




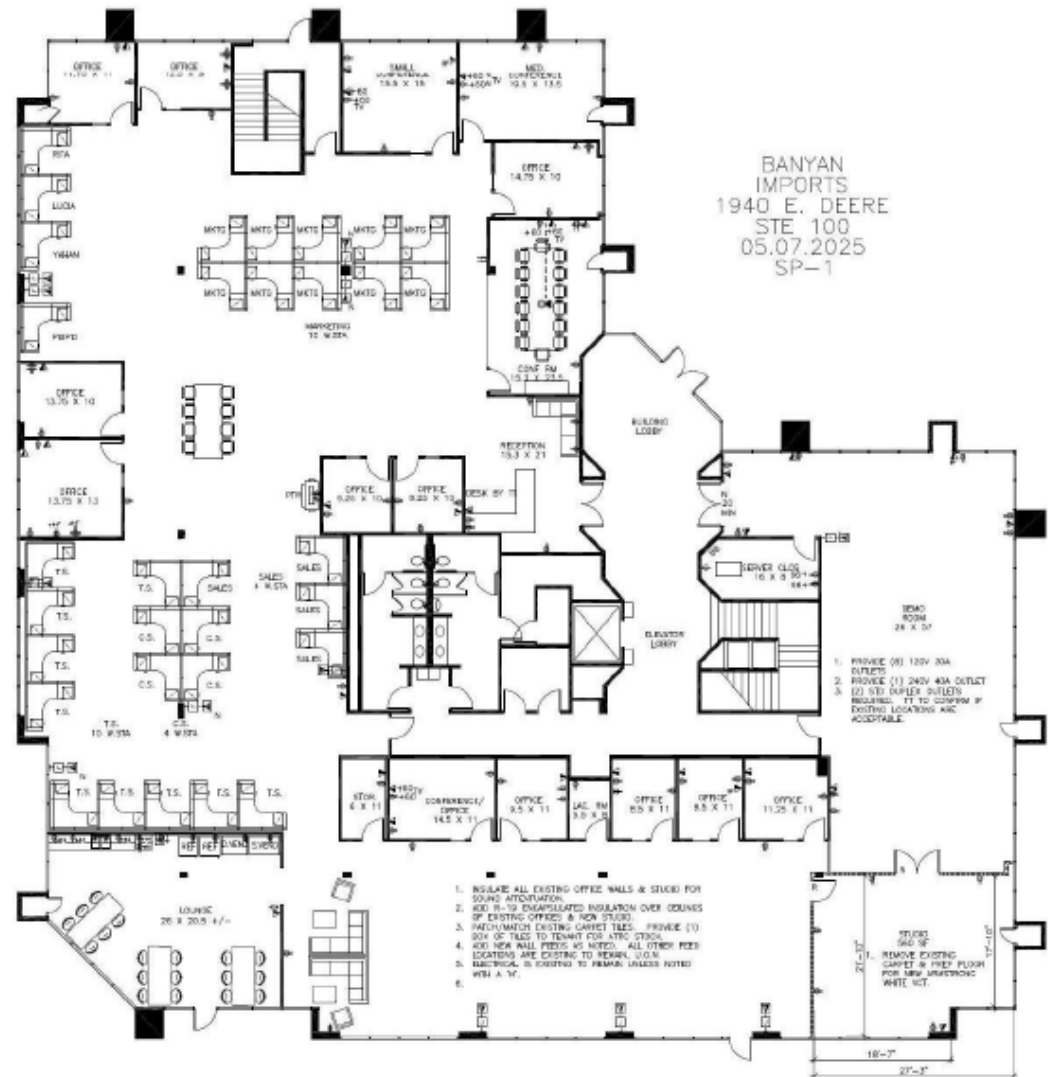
For sublease

1940 E Deere Avenue, Santa Ana, CA
7,000 to 15,256 SF Available

 **JLL** SEE A BRIGHTER WAY

1940 E Deere Avenue

- Exceptional value at a below-market sublease rate of **\$1.30/SF/Month FSG flat for initial 3 year term.**
- Divisible between **7,000 to 15,256 RSF.** First floor opportunity with entrance off the **main lobby entrance.**
- **Plug & play opportunity** featuring brand new office furniture available for immediate, turnkey occupancy.
- **Efficient, flexible floor plan** that can accommodate a mix of open work areas, private offices, and collaborative spaces.
- **Strong natural light** potential across the suite, supporting a productive and modern office environment.
- **Spacious lounge and kitchen area** designed to support employee collaboration, informal meetings, and day-to-day convenience.
- **Central Irvine Business Complex** location with immediate access to the 405/5/55 freeways via MacArthur Blvd.
- **Professional building environment** suitable for corporate occupancy and client-facing operations.
- Sublease term available through **December 31, 2030**, offering long-term stability and planning certainty.





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