

9841 IRVINE CENTER DRIVE

9841

OFFICE CONDO AVAILABLE

AVAILABLE FOR SALE OR LEASE • IRVINE, CA

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

orange county

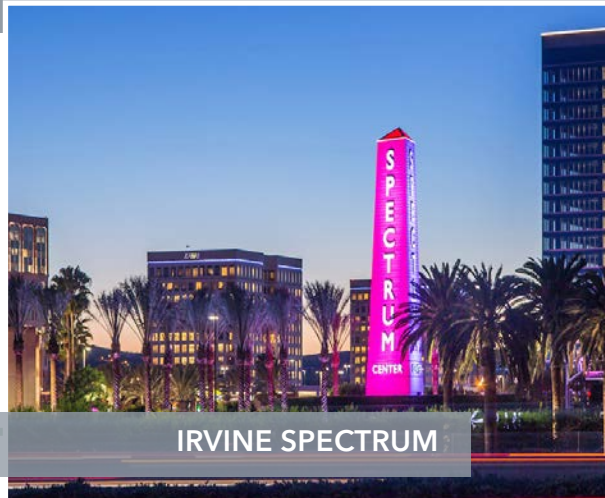
OFFICE | GROUP

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PROPERTY OVERVIEW



IRVINE SPECTRUM



GREAT PARK

PROPERTY HIGHLIGHTS

- Suite 200: ±2,459 SF Professional Office Condo in Irvine Spectrum
- 5 Private Offices, Conference Room & Kitchen with High End Finishes
- Corner Unit with Great Window Line
- Immediate 5, 405 & 133 Freeway Access
- Surface Free Parking with Direct Access to the Building
- Available January 1, 2021
- Lease Rate: \$2.50 Modified Gross
- Sale Price: \$490 PSF
- Association Costs: \$0.36 PSF Approximate Per Month

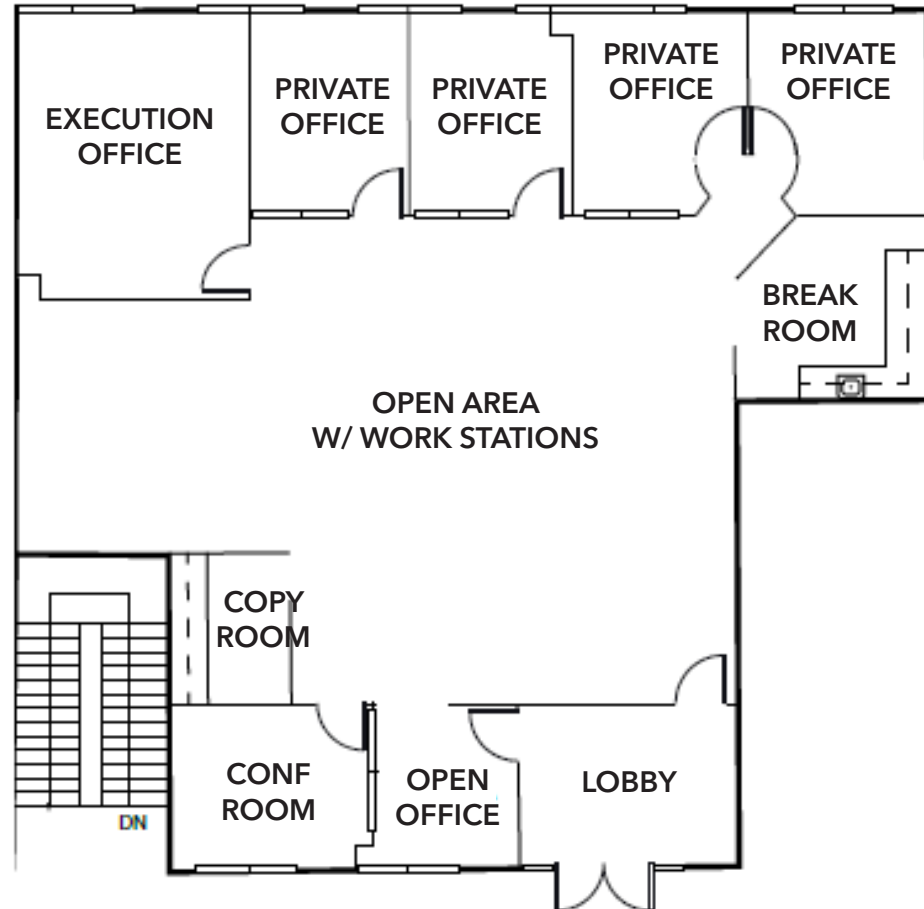


COMMERCIAL REAL ESTATE SERVICES

FLOORPLAN

SUITE 200

±2,459 SF



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PROPERTY IMAGES

EXTERIOR PHOTOS



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PROPERTY IMAGES

INTERIOR PHOTOS



EXECUTIVE OFFICE



PRIVATE OFFICE



KITCHEN



RECEPTION AREA



CONFERENCE ROOM

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