

# UNIVERSITY RESEARCH PARK

## 5231, 5241 & 5201 CALIFORNIA STREET

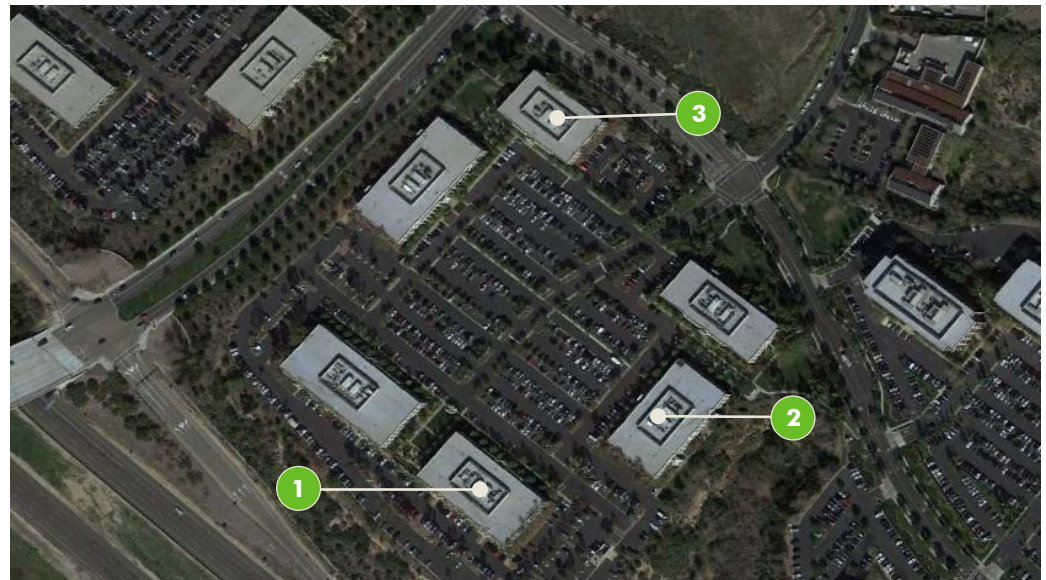
IRVINE, CALIFORNIA



### PROPERTY OVERVIEW

	ADDRESS	BUILDING	SQ. FT.
1	5231 California	Building 11	53,840 sq. ft.
2	5241 California	Building 12	53,840 sq. ft.
3	5201 California	Building 14	44,240 sq. ft.

- \$1.00/SF NNN - below market rental rate
- Broadcom is the sublessor ("Strong Sublessor")
- Furniture can be made available
- Telephone switches available
- 5231 California building has upgraded HVAC
- Sublease Term through May 31, 2018 – Longer term available



