



FOR LEASE

±4,950 SF OFFICE SPACE

9881 IRVINE CENTER DRIVE

Irvine Spectrum Center, CA

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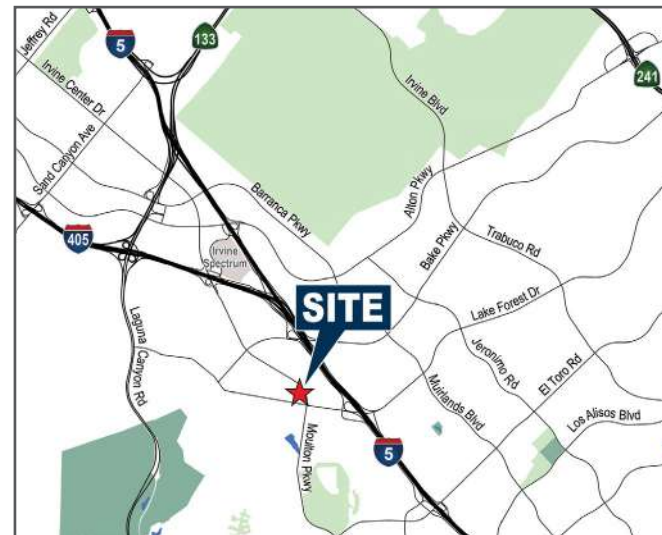
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REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
949.851.5100 | 949.261.9092 Fax
Lic #01991785
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PROPERTY FEATURES

- ±4,950 SF Available
- Two-Story High-Image Office
- Professionally Zoned Office Park (4.2 Community Commercial)
- Large Offices
- Q4 Occupancy
- Irvine Center Drive Signage Potential
- 4:1,000 Surface Free Parking
- All Office Pre-wired
- Restrooms on Both Floors
- Access Control & Security System in Place
- Direct Access to 405, 5 & 133 Freeway



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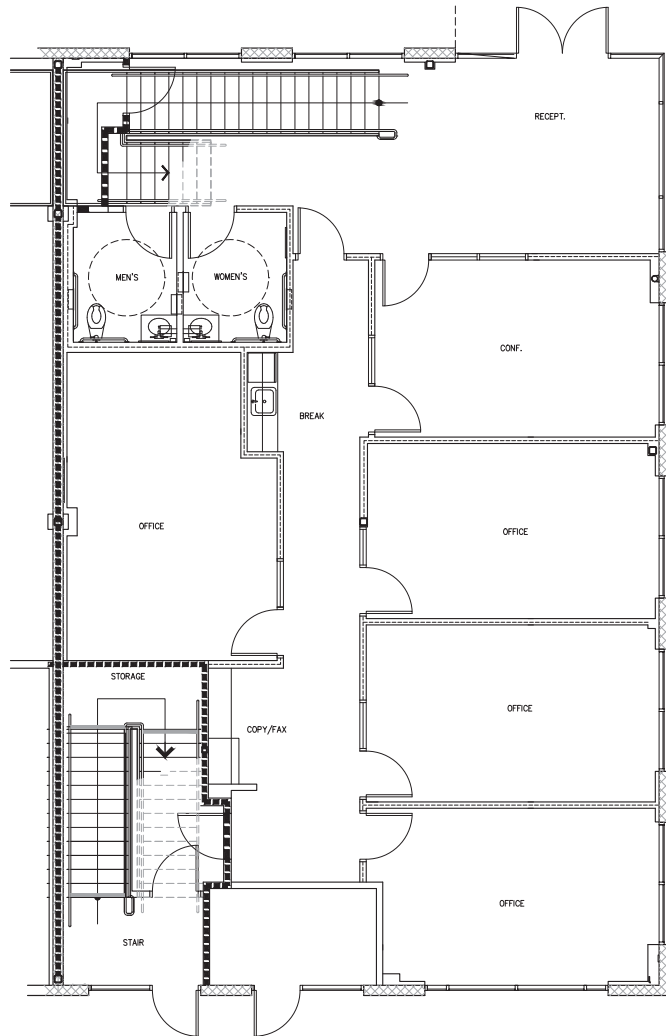
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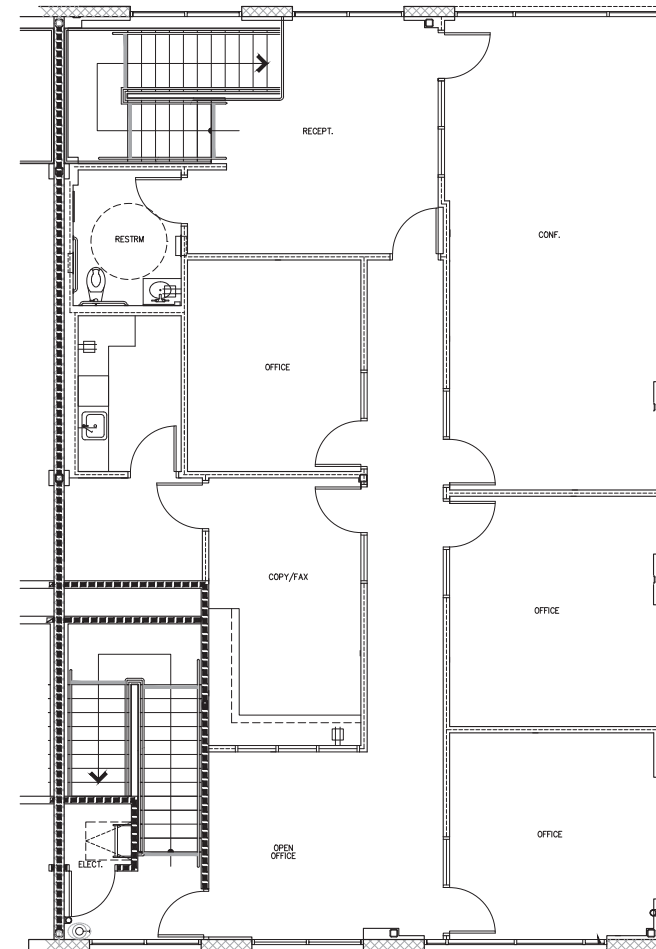
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FIRST FLOOR



SECOND FLOOR



Not to scale. Not as built.

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