

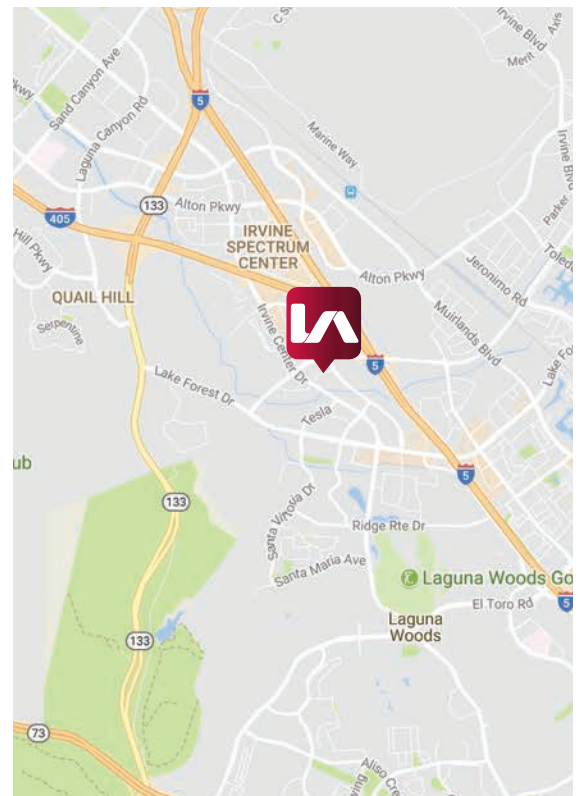
# KOLL CENTER III

9277 RESEARCH DRIVE | UNIT 8B  
IRVINE, CA



## LISTING DATA

- High-Image, Single-Story ±2,257 SF Condominium
- ±1,020 RSF Available
- High-End Improvements
- Reception Area, Conference Room+ Abundant Parking, 3:1,000 Ratio+ Fully-Sprinklered
- Built in 2008
- Close proximity to the Irvine Spectrum Entertainment Center
- Easy Access to the 5, 405 & 133 Freeways