### CONTACT US

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AVAILABLE FOR SUBLEASE

UNIVERSITY RESEARCH PARK

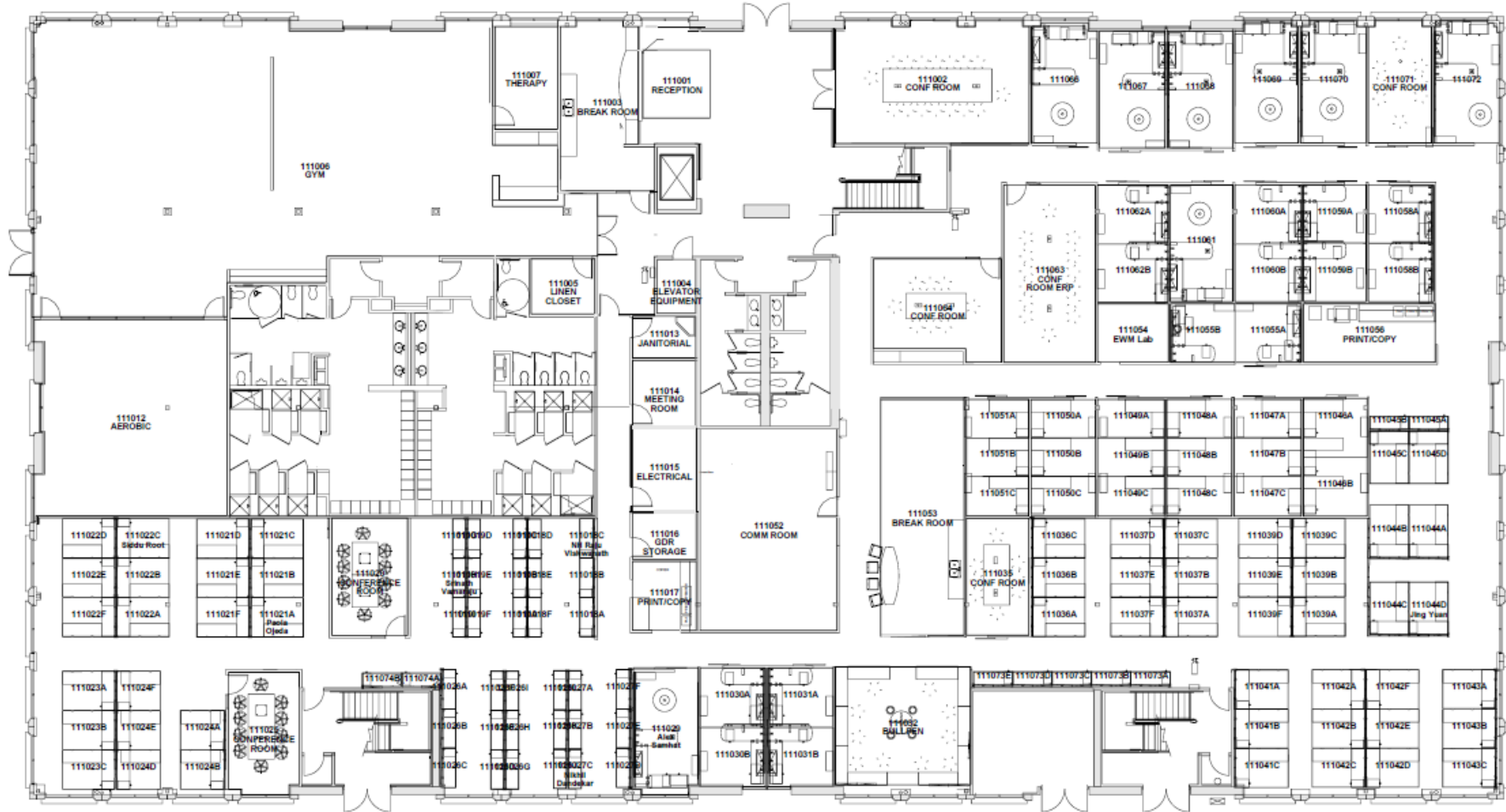
5231, 5241 & 5201 CALIFORNIA STREET

IRVINE, CALIFORNIA



Building 11 – 1st Floor

26,920 SF



