

OFFICE SUBLEASE

SUITE 500
13,224 RSF



135 SOUTH
STATE COLLEGE
BOULEVARD

BREA, CA 92821

135 SOUTH STATE COLLEGE BOULEVARD

SUBLEASE SUITE 500 - 13,224 RSF



ABOUT THE BUILDING

135 South State College is one of two 7-story office buildings at Brea Place in Brea, CA. Boasting an expansive outdoor patio and relaxing fountains, this workplace is located just steps from the Brea Mall. Some building amenities include the following:

- On-site conference/training center, fitness center, lap pool, and extensive outdoor seating
- Covered, secured parking structure
- Weekly food vendors
- Adjacent to Brea Marketplace shopping center (24 Fitness, shopping, and restaurants)
- Across from New Marriott Residence Inn
- Access to "Brea Tracks" community walking/bike path
- Walking distance to Brea Mall offering an abundance of shopping, dining and other retail



135 SOUTH STATE COLLEGE BOULEVARD

SUBLEASE SUITE 500 - 13,224 RSF



135 SOUTH STATE COLLEGE BOULEVARD

SUBLEASE SUITE 500 - 13,224 RSF



ABOUT THE SUBLEASE

- Plug-and-play creative office space available for sublease
- 13,224 RSF with 540 RSF of patio space
- High-end fixtures and furniture, with open ceiling
- Serene fifth floor window views
- Parking negotiable
- Term through May 31, 2031
- Asking \$3.00 FSG
- Available within 30 days
- Aggressive sublessor
- Call to tour

135 SOUTH STATE COLLEGE BOULEVARD

SUBLEASE SUITE 500 - 13,224 RSF

ABOUT THE SPACE



SPACE
SUITE 500

SIZE
13,224 RSF

ASKING RATE
\$3.00 FSG

TERM EXPIRATION
MAY 31, 2031

AVAILABILITY
30 DAYS

For more information,
please contact:

Luke Napolitano

Director

+1 949 930 2474

luke.napolitano@cushwake.com

Lic #02065599

Chon Kantikovit

Executive Managing Director

+1 949 930 9220

chon.kantikovit@cushwake.com

Lic #01299207

18111 Von Karman # 1000

Irvine, CA 92612

cushmanwakefield.com