



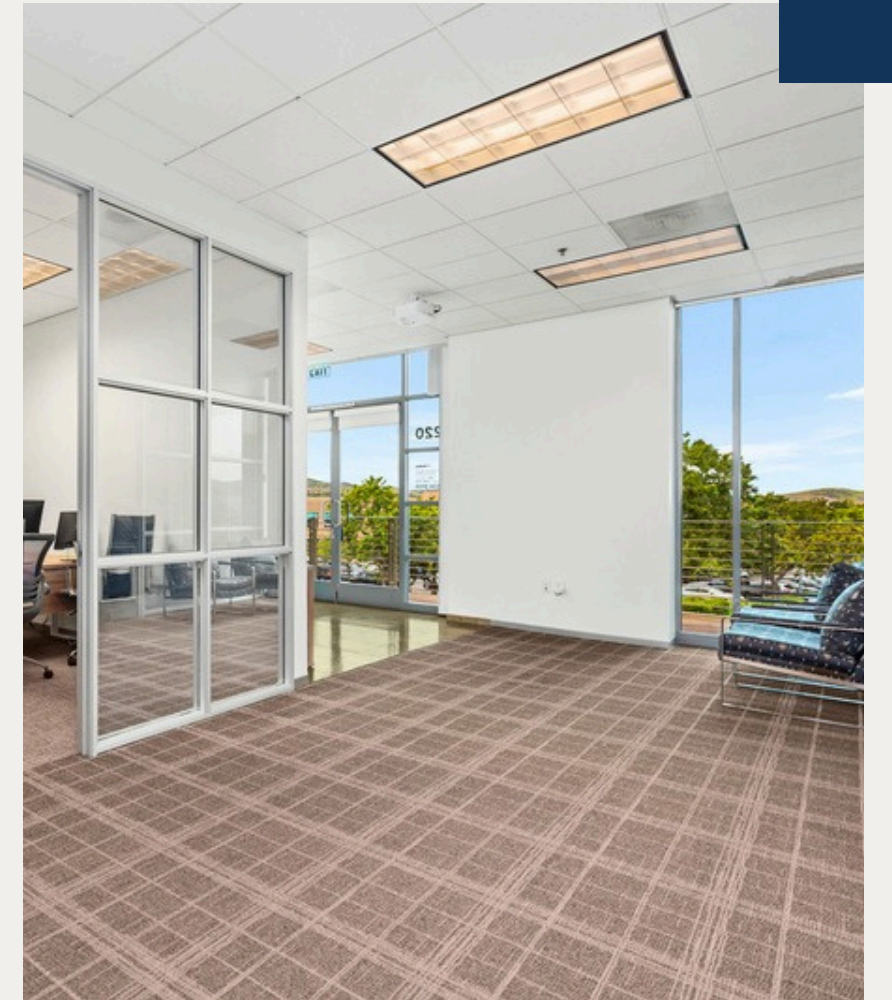
# FOR SALE

9070 Irvine Center Drive Suite 220  
Irvine CA 92618

Prime Irvine Spectrum location offering creative, high-end office space in a sought-after business park with immediate freeway access and abundant amenities.

Presented By: **Joe Galla**

9070 Irvine Center Drive Suite 220



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# PROPERTY FEATURES

## SUITE

±1,250 SF Office Condo  
Four Private Offices  
Reception & Waiting Area  
Kitchenette with Dining Table