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UNIVERSITY RESEARCH PARK

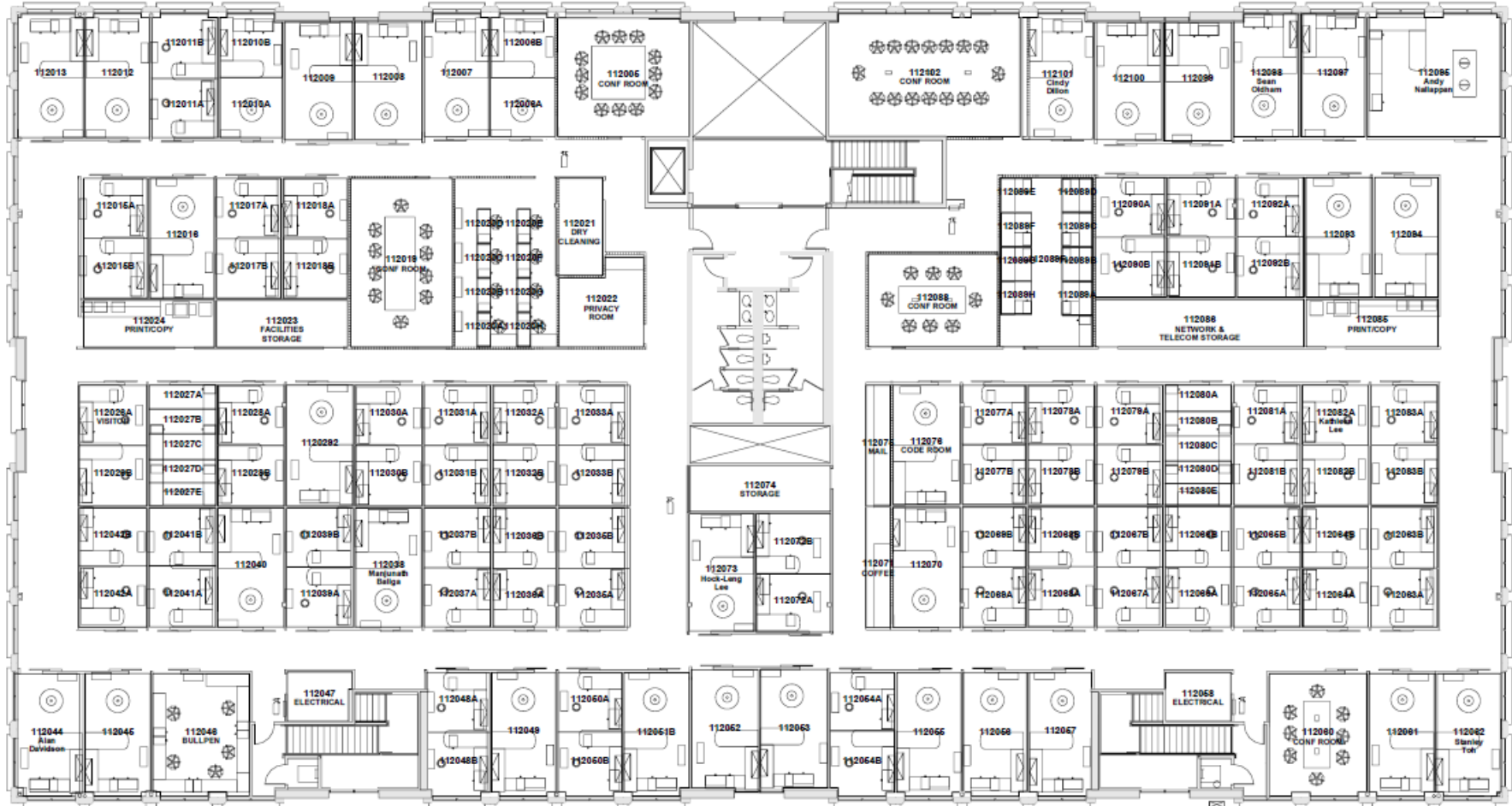
5231, 5241 & 5201 CALIFORNIA STREET

IRVINE, CALIFORNIA



Building 11 – 2nd Floor

26,920 SF



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## UNIVERSITY RESEARCH PARK

