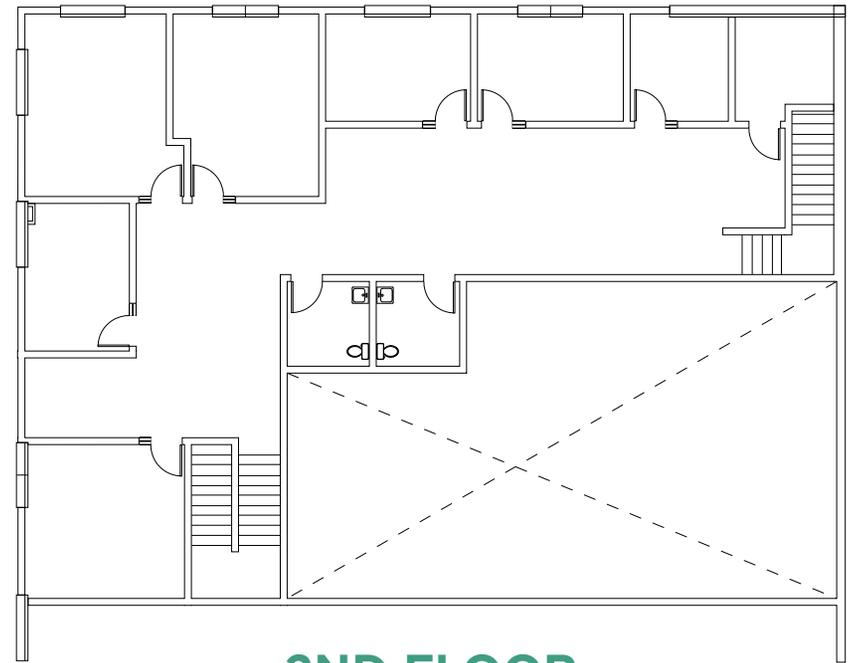
2ND FLOOR

FLOOR PLAN OPTION B - 5,314 SF

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1,500-6,841 SF AVAILABLE



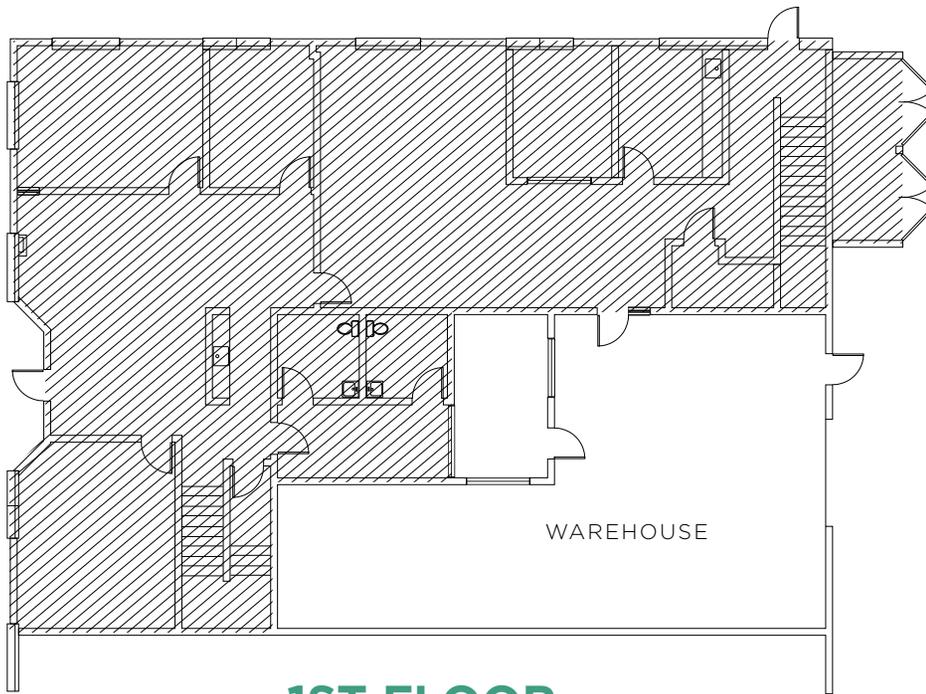
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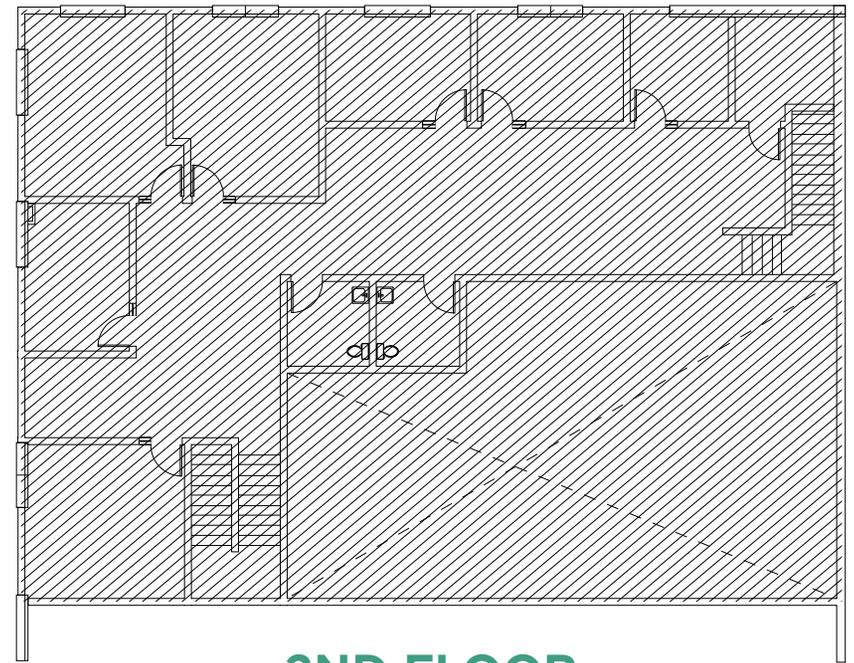
2ND FLOOR

