

FOR SUBLEASE

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SPECTRUM CENTER DR  
STE 1600, IRVINE

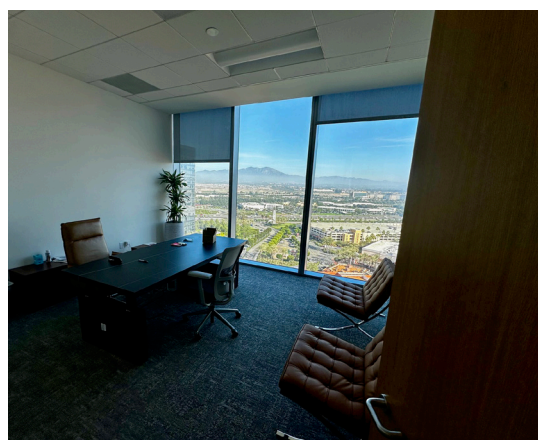
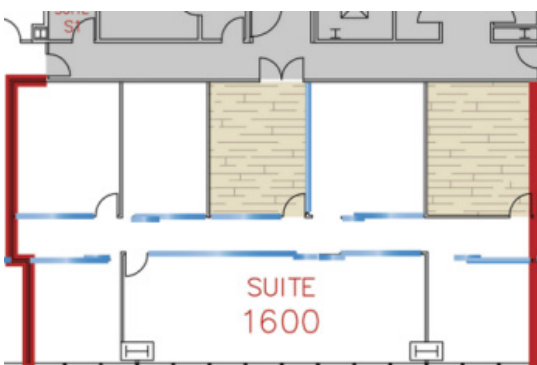
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## PROPERTY OVERVIEW

±3,463 SF Office Suite

Sublease through March 31, 2028

Fitness Center On-site

Covered Parking

Class A Highrise

4.00:1,000 Parking Ratio

16th Floor Scenic Views

Easy Access to numerous restaurants and Amenities

Adjacent to Spectrum Center Shopping Mall

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