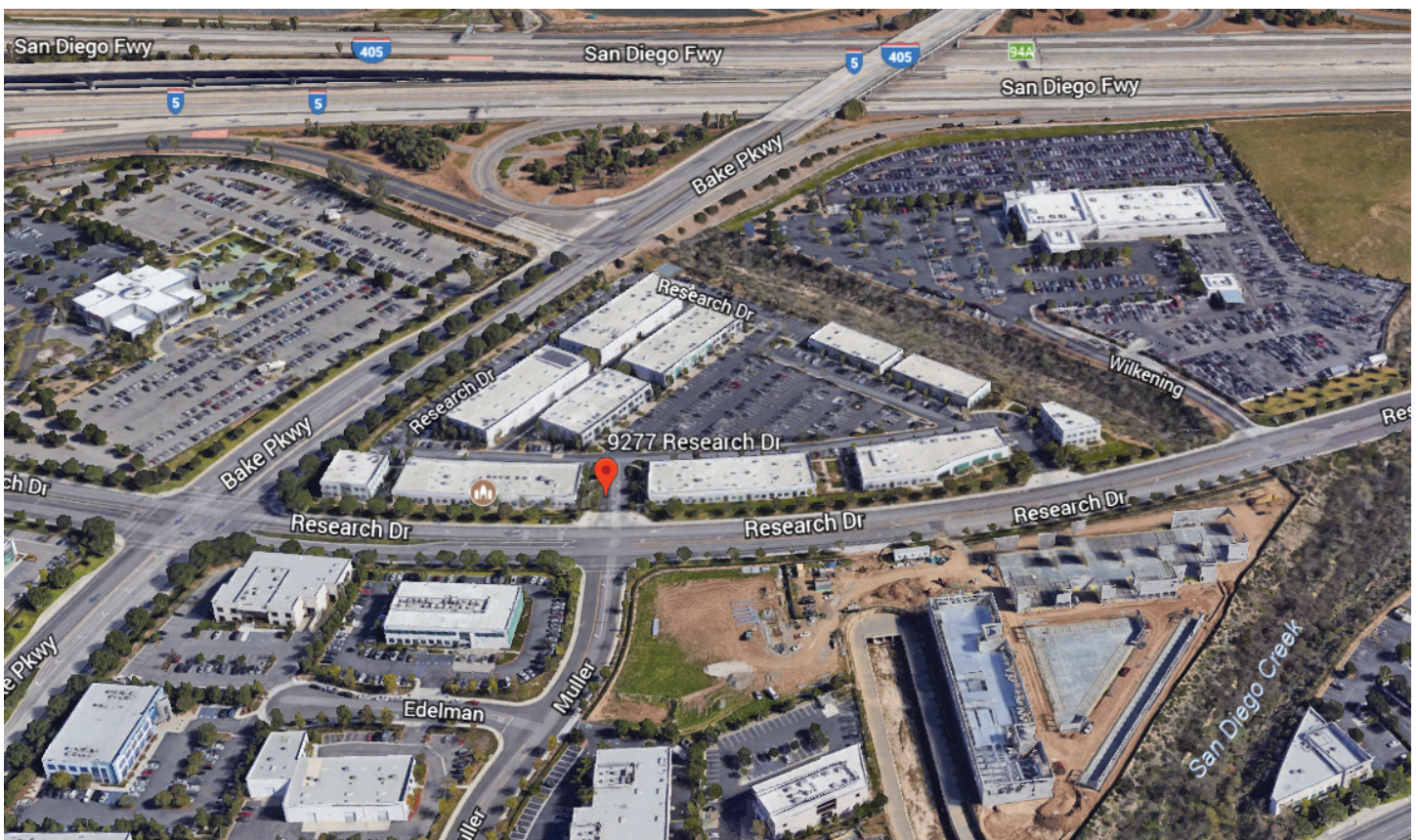
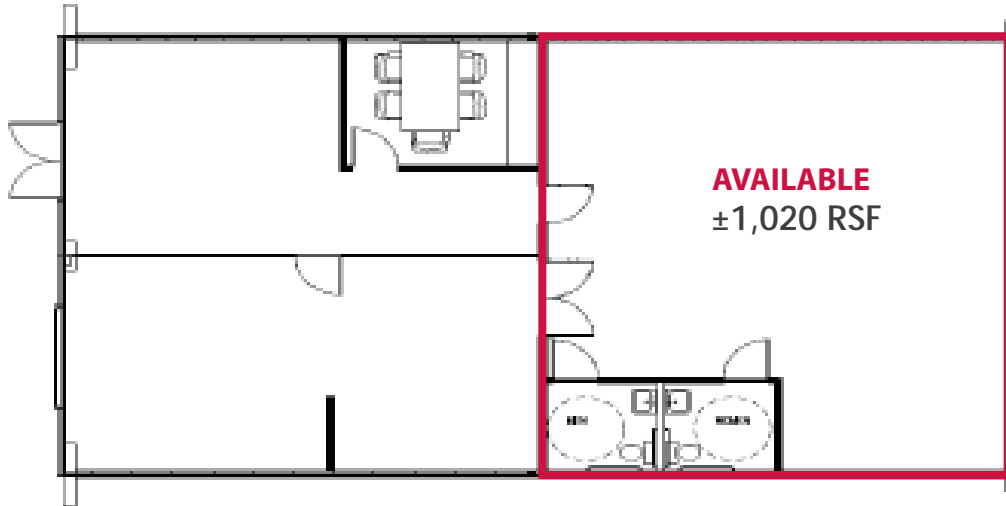
For More Information, Contact:

