

OFFERING MEMORANDUM

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EPITOME COMMERCIAL REAL ESTATE



**OWNER-USER
OPPORTUNITY**

**±4,960 SF
Available**

Ideal for Professional Office,
Medical, or Corporate
Headquarters



9960 RESEARCH DRIVE

IRVINE, CA

Epitome Commercial Real Estate

EXECUTIVE SUMMARY

0302

BUILDING SIZE	+/- 4,960 SF	PARKING RATIO	4:1,000 SF
BUILDING TYPE	Professional Office	STORY	Two
LOT SIZE	0.11 AC	YEAR BUILD	2005

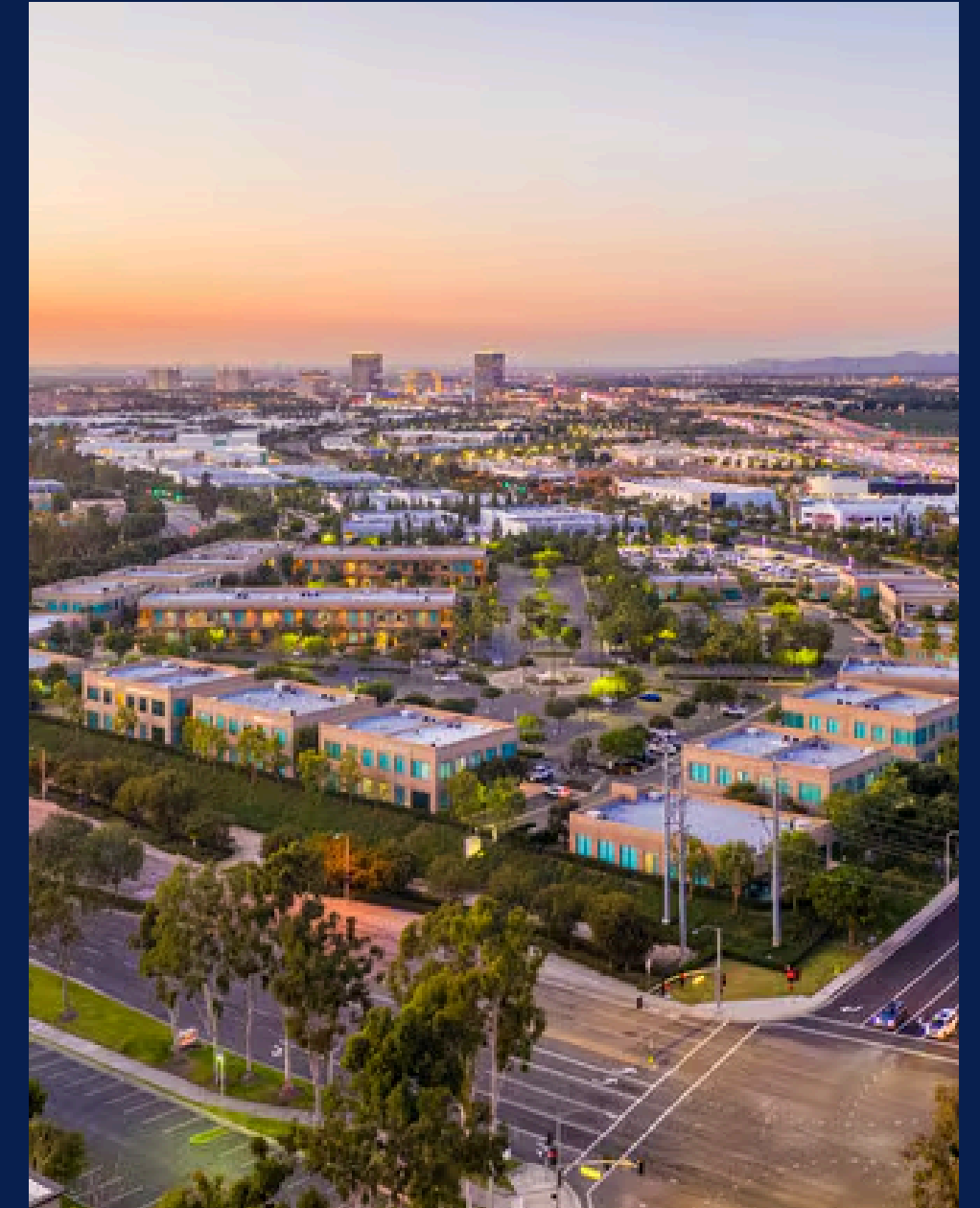


PROPERTY DESCRIPTION

Owner User Opportunity! High-image two-story office building totaling $\pm 4,960$ SF in the heart of Irvine. Built in 2005, the property features upgraded interiors, abundant natural light, building-top signage, and a 4:1,000 SF parking ratio. Now 100% occupied by two tenants; leases expire on 10/31/2026 and 1/31/2027. Ideally located adjacent to the Irvine Spectrum Center with convenient access to the I-5, I-405, SR-73, and SR-133, providing excellent connectivity and access to nearby retail, dining, and residential amenities. Professionally managed and well-suited for a variety of professional office users.

INVESTMENT HIGHLIGHTS

- **Prime Irvine Spectrum Location** – Adjacent to Irvine Spectrum Center with immediate access to major retail, dining, and entertainment amenities.
- **Excellent Freeway Connectivity** – Convenient access to I-5, I-405, SR-73, and SR-133, providing regional connectivity throughout Orange County.
- **Professional Office Environment** – Upgraded interiors, abundant natural light, and prominent building-top signage enhance corporate image and employee experience.
- **Ample Parking & Efficient Layout** – Two-story \pm 4,960 SF office building with a 4:1,000 SF parking ratio and highly functional floor plans.



LOCATION HIGHLIGHTS

- **Premier Irvine Spectrum Location**

Adjacent to Irvine Spectrum Center, one of Orange County's premier retail, dining, and entertainment destinations.

- **Exceptional Regional Connectivity**

Immediate access to I-5, I-405, SR-73, and SR-133, providing convenient connectivity throughout Southern California.

- **Strong Business Environment**

Surrounded by major corporate offices, business parks, and Irvine's highly educated workforce.

- **Amenity-Rich & Growing Trade Area**

- o Near Irvine Spectrum's newest residential developments, supporting employee convenience and long-term business growth.







Geoffery Huang



MANAGING PRINCIPAL & CCIM CANDIDATE
BRE # 01877395

Contact Details

☎ (909)858-6999

✉ Geoffery.Huang@Epitomecre.com



Cassie Gong

SENIOR ASSOCIATE
DRE # 01987408

Contact Details

☎ (909)992-2322

✉ cassie.gong@epitomecre.com



Heather Zhao

SENIOR ASSOCIATE
DRE #02121225

Contact Details

☎ (626)377-2826

✉ h.zhao.office@gmail.com



Runyu Li

ASSOCIATE
DRE# 02157256

Contact Details

☎ (626)861-0319

✉ rose.li@epitomecre.com

