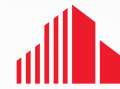


FOR SUBLEASE- OAK CREEK BUSINESS CENTER

6430 Oak Canyon, Suite 150

IRVINE, CALIFORNIA 92618



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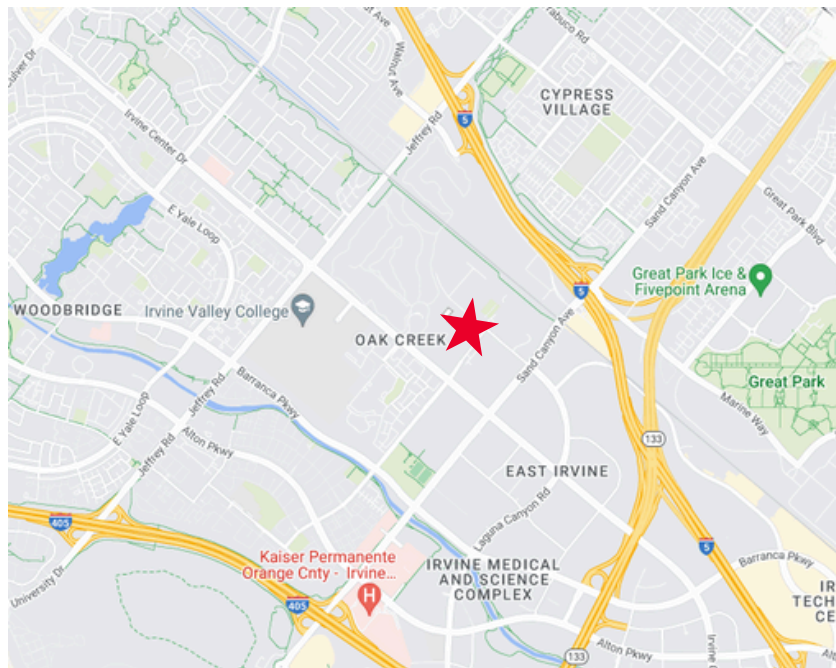
±11,335 SF AVAILABLE

BUILDING FEATURES

- ±11,335 SF Available for Sublease
- Sublease Available Date: Immediate
- Sublease Expiration Date 4/30/27 or Direct Lease Available
- ±1,900 SF Air-Conditioned Warehouse
- Double Door Suite Entrance
- Fully-Furnished, Plug & Play!
- Ground Floor, Double Door Access

PROJECT FEATURES

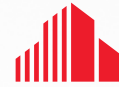
- Easy access to 5, 405 and 133 Freeways
- Walking distance to Oak Creek Golf Club House Café
- Minutes away from Irvine Spectrum Center
- EV Charging Station
- Abundant free surface parking
- The Commons: WiFi-connected outdoor gathering space with shaded seating, games area and barbecue station



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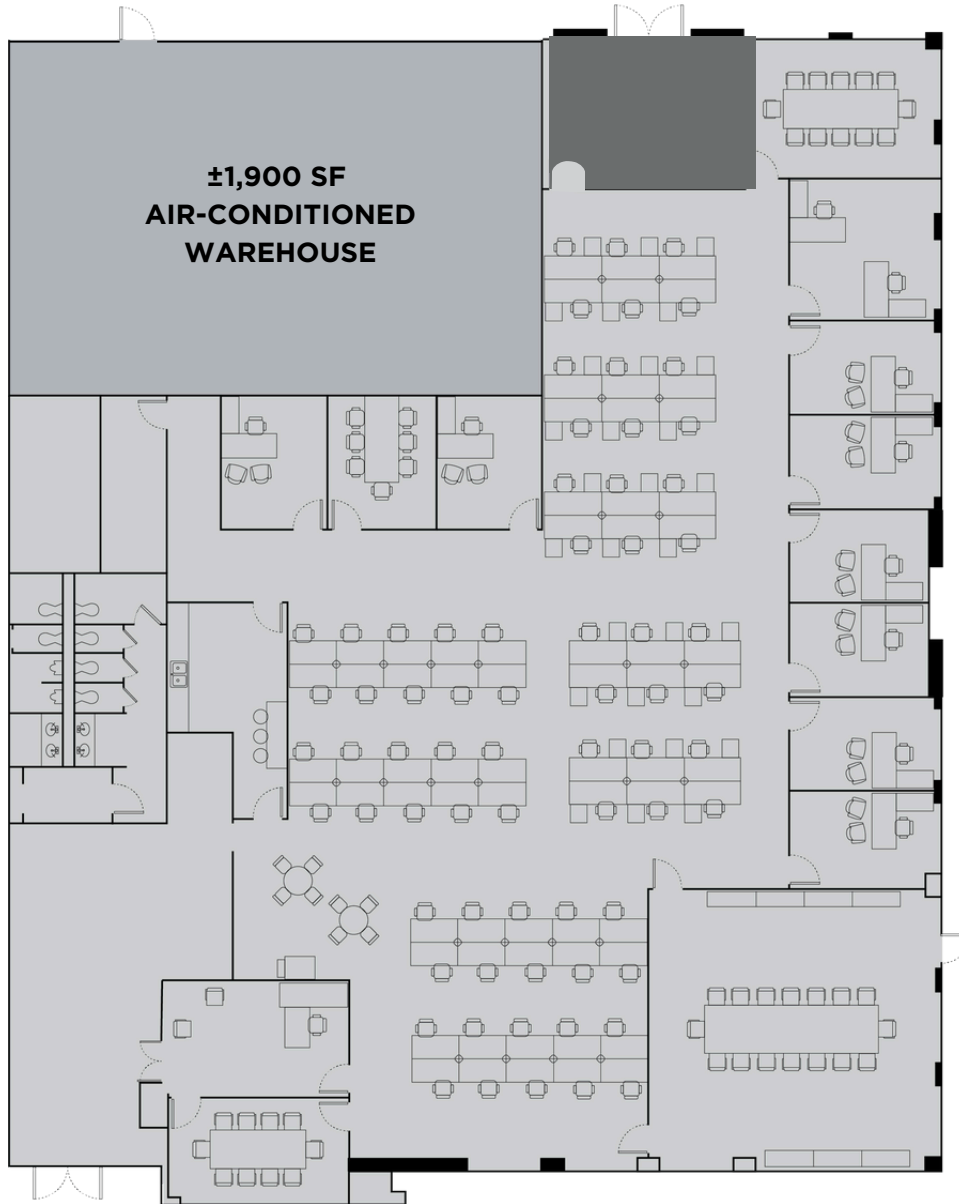
IRVINE, CALIFORNIA 92618



