



FOR LEASE

±3,372-6,536 SF
OFFICE R&D SPACE

9233 Research Drive
Irvine Spectrum, CA

\$0.99 PSF NNN

for the first six months
on all qualified deals
signed in 2020

PROPERTY FEATURES

- 1st floor of a 2-story office/R&D condominium
- **±1,000 SF of warehouse possible**
- Major frontage on Bake Parkway
- **High-end furniture included**
- Full security system with video surveillance
- Brand new improvements
- 3.5:1 parking ratio
- Fully sprinklered
- 200 amps
- Immediate access to 5 & 405 Freeways
- **Close proximity to the Los Olivos Shopping Center (Whole Foods is Anchor Tenant)**
- **Minutes to Irvine Spectrum Entertainment Center**

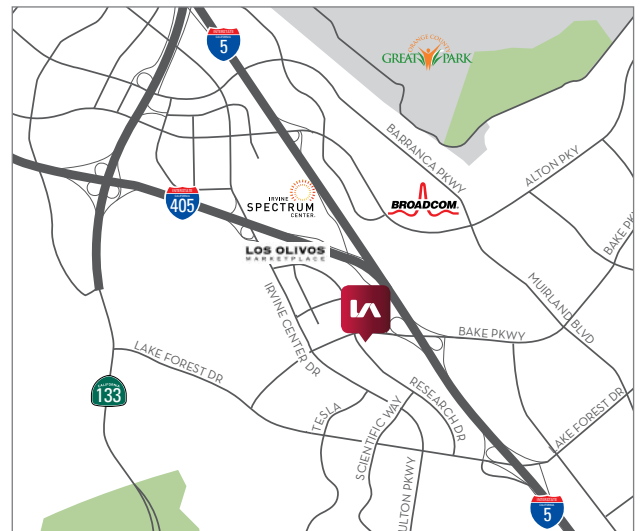
CONTACT ME

TRAVIS HAINING

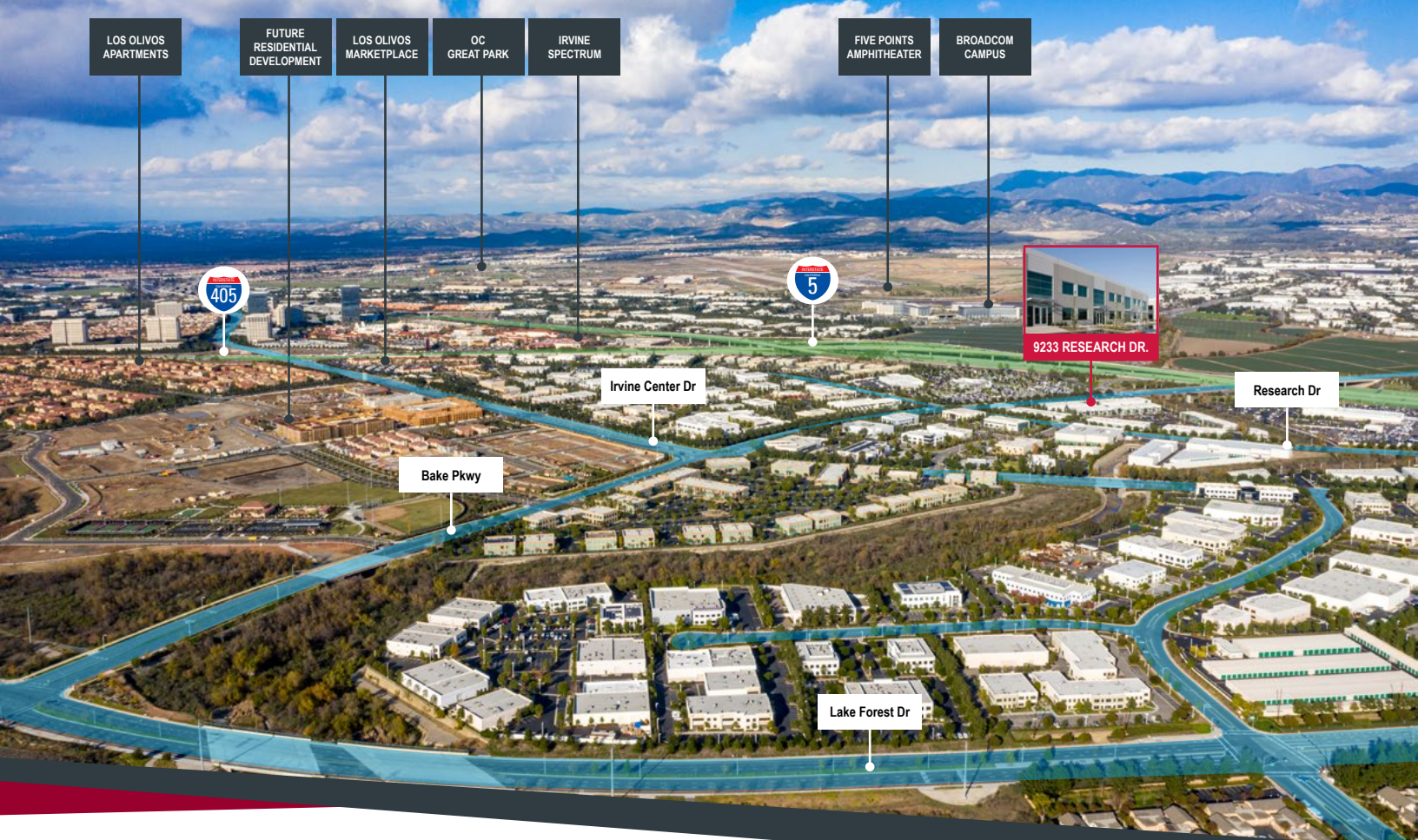
SVP/Principal
DRE # 01483191

949.724.4711

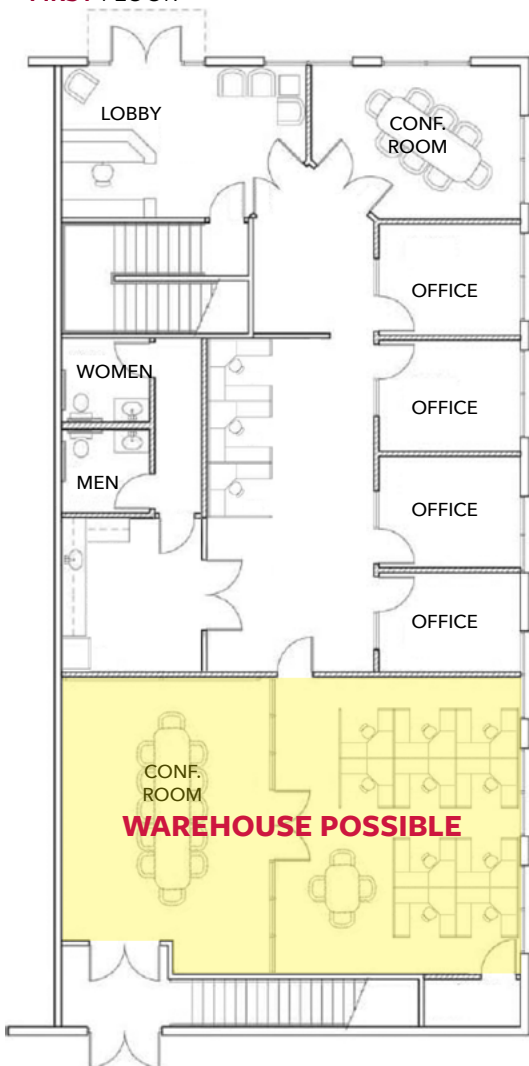
thaining@lee-associates.com



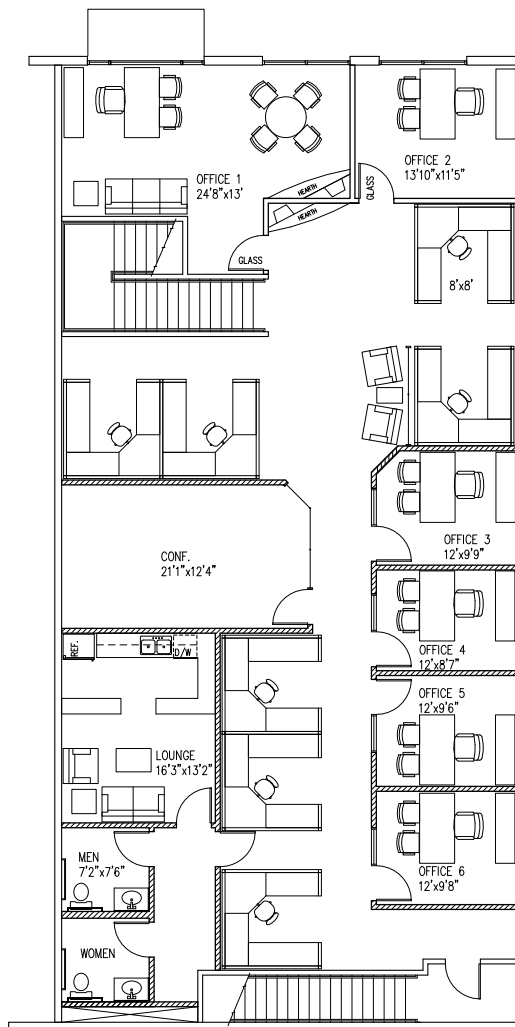
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FIRST FLOOR