**JUSTIN SMITH, SIOR**  
Senior Vice President  
License ID# 01504494  
949.790.3151  
jbsmith@leeirvine.com

**GRANT LABOUNTY**  
Associate  
License ID# 02086573  
949.790.3120  
glabounty@leeirvine.com

# KOLL CENTER III

9277 RESEARCH DRIVE | UNIT 8B  
IRVINE, CA



**JUSTIN SMITH, SIOR**  
Senior Vice President  
License ID# 01504494  
949.790.3151  
jbsmith@leeirvine.com

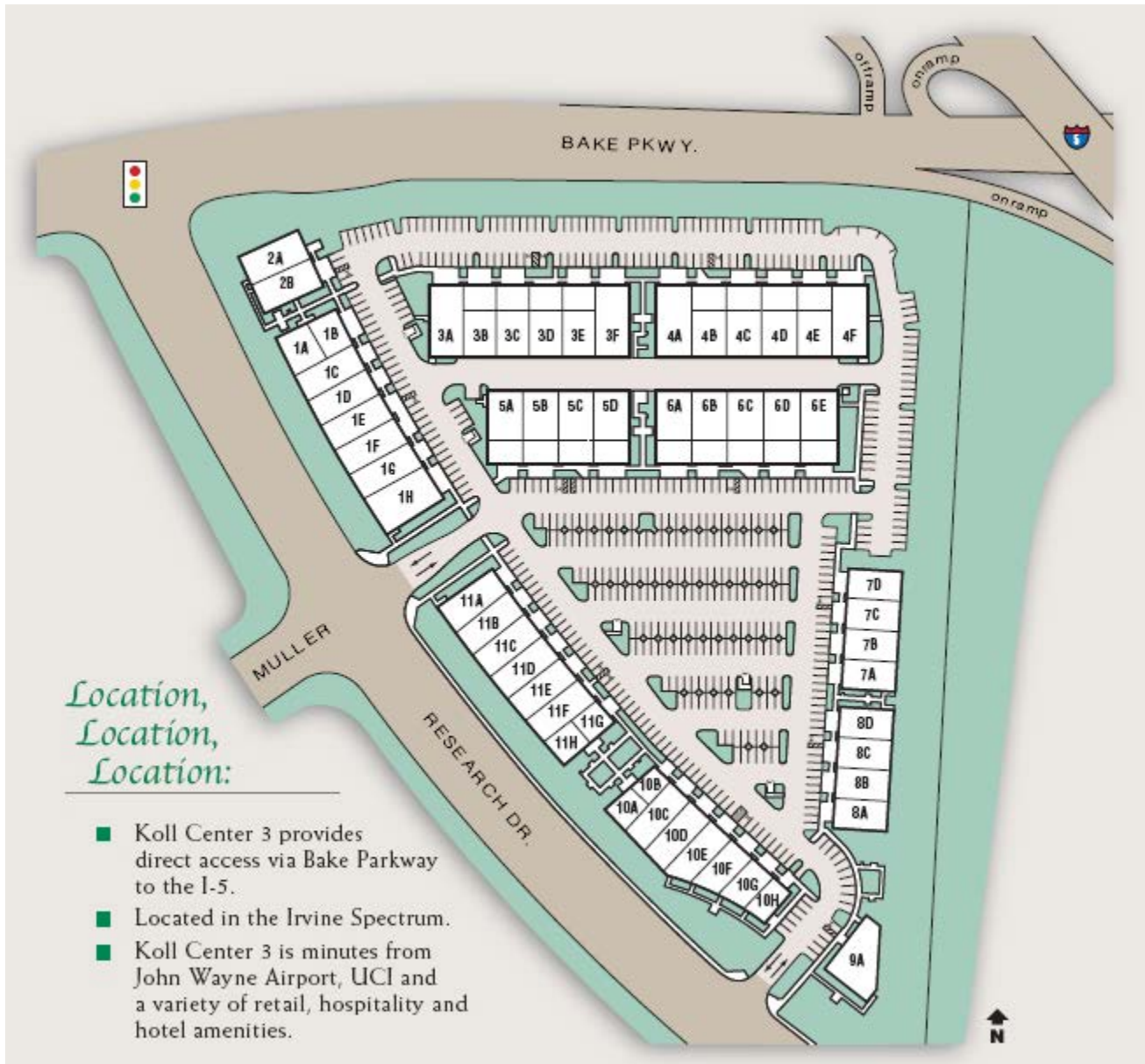
**GRANT LABOUNTY**  
Associate  
License ID# 02086573  
949.790.3120  
glabounty@leeirvine.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# KOLL CENTER III

9277 RESEARCH DRIVE | UNIT 8B

IRVINE, CA



JUSTIN SMITH, SIOR  
Senior Vice President  
License ID# 01504494  
949.790.3151  
jbsmith@leeirvine.com

GRANT LABOUNTY  
Associate  
License ID# 02086573  
949.790.3120  
glabounty@leeirvine.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.