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FLOOR PLAN

±11,335 SF AVAILABLE



EXCLUSIVELY MARKETED BY

ANDREW MORROW

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Transaction Manager

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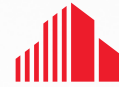
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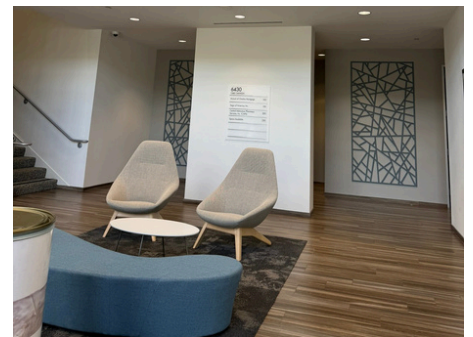
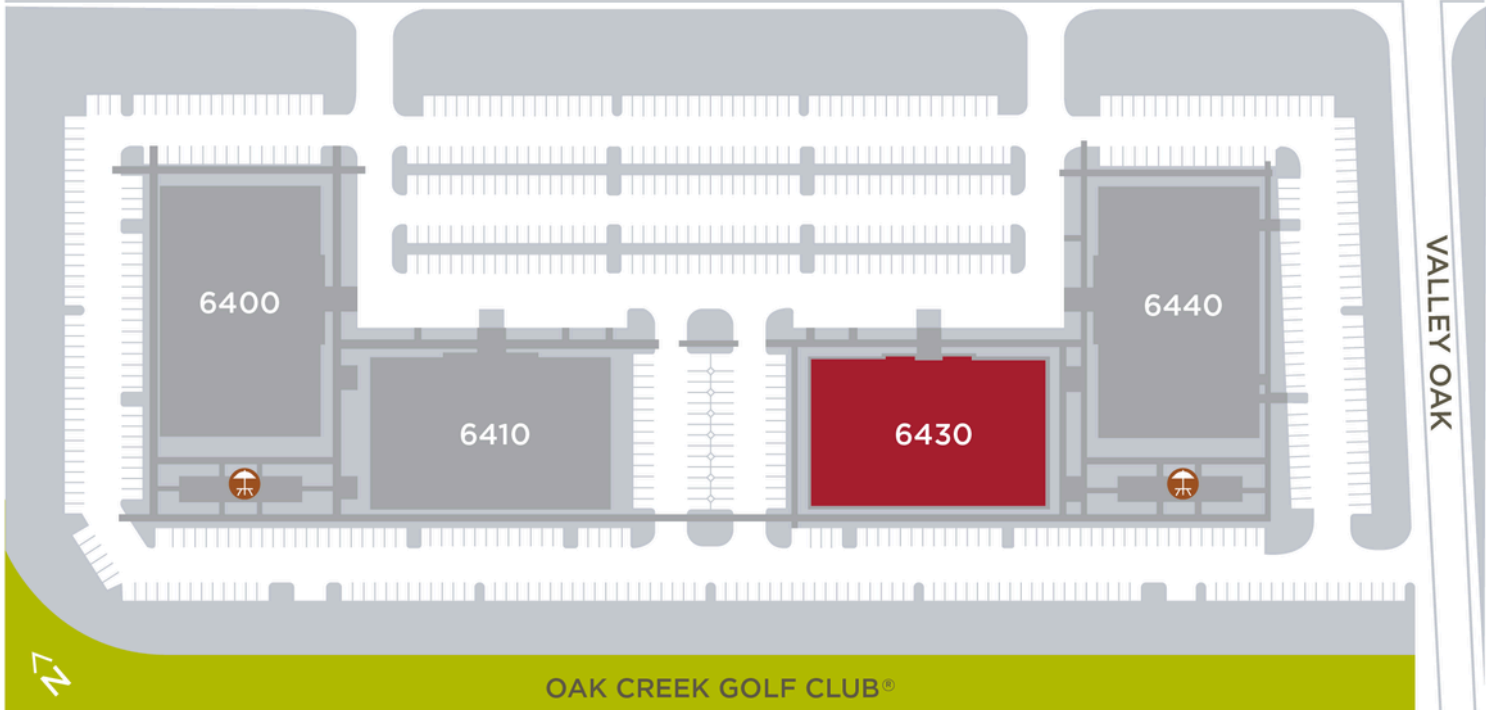


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WAKEFIELD

FLOOR PLAN

±11,335 SF AVAILABLE

OAK CANYON



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