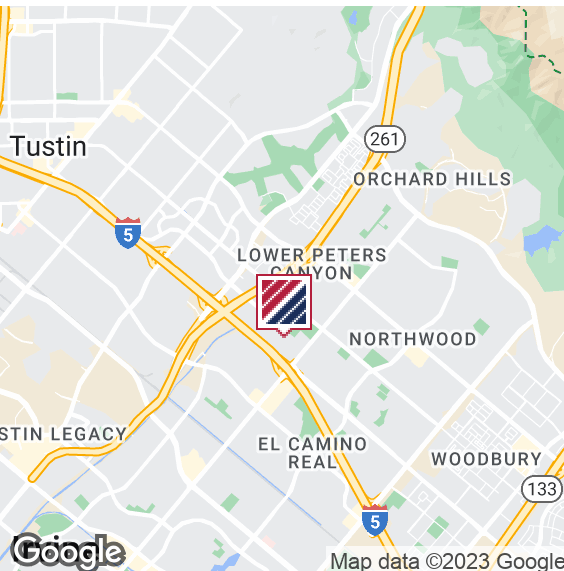


\$1.50/SF BROKER BONUS UPON NEW SUBTENANT'S OCCUPANCY

420

EXCHANGE, SUITE 250
IRVINE | CA



2,397 RSF FOR SUBLEASE

"PLUG & PLAY" OFFICE SUITE

PROPERTY HIGHLIGHTS

- Immediately Available
- Asking rate of \$1.85/SF FSG
- Includes Furniture/Cabling, 8 New Workstations (Stand-Up Desks, Monitors), Furnished Conference Room (with Presentation Monitor), 4 Fully Furnished Private Offices, Furnished Kitchen with Refrigerator/ Seating), IT Closet, Mitel 5330 Phone System (Furniture purchase negotiable)
- Call to Show
- Immediate Local Retail Amenities Include On-Site Café, Tustin Marketplace Shopping/Restaurants
- Double Door Entry
- Property Professionally Owned/Managed by The Irvine Company
- Immediate Access to 5 FWY, Jamboree RD, Toll (261) Road

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.

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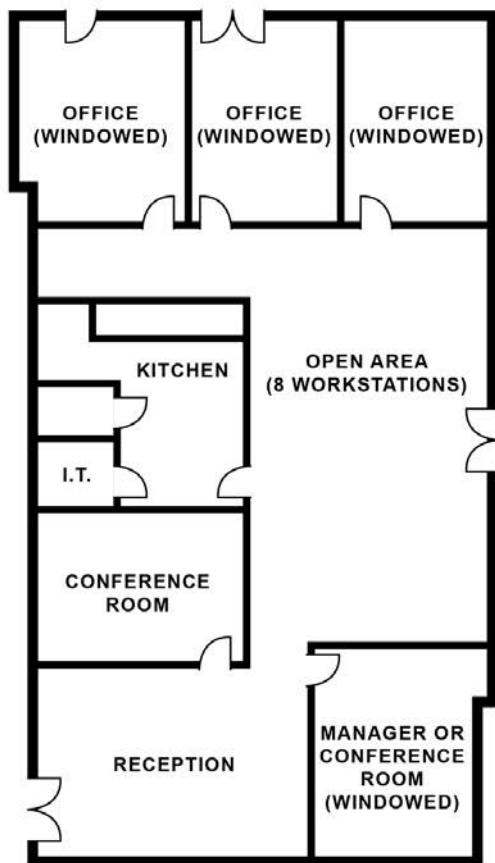
420

EXCHANGE, SUITE 250
IRVINE | CA

FOR SUBLEASE

2,397 RSF "PLUG & PLAY OFFICE SUITE"

SUITE 250 FLOOR PLAN



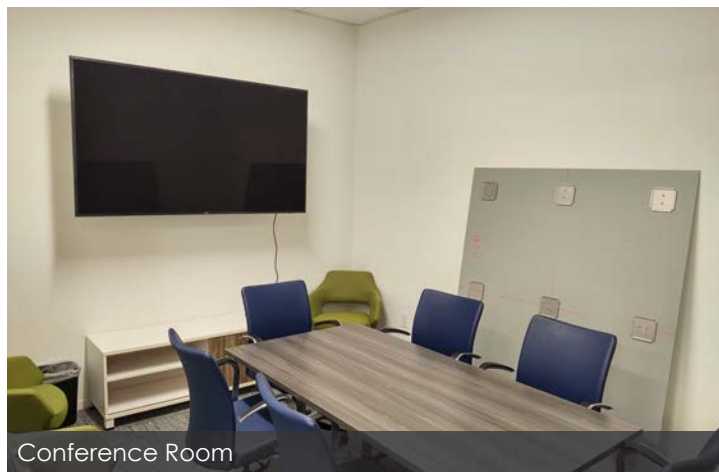
*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS. FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.



