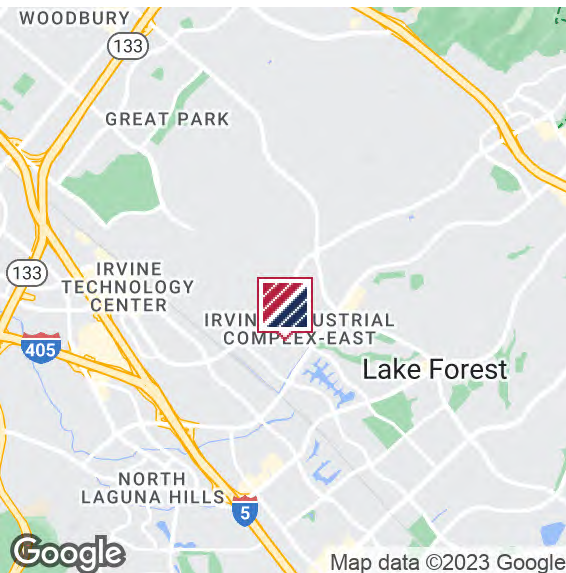


18

MORGAN, SUITE 200
IRVINE | CA



"PLUG & PLAY" OPPORTUNITY

OFFICE SPACE FOR LEASE: 3,000 - 8,453 RSF

PROPERTY HIGHLIGHTS

- Offered with Furniture and Workstations
- 2nd Floor Suite
- 5 Minutes to the 5 & 405 Freeways
- Possible Monument Signage
- Glass "Double-Door" Entry off Lobby with Water Feature
- 4:1 Parking Ratio
- On-Site Landlord

FOR MORE INFORMATION PLEASE CONTACT:

BRIAN DONER
EXECUTIVE VICE PRESIDENT

P: 714.941.5324

brian.doner@daumcommercial.com

CADRE #00879662

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE
Office 1 (Furnished)
Office 2 (Furnished)
Office 3 (Furnished)
Quad Workstation A
Quad Workstation B

INCLUDES:
<ul style="list-style-type: none"> • Key Fob Entry <ul style="list-style-type: none"> - Main Lobby - Rear Access • Security System • Internet • Janitorial • Full-Service Gross (CAM & Utilities)

SHARED SPACES
Lobby
Reception
Restrooms
Server Room
Break Room
Conference Room 1
Conference Room 2

SECOND FLOOR PLAN



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18

MORGAN, SUITE 200
IRVINE | CA

3,000-8,453 RSF
OFFICE SPACE AVAILABLE



Lobby



Office (Furnished)



Break Room



Team Room

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