5231, 5241 & 5201 CALIFORNIA STREET

IRVINE, CALIFORNIA



### Building 12 – 1st Floor

26,920 SF



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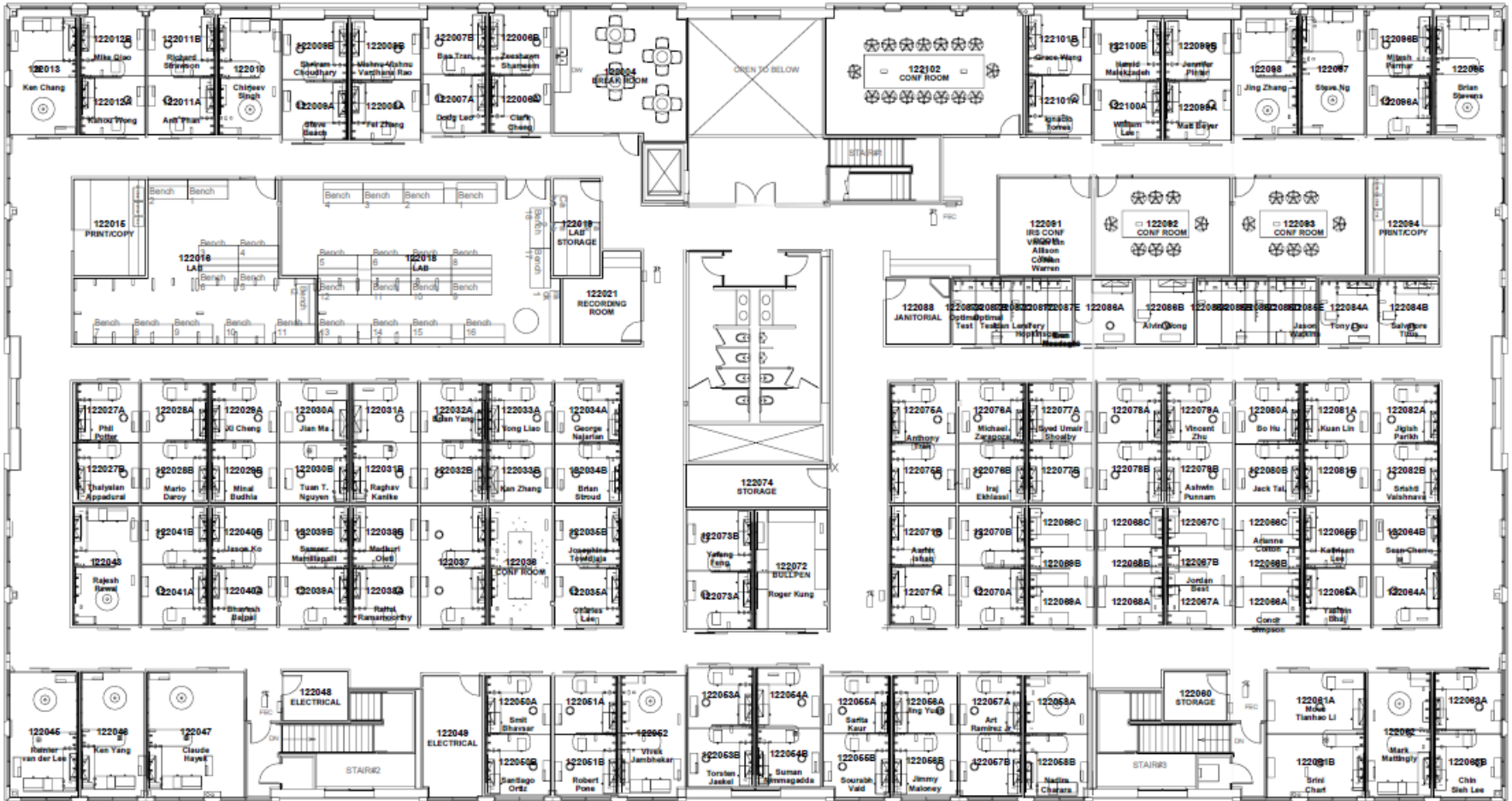
5231, 5241 & 5201 CALIFORNIA STREET