Kitchen



Aerial



Conference Room

*Not to Scale

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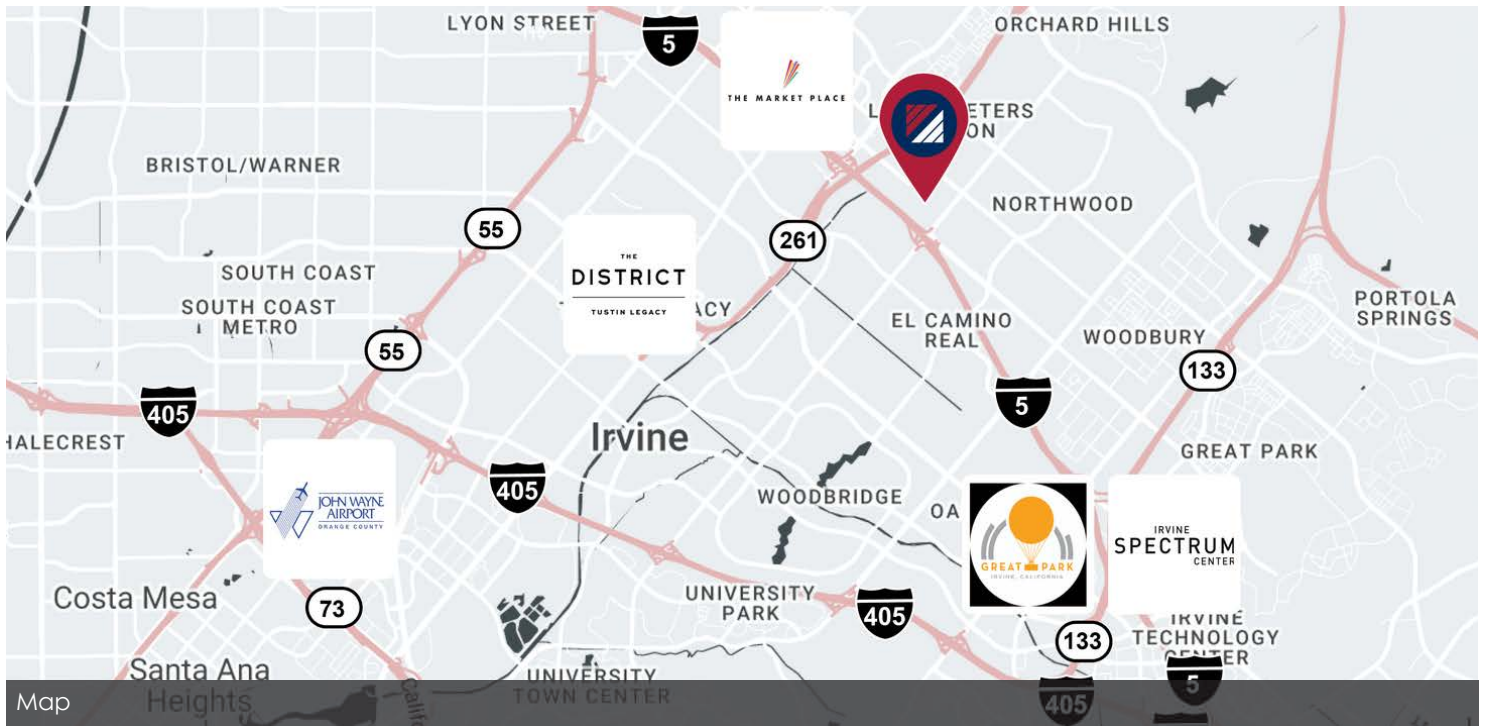
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EXCHANGE, SUITE 250
IRVINE | CA

FOR SUBLEASE

2,397 RSF "PLUG & PLAY OFFICE SUITE"



Private Office



Aerial

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