## BUILDING

Elevator Access  
One Reserved Parking Space  
Free Surface Parking

## LOCATION

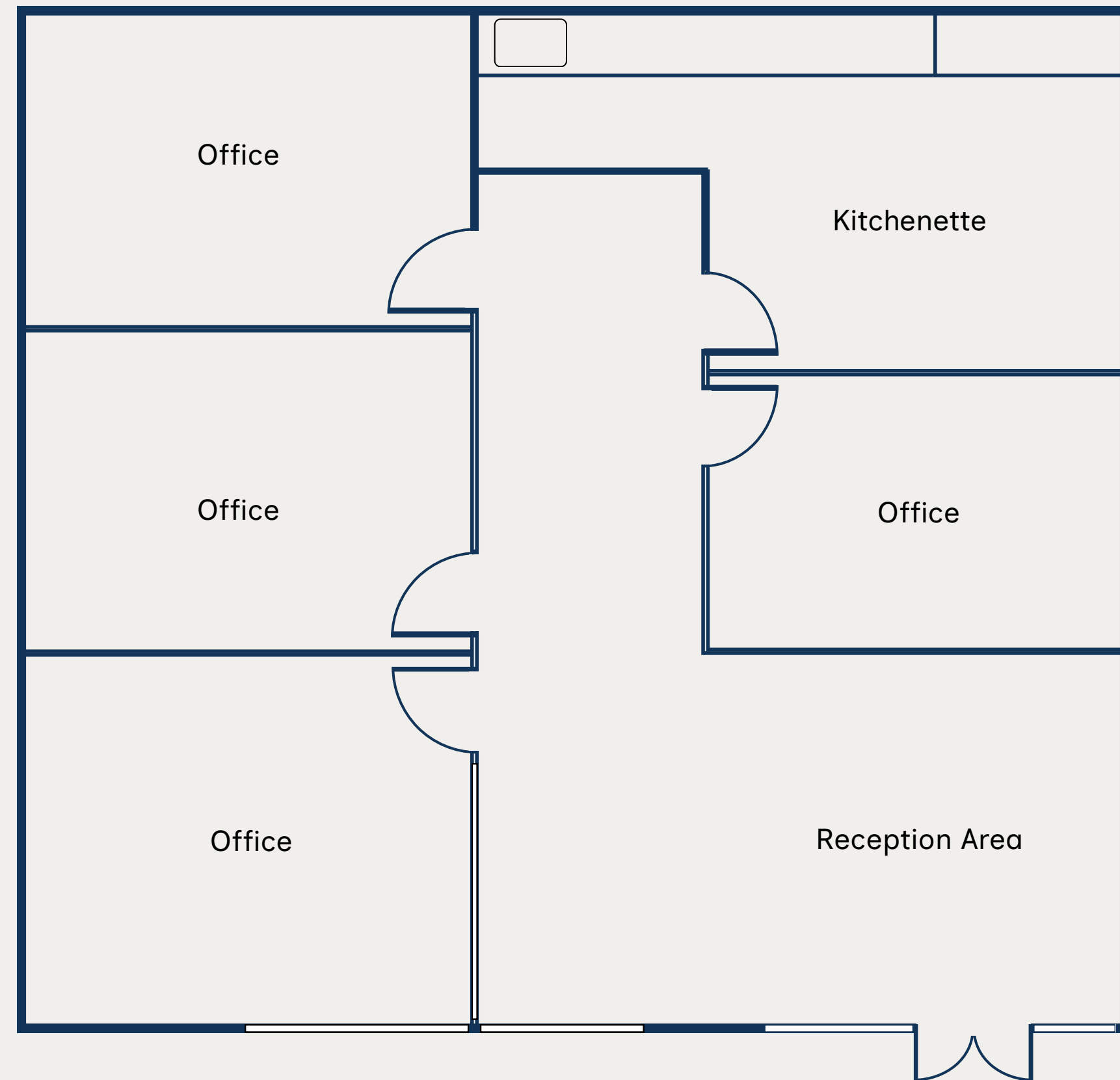
Located Within Bacchus Office Park  
Highly Desirable Irvine Business District  
Quick Access to the 5, 405 & 133 Freeways

