

OFFICE SPACE FOR SUBLEASE

LOWEST PRICED SPACE ON MARKET!
JAMBOREE FRONTAGE

2801

OPERATING EXPENSES ON AVERAGE 50% LOWER = \$0.42 PSF OFF MONTHLY RENT

2801 | MCGAW AVENUE
IRVINE, CALIFORNIA

±31,750 SF OFFICE/FLEX BUILDING / DIVISIBLE TO 15,875 SF

3:1000 PARKING ASKING \$0.99 NNN / 6:1000 PARKING ASKING \$1.75 NNN

SINGLE-STORY OFFICE SPACE

FURNITURE & PHONE SYSTEM AVAILABLE

EXCELLENT GLASSLINE

MINUTES TO JOHN WAYNE AIRPORT

DIVISIBLE BUILDING - TWO (2) ENTRIES

PRIVATE COURTYARD / LUNCH AREA

ACROSS THE STREET TO NUMEROUS AMENITIES - DIAMOND JAMBOREE

EXCELLENT ACCESS TO THE 405 FREEWAY

BUILDING RECENTLY RENOVATED 2011

VERY STRONG SUBLESSOR

AVAILABLE APRIL 15, 2017

SUBLEASE EXPIRES JULY 28, 2021

2 1/2 YEAR MINIMUM SUBLEASE TERM



LEE & ASSOCIATES® - NEWPORT BEACH | Corporate ID#01197433
100 Bayview Circle, Suite 600, Newport Beach, California 92660
☎ 949.724.1000 | 📠 949.862.9048 | www.lee-associates.com

BENEFITS

- Location
- Low Lease Rate
- Single-Story Office
- Low Operating Expenses
- Retail Amenities Nearby

IRVINE
BUSINESS
COMPLEX



2801 | MCGAW AVENUE

IRVINE, CALIFORNIA

Move-In Ready

29 Window Line Offices

Three (3) Conference Rooms

38 Built-In Workstations

Large Work Rooms

Server Room

Full Kitchen and Lunch Area (2 Kitchens)

Reception Area

Double Door Entry

Space is Wired and Move-In Ready

Private Courtyard

For more information, please contact:

SEAN AHERN

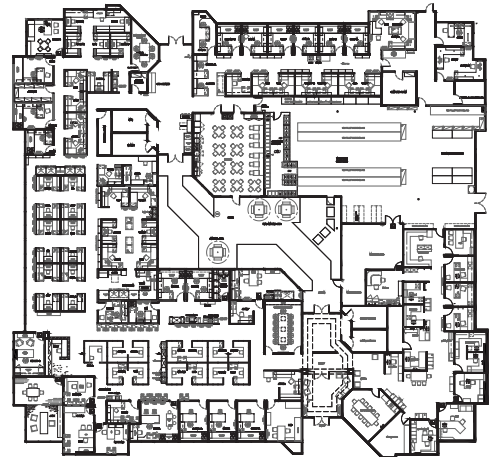
Senior Vice President/Principal

(949) 724-4733

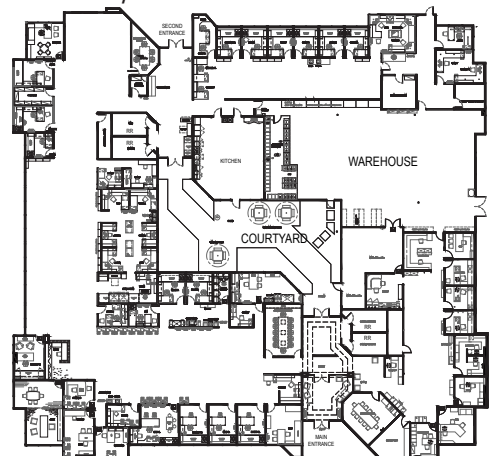
sahern@lee-associates.com

BRE# 01081324

EXISTING LAYOUT



WITHOUT BUILT-INS/WORK STATIONS



LEE & ASSOCIATES® - NEWPORT BEACH | Corporate ID#01197433
100 Bayview Circle, Suite 600, Newport Beach, California 92660
☎ 949.724.1000 | 📠 949.862.9048 | www.lee-associates.com



2801 | MCGAW AVENUE
IRVINE, CALIFORNIA



For more information, please contact:

SEAN AHERN
Senior Vice President/Principal
(949) 724-4733
sahern@lee-associates.com
BRE# 01081324



LEE & ASSOCIATES® - NEWPORT BEACH | Corporate ID#01197433
100 Bayview Circle, Suite 600, Newport Beach, California 92660
☎ 949.724.1000 | 📠 949.862.9048 | www.lee-associates.com

