



FOR SUBLEASE

17032  
**MURPHY AVE.**

IRVINE, CA 92614

**CBRE**

# PROPERTY HIGHLIGHTS



±21,528 SF



±8,161 SF  
of Single Story Office



1 DH Door



1 GL Door  
(Extra Wide)



±22'  
Clear Height



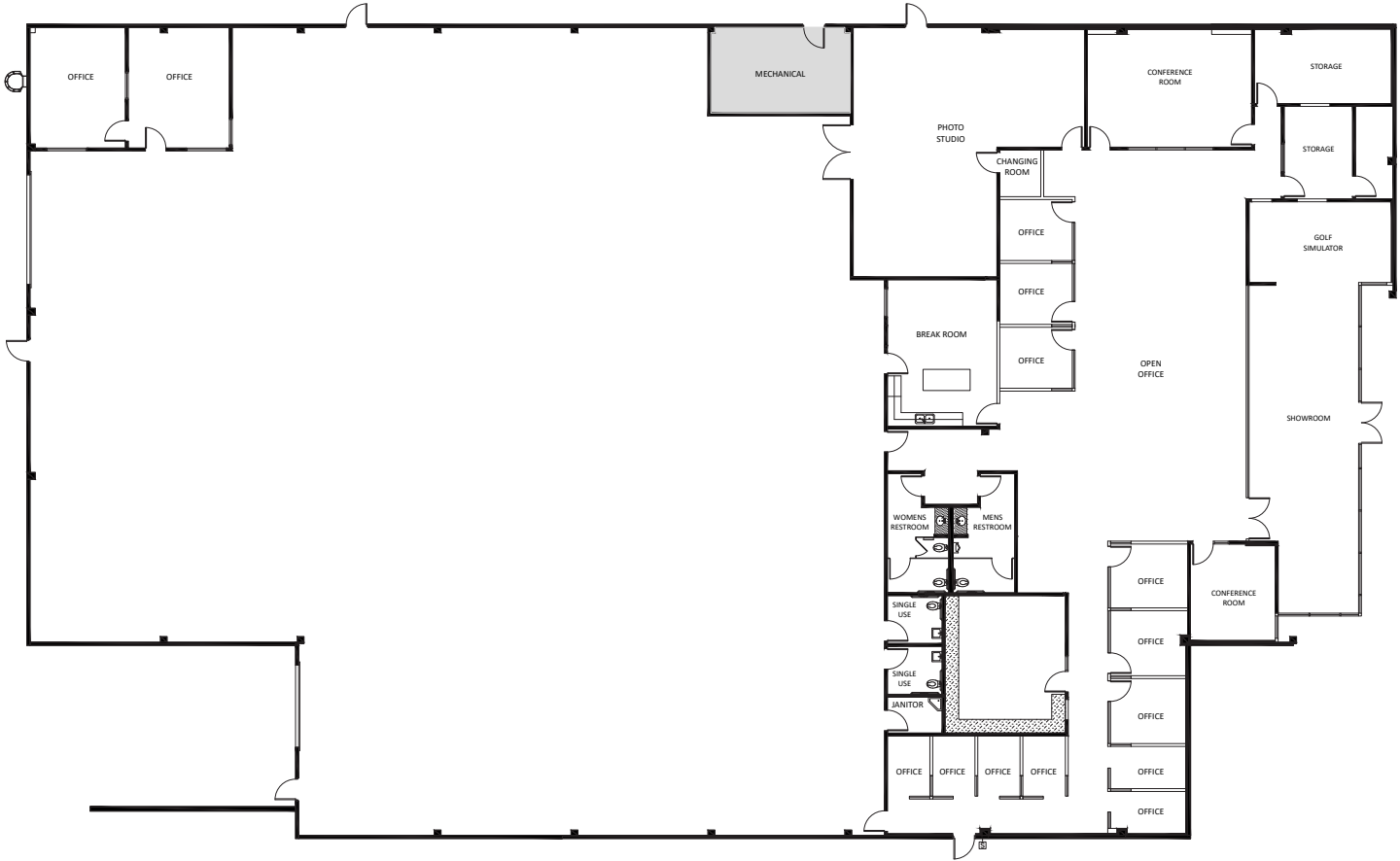
±400 Amps  
of Power



Easy Access  
to 405 & 5  
Freeways



Sublease  
through  
June 2029



# PROPERTY PHOTOS



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## CONTACT

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**CBRE**