IRVINE, CALIFORNIA



## Building 12 – 2nd Floor

26,920 SF



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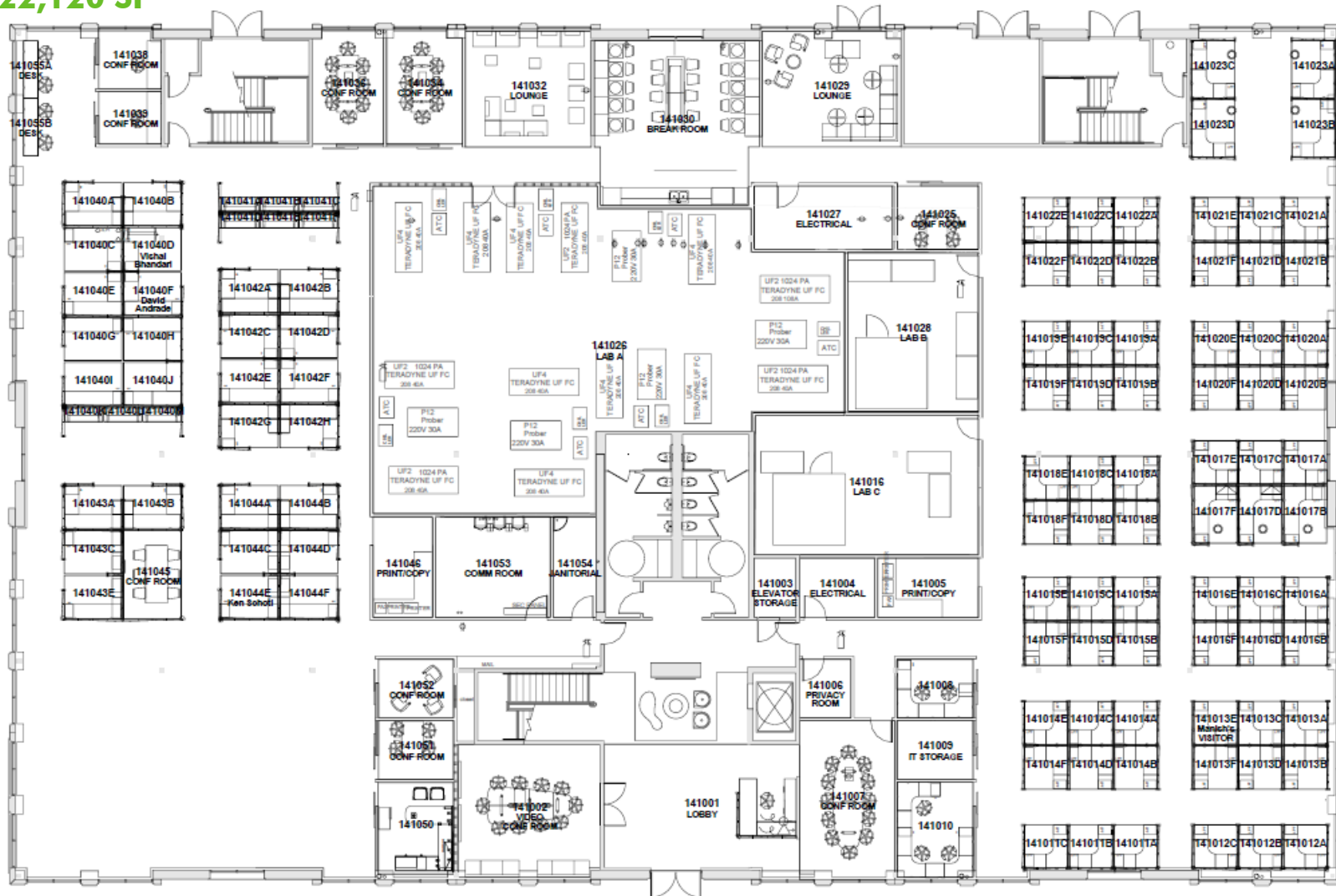
5231, 5241 & 5201 CALIFORNIA STREET

IRVINE, CALIFORNIA



## Building 14 – 1st Floor

22,120 SF



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