



# 450

EXCHANGE  
IRVINE | CA



## FOR SUBLEASE

APPROXIMATELY 26,682 RSF OFFICE SPACE/SUITE 200

### PROPERTY HIGHLIGHTS

- Asking Rate: \$1.25 per SF per Mo NNN
- Estimated NNN Expenses are \$0.49 per SF per Mo
- Sublease Term to Expire: July 31, 2022
- Parking 4/1000
- Located in Market Place Center
- Call to show
- Excellent Amenities, including The Commons, connected by Irvine Company
- Great Location
- Walking distance to The Market Place which includes numerous well-known restaurants and shops
- Minutes to Irvine Spectrum Center
- Easily accessible from Highway I-5, I-405, 133 and 241/261 Toll Road

FOR MORE INFORMATION PLEASE CONTACT:

**DANIELLE KNUDSON**  
EXECUTIVE VICE PRESIDENT

**P: 949.242.1701**

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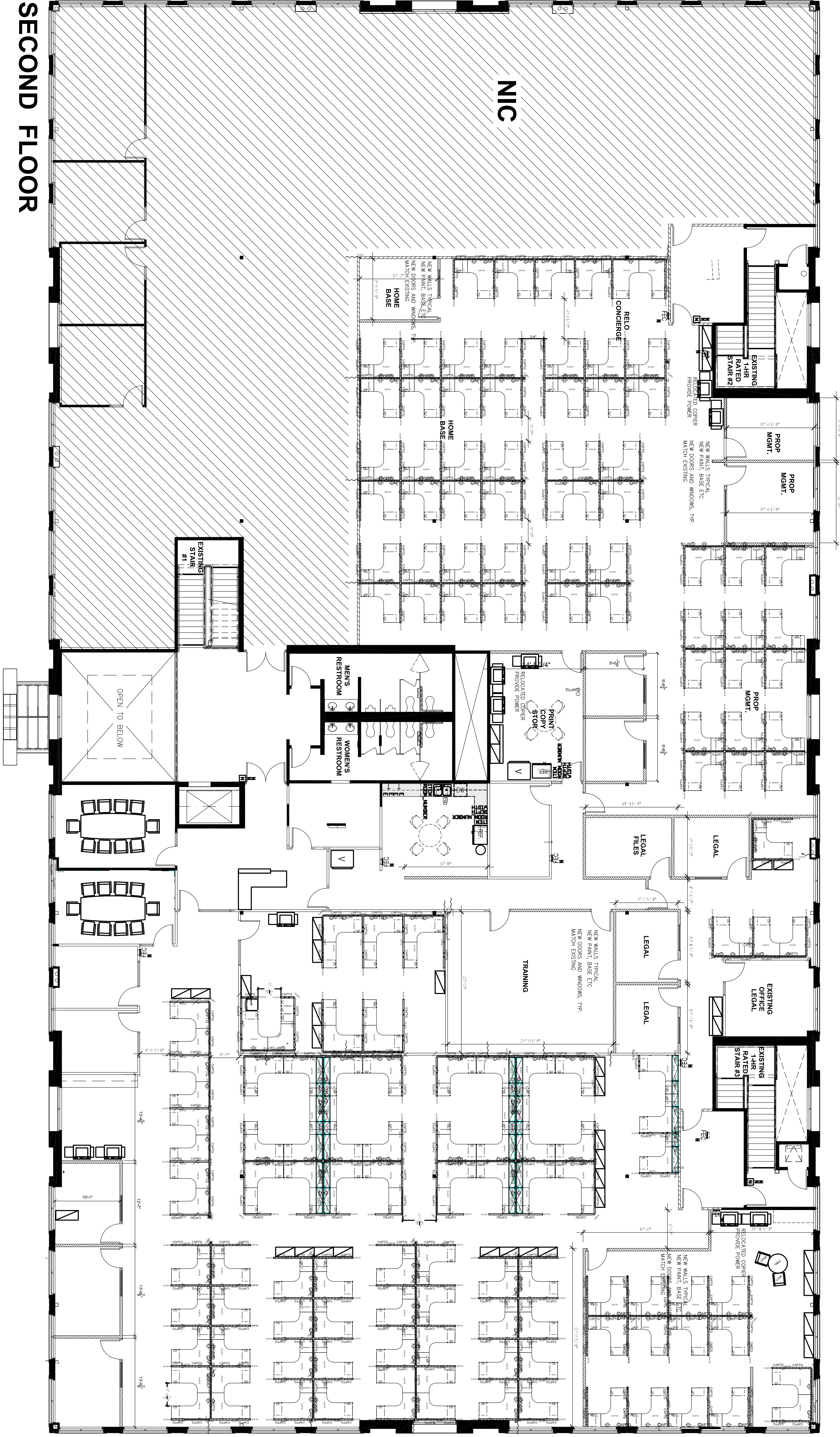
CADRE #01427328

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**DAUM**  
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**SECOND FLOOR**



Please Note: Furniture on Floor Plan is no longer in the space, has been removed, and is not available. Tenant to be responsible for verifying accuracy of the floor plan as some changes or improvements could have been made since last version.

- Legend:**
- Existing wall.
  - Proposed partition. Refer to detail for more information.
  - Indicates proposed fire wall/partition in cabinet (Bldg. Information). Refer to sheet A0.2 for more information.
  - Indicates proposed thermostat.
  - All outlets for copiers shall be indicated.

1 Second Floor Plan  
1/8" = 1'-0"

NOV. 12, 2017

**A1.2**

FLOOR PLAN

**LICENSED ARCHITECT**  
DARREN MACHULSKY  
No. C-39817  
Exp. 7-31-18  
State of California  
Division of Architecture

**DARREN MACHULSKY ARCHITECT**

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- PROJECT TITLE:
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**INTERIOR TENANT IMPROVEMENT**

**450 EXCHANGE SUITE 100**  
**IRVINE, CA.**  
**92602**

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