➤ MOVE-IN READY & FLEXIBLE TIMING

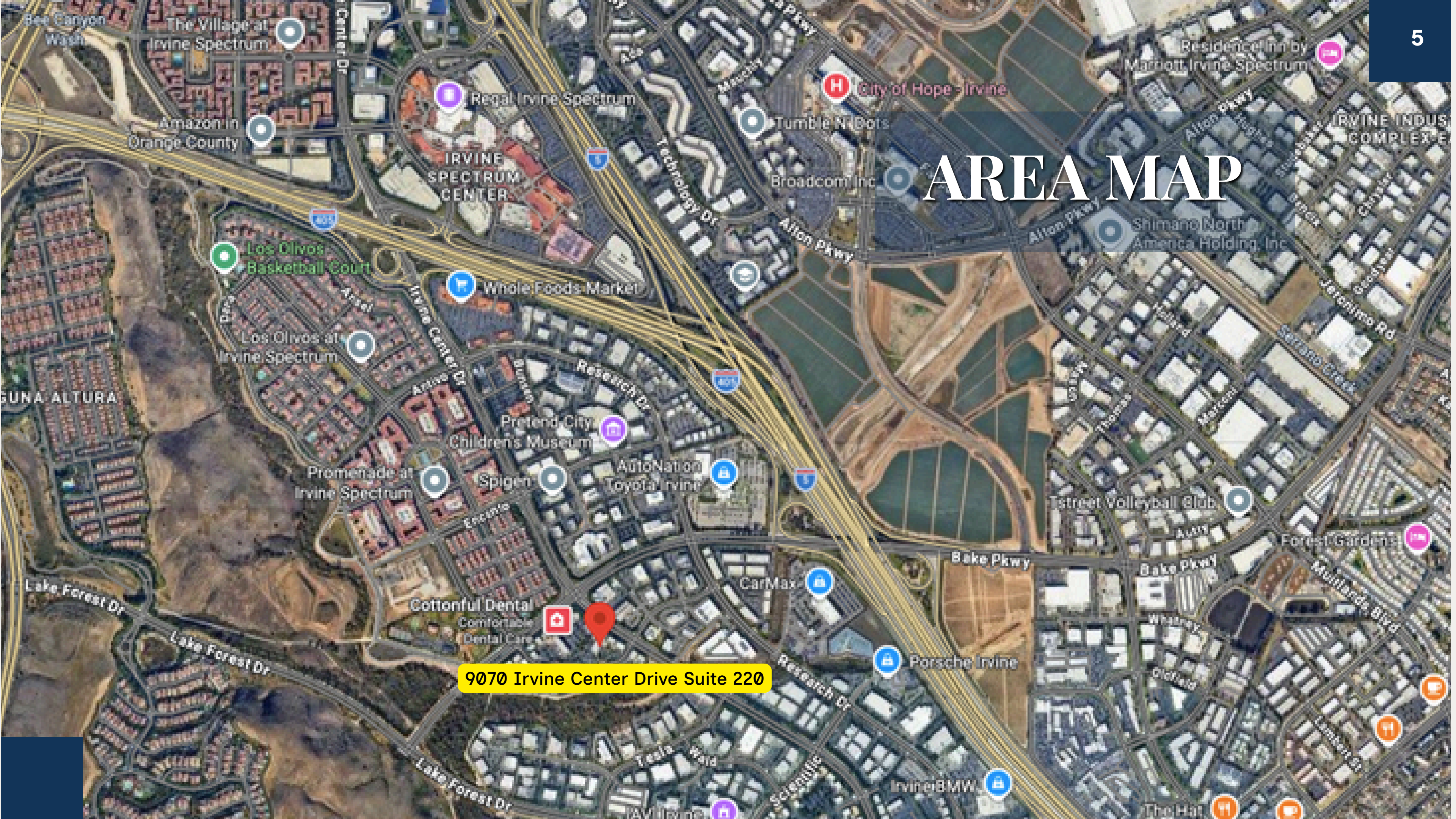
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# FLOOR PLAN

Please note - floor plan is an estimation and not to scale. Any measurements are for inside usage area only and not to be considered when figuring total square footage of the unit.



# AREA MAP




9070 Irvine Center Drive Suite 220

# CONTACT US



JOE GALLA

DRE #02111171

 (949) 292 - 1659

 joe@joegalla.realtor

Broker: Ray Kottapalli

The information contained herein is based on sources, which we deem reliable, but it is not guaranteed by us and is not considered all-inclusive. As far as any statements in this report involving matter is of opinion, they are intended merely as such and not as a representative fact.