

SMITH | FRYER | WATTS

DESIRABLE HIGH IMAGE SINGLE STORY FLEX/R&D CONDO – END UNIT W/ EXTENSIVE WINDOW LINE



FOR SALE/LEASE

KOLL CENTER II

9661 IRVINE CENTER DRIVE | IRVINE SPECTRUM | ± 2,330 SQUARE FEET | **CALL FOR PRICING**

DAVE SMITH
SENIOR VICE PRESIDENT
LICENSE ID# 01195186
949.790.3134
DSMITH@LEEIRVINE.COM

MATT FRYER
SENIOR VICE PRESIDENT
LICENSE ID# 01333079
949.790.3122
MFRYER@LEEIRVINE.COM

TRAVIS WATTS
SENIOR ASSOCIATE
LICENSE ID# 01927498
949.790.3140
TWATTS@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.

PROPERTY OVERVIEW

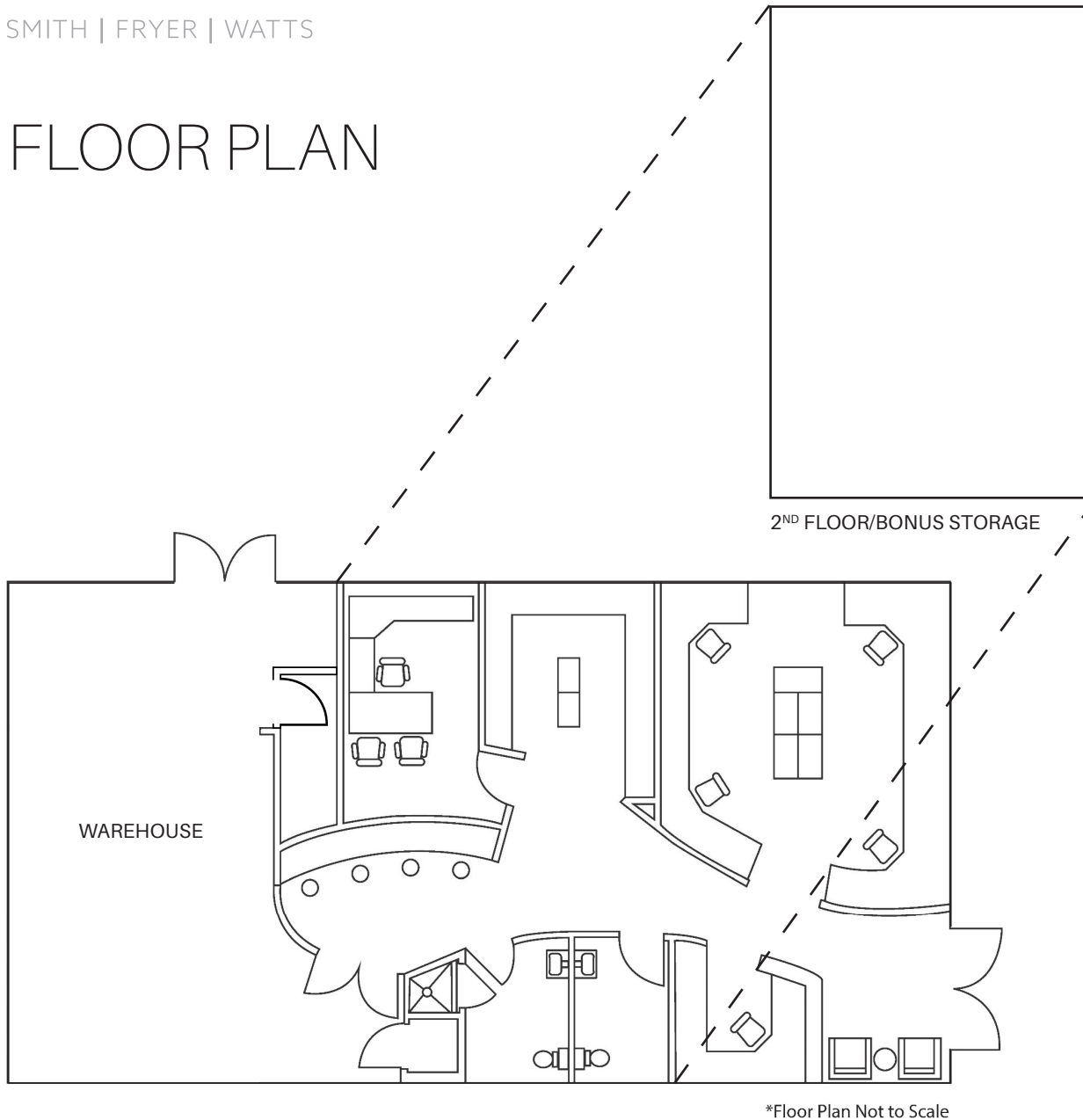
9661 IRVINE CENTER DRIVE | IRVINE

- Rare ±2,330 SF High Image Single Story Flex/R&D Condo
 - » ±1,730 SF of Office
 - » ±600 SF of Warehouse
- End Unit with Extensive Window Line
- Exceptional Owner/User, Investment or Leasing Opportunity
- Modern Architecture & Newer Age Construction – Built in 2006
- Creative Build Out w/ Exposed Ceilings, Hard Ducting & Polished Concrete Flooring
- Primarily Open Layout w/ One (1) Large Private Office, Restrooms/Shower, Kitchen & Reception Area
- Glass Double Door Warehouse Entrance & ±600 SF of Permitted Attic Storage Space (Not Included in the Square Footage)
- Double Door Ground Floor Entrance off the Parking Lot
- Highly Desirable Irvine Spectrum Location/Address
- Free Surface Parking (3:1,000 SF) – Two (2) Reserved Stalls
- Close Proximity to Irvine Spectrum Entertainment Center & Los Olivos Marketplace
- Situated Near Irvine Spectrum's Newest Residential Developments
- Immediate Access to the 5, 405, 73, 133 & 241 FWYS/Toll Roads
- Aggressive SBA lending (10% down)
- Professionally Managed Business Park
- **ASKING LEASE RATE: TBD - CALL FOR PRICING**
- **ASKING SALE PRICE: TBD - CALL FOR PRICING**



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FLOOR PLAN



9661
IRVINE CENTER DR

IRVINE, CALIFORNIA



INTERIOR IMAGES

9661 IRVINE CENTER DRIVE | IRVINE



EXTERIOR IMAGES

9661 IRVINE CENTER DRIVE | IRVINE





LAGUNA HILLS RETAIL CENTER



LOS OLIVOS
MARKETPLACE
IRVINE SPECTRUM

SPECTRUM CROSSROADS



9661

IRVINE CENTER
DRIVE

PLAZA DEL LAGO



LAKE FOREST GATEWAY



COMMERCIAL REAL ESTATE SERVICES

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