SECOND FLOOR



CONTACT ME

TRAVIS HAINING

SVP/Principal
DRE # 01483191

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Not to scale. Not as built.

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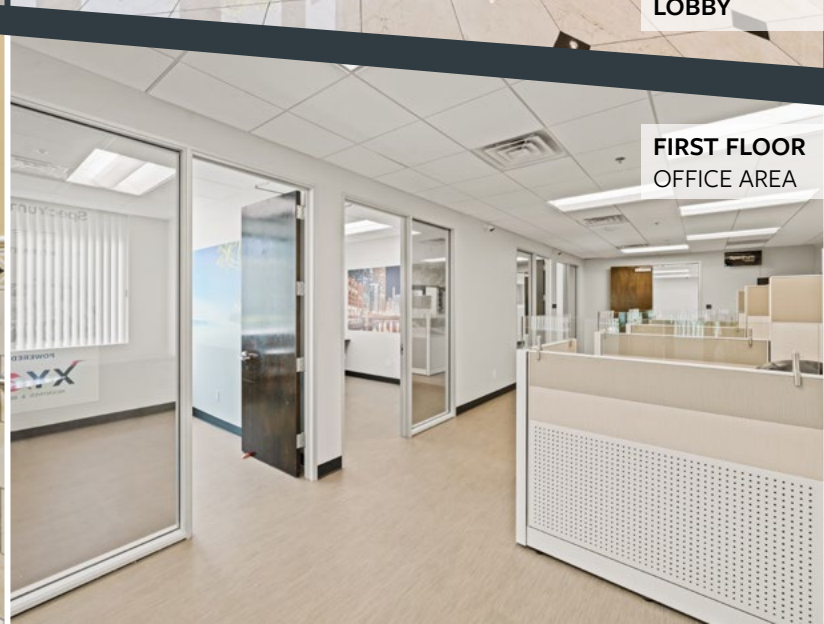
**FIRST FLOOR
OPEN SPACE**



LOBBY



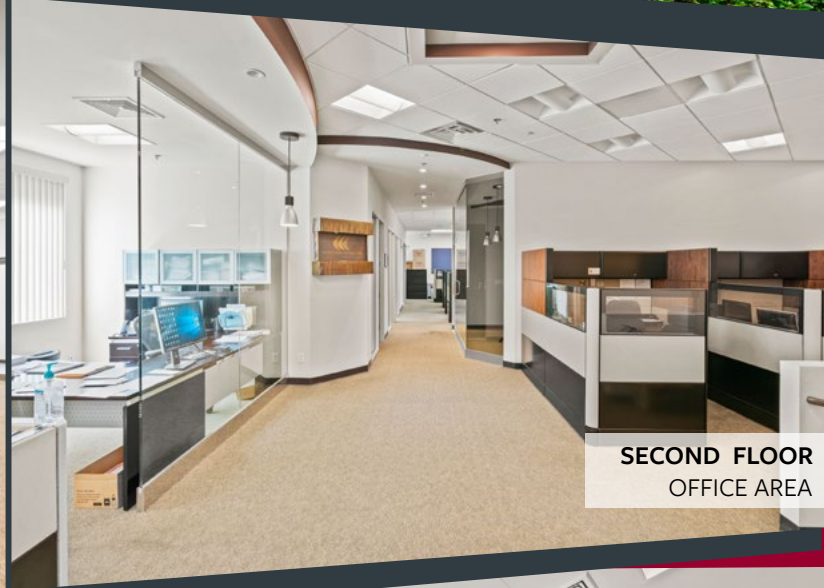
**UPGRADED
RESTROOMS**



**FIRST FLOOR
OFFICE AREA**



SECOND FLOOR
CONFERENCE ROOM



SECOND FLOOR
OFFICE AREA



SECOND FLOOR
OFFICE AREA



SECOND FLOOR
EXECUTIVE OFFICE