FLOOR PLAN OPTION C - 1,500 SF

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



1ST FLOOR

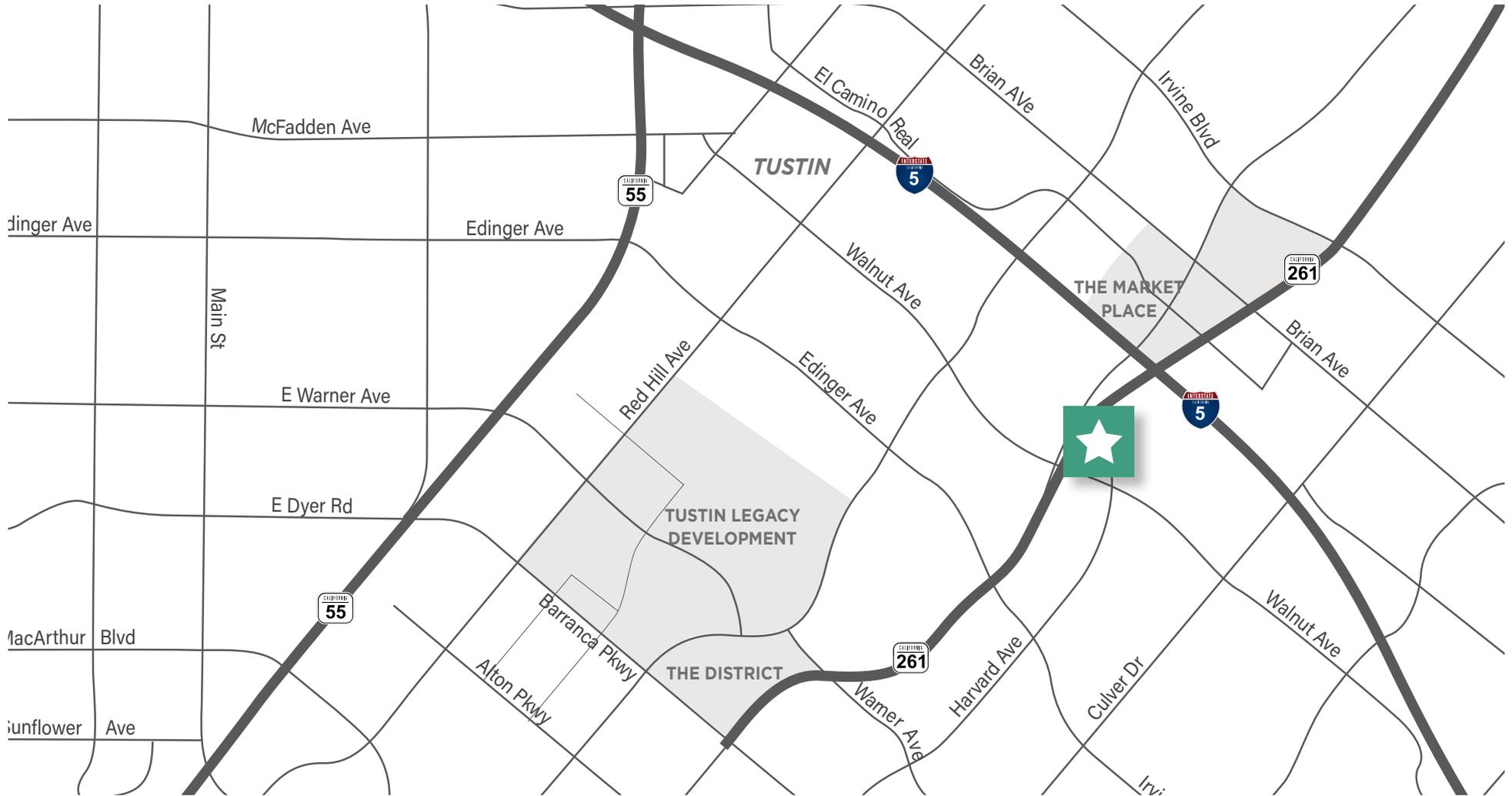


2ND FLOOR

1 PETERS CANYON RD, SUITE 100
IRVINE, CA 92606

1,500-6,841 SF / SUBLEASE

SPACE PHOTOS





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**CUSHMAN &
WAKEFIELD**